

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

**GURNEE VILLAGE HALL
FEBRUARY 1, 2021**

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; Heather Galan, Village Engineer; Bryan Winter, Village Attorney; Ellen Dean, Economic Development Director

Roll Call

PRESENT: 6-Ross, Garner, O'Brien, 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 Garner to approve the Consent Agenda as presented.

Roll call,

AYE: 6- Ross, Garner, O'Brien, 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 January 25, 2021 meeting.
2. Approval of Res. 2021-01 reallocating 2021 volume cap to the Village of Buffalo Grove, Illinois.
3. Approval of setting a bid date of February 25, 2021 for Public Works and Village Hall Janitorial Services.
4. Approval of Bills for the period ending February 1, 2021 in the amount of \$59,271.62.

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

Roll call,

AYE: 6- Ross, Garner, O'Brien, Balmes, Hood, Thorstenson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

The Mayor complimented Acting Public Works Director/Village Engineer Heather Galan on the great job of snow removal the past weekend.

C. PETITIONS AND COMMUNICATIONS

1. Approval of a Proclamation designating February 2021 as African American History Month in the Village of Gurnee.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve a Proclamation designating February 2021 as African American History Month in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

2. Approval of a Proclamation designating February 14 – 20, 2021 as Future Business Leaders of America-Phi Beta Lambda (FBLA-PBL) Week in the Village of Gurnee.

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve a Proclamation designating February 14 – 20, 2021 as Future Business Leaders of America-Phi Beta Lambda (FBLA-PBL) Week in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

D. REPORTS

1. Presentation by Acting Public Work Director/Village Engineer Heather Galan – 2020 All Natural Hazards Mitigation Plan (ANHMP) progress report.

Acting Public Works Director/Village Engineer Heather Galan presented the following:

All Natural Hazards Mitigation Plan

- What is it?
 - Plan that identifies natural hazards
 - Assesses Vulnerabilities
 - Determines how to minimize or eliminate risks
 - Sets goals
- Why it is necessary?
 - Helps prepare for natural hazards
 - Required for Grant Funding
 - Hazard Mitigation Grant Program (HMGP)
 - Pre-Disaster Mitigation (PDM)
 - Flood Mitigation Assistance (FMA)

Prioritized Hazards

The plan lists all of the different possible natural hazards in Lake County and those listed here are the ones focused on in this plan. The red area identifies those that are most likely to occur in Gurnee and have the highest impacts on health & safety, critical facilities, etc.

We are all too familiar with floods here in Gurnee but we are also very familiar with severe winter and summer storms not to mention addressing the aftermath of “tornadic” activity similar to the severe wind storm this past year that destroyed a lot of trees along its path.

Plan Maintenance

- Review Annually
- Plan
- Hazards Encountered
- Action Items
- Annual countywide meeting
- Evaluate plan progress
- Recommend updates
- Countywide Plan
 - Formally updated and submitted to FEMA within 5 years of approval
 - Next update 2022

Gurnee Action Items & Progress

- Plan Adoption
 - Current version June 2017 adopted October 9, 2017
 - <https://www.gurnee.il.us/government/transparency/portal/anhmp>
 - portal/anhmp
- Enforce WDO & NFIP Requirements
- Improve Public Communication
 - Focus on Flood Insurance and Flood Protection Education
- Alternate Power Sources for Critical Facilities
 - Northwestern Water Tower generator
- Tree City USA
- Building Codes
- Reduce Inflow and Infiltration – Prevent SSOs
 - Delayed due to COVID financial impacts
 - Rod out sewers as needed

Gurnee Action Items & Progress Flood Mitigation

- Utilize grant funding - SMC Grant Manager
- Voluntary program
- About 20 priority properties remain
- Priority List Locations
 - Kilbourne Rd
 - Emerald Ave
 - McClure Ave
 - Old Grand Ave

Floodplain Properties

- Over the past couple years, we've been making progress toward acquiring 3 residential properties (2 on Kilbourne, Emerald Avenue) successfully through grants. Demolition is anticipated this winter/spring.

In addition, 2 properties were acquired after the Village was approached by the owner. (DQ and Hair Salon on Old Grand) – Demolition this summer

The green properties remain on the priority list, while the red have been removed between 1987 and 2020.

- Properties Acquired – Started with a List of 44 (in 2000)
1981-2003 – 7 properties acquired
2017 - 24 properties left on the list
2019 – 21 properties left on the list (after 3 purchased)
2020 – 19 properties left on the list
2021 – 18 properties left? If we get approval and funding for submittal this cycle

Gurnee Action Items & Progress

- Drainage Improvements
 - Delayed due to COVID financial impacts
- National Flood Insurance Rate Program's (NFIP) Community Rating System (CRS)
 - We exceed minimum requirement
 - Class 6 rating saves our residents 10-20% on flood insurance premiums
- StormReady
- National Incident Management System (NIMS) Training

Questions/Comments: None

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2021-04 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance to allow exceptions from the Zoning Ordinance vehicle dealership use standards, lighting standards, landscaping standards and design/build material standards on property located at 5589 Northridge Drive (Anthony Buick GMC, Inc.).

Village Administrator Muetz provided a summary of New Business items #1 and #2. He stated that when the dealership on Northridge Drive was approved in late December, there were a few lighting, landscaping and building material issues that needed to be taken to the Planning & Zoning Board for review and recommendation before being presented to the Village Board for approval. They were approved at the January Planning & Zoning Board meeting and are now ready for Village Board consideration. The Special Use Permits requested related to the following:

- Use & Lighting Standards: Anthony GMC revised the lighting plans to reduce the height of all parking lot light fixtures on the southern 190 feet of the property (approximately southern 25% of site) from 25 feet to 15 feet. In addition, backside shields were added to all perimeter fixtures to reduce the backwash of lighting.
- Landscaping: Anthony GMC revised the landscaping plan to provide additional material along the Northridge Drive frontage and interior to the site. In addition, the trees in the south buffer yard were changed from a mix of evergreen and shade trees to all evergreen trees and 19 additional trees were added. This change was proposed to provide a better year-round buffer for the homes to the south.
- Design Build Standards: Anthony GMC revised a western elevation so that it provides a horizontal accent band of split-face block/architectural concrete panels. This horizontal accent band is to be a different color and texture from the rest of the wall and will either be recessed or pushed out slightly from the plane of the wall to provide dimensional relief. Finally, clerestory windows have been incorporated into this horizontal accent band.

Trustee Thorstenson asked about the duration of the lighting after the dealership closed for the day stating this is a concern of the residents. Jerry Mortier, Architect of Design for the Redmond Company stated that the lighting is controlled by an LED control panel set on an automatic timer but it can be manually adjusted.

Trustee Thorstenson asked about the process to issue complaints about an existing fence separating the commercial properties in the area from the residential neighborhood. Assistant Village Administrator / Community Development Director David Ziegler responded reviewing the differences between this Business Owners Association and another in the Village. He also provided insight related to the business owner, the Village response and who is responsible for any resident issues that may arise. Mr. Ziegler stated that most of the Village's code enforcement efforts are complaint driven.

It was moved by Trustee Garner, seconded by Trustee Balmes to approve a Special Use Permit pursuant to the Gurnee Zoning Ordinance to allow exceptions from the Zoning Ordinance vehicle dealership use standards, lighting standards, landscaping standards and design/build material standards on property located at 5589 Northridge Drive (Anthony Buick GMC, Inc.).

Roll call,

AYE: 6- Ross, Garner, O'Brien, Balmes, Hood, Thorstenson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2021-05 granting a Variation pursuant to the Gurnee Zoning Ordinance to allow lighting levels interior to a vehicle dealership located at 5589 Northridge Drive to be in excess of 50-foot-candles (Anthony Buick GMC, Inc.).

It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve a Variation pursuant to the Gurnee Zoning Ordinance to allow lighting levels interior to a vehicle dealership located at 5589 Northridge Drive to be in excess of 50-foot-candles (Anthony Buick GMC, Inc.).

Roll call,

AYE: 6- Ross, Garner, O'Brien, Balmes, Hood, Thorstenson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2021-06 authorizing a Professional Services Agreement with Baxter & Woodman, Inc. to complete a water system risk and resilience assessment.

Village Administrator Muetz stated that as part of the America's Water Infrastructure Act (AWIA), all community water systems serving 3,300 or more people are required to compile a Risk and Resilience Assessment (RRA). Communities have until June 30, 2021 to complete the RRA and submit it to the EPA. Over the last several months, Public Works looked into the level of effort needed to complete this assessment. Following review, it was determined it cannot be performed in-house. Public Works solicited quotes from four firms working locally with other communities for their RRA. Three of the four firms submitted a proposal; the fourth declined. The quotes ranged in price from \$28,400 to \$40,900. The lowest quote was submitted by Baxter & Woodman (B&W) in the amount of \$28,400. B&W has confirmed in their proposal that they are capable of completing the RRA and having it certified prior to the deadline of June 30, 2021. Baxter & Woodman will also assist in updating the Village's Emergency Response Plan and submitting it to the EPA. At this time, staff is recommending the Village move forward with Baxter & Woodman in the amount of \$28,400.00.

The Mayor clarified stating that the Risk and Resilience Assessment has nothing to do with the quality of water, rather it's our distribution system being able to distribute water.

Trustee O'Brien stated he was impressed on how comprehensive Baxter & Woodman's review was going to be, noting the cybersecurity aspect of the assessment.

It was moved by Trustee Ross, seconded by Trustee O'Brien to authorize a Professional Services Agreement with Baxter & Woodman, Inc. to complete a water system risk and resilience assessment.

Roll call,

AYE: 6- Ross, Garner, O'Brien, Balmes, Hood, Thorstenson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

G. PUBLIC COMMENT

Bishoy Bahour
Mobile Gas Station
(Formerly Citgo)
1188 US Rte. 41
Gurnee, IL 60031

Mr. Bahour addressed the Board stating that due to COVID-19, revenues have dropped dramatically at his gas station and is asking if they can receive a liquor and video gaming license. He stated they are at a disadvantage with neighboring communities to the north and south who offer liquor sales and video gaming at their stations.

The Mayor stated that while she understands the situation, if one station is allowed to have liquor sales and video gaming, it would have to be allowed for all stations which would be a major decision. She further stated the Village Board has been against video gambling and has kept a tight control on liquor licenses. She stated that Mr. Bahour's desire is noted and it can be brought up for future discussion if deemed advantageous to the Village.

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 7:30 p.m.

**Donna Dallas,
Deputy Village Clerk**