

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

**GURNEE VILLAGE HALL
MARCH 1, 2021**

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| Call to Order | In Mayor Kovarik's absence Vice Chair Hood 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; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Chris Velkover, Information Systems Director; John Kavanagh, Fire Chief; Brian Smith, Police Chief; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator |
| Roll Call | PRESENT: 6-O'Brien, Balmes, Hood, Thorstenson, Ross, Garner ABSENT: 0- None |
| Pledge of Allegiance | Vice Chair Hood led the Pledge of Allegiance. |
| <u>A. APPROVAL OF CONSENT AGENDA</u> | <p>It was moved by Trustee O'Brien, seconded by Trustee Garner to approve the Consent Agenda as presented.</p> <p><u>Roll call,</u> AYE: 6- O'Brien, Balmes, Hood, Thorstenson, Ross, Garner NAY: 0- None ABSENT: 0- None Motion Carried.</p> |
| <u>B. CONSENT AGENDA / OMNIBUS VOTE</u> | <p>The Village Administrator read the consent agenda for an omnibus vote as follows:</p> <ol style="list-style-type: none">1. Approval of minutes from the February 15, 2021 meeting.2. Approval of Ord. 2021 – 11 approving and publishing the official Zoning Map of the Village of Gurnee.3. Approval of request to dispose of certain Fire Department documents as authorized by the State of Illinois Local Records Commission.4. Approval of setting bid date of April 5, 2021 for 2021 Street Maintenance Program.5. Approval of Payroll for period ending February 12, 2021 in the amount of \$840,709.87.6. Approval of Bills for the period ending March 1, 2021 in the amount of \$193,440.42. <p>It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve the Consent Agenda for an omnibus vote as read.</p> <p><u>Roll call,</u> AYE: 6- O'Brien, Balmes, Hood, Thorstenson, Ross, Garner NAY: 0- None ABSENT: 0- None Motion Carried.</p> |
| <u>C. PETITIONS AND COMMUNICATIONS</u> | None. |
| <u>D. REPORTS</u> | None. |
| <u>E. OLD BUSINESS</u> | None. |

F. NEW BUSINESS

1. Approval of Ord. 2021 – 12 adding one Class 1 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages." (Top Shelf Ice Arena, LLC – 6152 Grand Avenue).

Administrator Muetz said Top Shelf Ice Arena recently assumed ownership of the space at Gurnee Mills formerly occupied by Rink Side/Tilt Studio. Rink Side/Tilt Studio was owned and operated by Texas-based Nickels & Dimes. Nickels & Dimes was primarily an arcade operator and had no interest in trying to enhance the ice component of the space. Top Shelf will continue the rink operation with new investment and expertise. The main rink will be supplemented with specialized hockey training utilizing a synthetic ice rink and weight training area. Top Shelf is proposing to have an enhanced concessions area that will serve the entire facility including the sale of alcoholic beverages as a part of the offering. This would be in conjunction with food offerings. Kurt Carlson, principal of Top Shelf and liquor license applicant, is a longtime Gurnee resident, attorney and hockey parent. The Police Department has conducted all the necessary background checks and finds nothing to preclude issuing the license.

Mr. Carlson introduced himself to the Board and briefly explained his plans for the location. He said that up to 40 teams skate out of this location and his intention is to save the rink. He said with the right resources and the right people he intends on making Gurnee a hockey destination. He explained the bar and grill component will help fund the operation.

Trustee Thorstenson asked if the synthetic sheet will be used for tournaments.

Mr. Carlson said no and explained that it will be strictly for training purposes.

Trustee Thorstenson asked if two sheets of ice are needed for tournaments.

Mr. Carlson said for tournaments he intends on working with the RecPlex in Pleasant Prairie, adding he has a very good relationship with them.

Trustee O'Brien asked if the space dedicated for the bar and grill will be open to the public and how will it be accessed.

Mr. Carlson said it will be accessible by the public. There will be access to the bar and grill from the mall via a long, 12ft wide hallway.

Trustee Balmes asked if there would be access to the bar and grill from outside of the mall.

Mr. Carlson explained there will be three access points and explained each.

Trustee Garner asked if the patrons from the bar will be allowed to skate.

Mr. Carlson said that is not the idea, adding the area is for friends and family to watch the action on the ice.

Trustee O'Brien asked if alcohol will be permitted to leave the bar and grill.

Mr. Carlson said no.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve of Ord. 2021 – 12 adding one Class 1 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages." (Top Shelf Ice Arena, LLC – 6152 Grand Avenue).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2021 – 13 granting text amendments to the Gurnee Zoning Ordinance for Article 2.1 "Definitions and General Terms", Article 7.1.2 "Use Permissions in the EGG East Grand Overlay District", and Article 8 "Uses".

Administrator Muetz said these are staff-initiated changes to the Zoning Ordinance based on a proposal that was received but did not come to fruition. While reviewing regulations staff identified some areas that needed clarification.

Community Development Director David Ziegler then provided a summary of the changes. He stated the basic premise is to allow outdoor storage when it's associated or ancillary to self-storage. He stated these changes allow ancillary outdoor storage. Staff also looked at the East Grand Gateway (EGG) District and excluded it from this proposed expanded definition. If a property in EGG District wanted to offer outdoor storage, it would have to petition the Village to be rezoned to C-2 zoning and obtained a Special Use Permit.

Trustee Thorstenson asked what U-Haul was zoned.

Mr. Ziegler said EGG and therefore it would not be able to offer outdoor storage unless it was rezoned to C-2 and obtained for a Special Use Permit. He continued to state the current business model is all indoor storage.

It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve of Ord. 2021 – 13 granting text amendments to the Gurnee Zoning Ordinance for Article 2.1 "Definitions and General Terms", Article 7.1.2 "Use Permissions in the EGG East Grand Overlay District", and Article 8 "Uses".

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2021 –14 authorizing the execution of Electric Facilities Service Acknowledgement and Service Entrance Specification Agreements with ComEd, an Exelon Company, to extend electric service for Fire Station #3.

Administrator Muetz said with Fire Station #3 progressing at a great pace, it's time to get the utility connections in order. As it relates to Com Ed, there is an existing transformer that serves the medical building next door that can provide power to Station #3. Com Ed has prepared construction drawings containing the connection route, entrance specifications, specifications for installation and the contract to ensure construction begin in the spring. These drawings have been reviewed and approved by everyone on the Village-side of the project. The proposed contract includes all work to be conducted by ComEd at no charge to the Village.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of Ord. 2021 – 14 authorizing the execution of Electric Facilities Service Acknowledgement and Service Entrance Specification Agreements with ComEd, an Exelon Company, to extend electric service for Fire Station #3.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Ord. 2021 – 15 authorizing the execution of a Gas Main Deposit Agreement with North Shore Gas Company to extend gas main service for Fire Station #3.

Administrator Muetz said as it relates to North Shore Gas (NSG), while there is an existing gas main that serves the medical building next door it cannot be used to provide power to Station #3. Rather, NSG has indicated a new main must be ran from Route 21 along Manchester Drive to serve Station #3. The proposed engineered drawings have been reviewed and approved by everyone on the Village-side of the project. Due to the scope of work, North Shore Gas is requiring a deposit of \$46,016.96. The utilities for Fire Station #3 were not included in the formal bid process to keep them out of the scope of the construction manager, therefore avoiding an added construction management fee. The funding for utilities was included in FY2021 Budget.

It was moved by Trustee Thorstenson, seconded by Trustee Balmes to approve of Ord. 2021 – 15 authorizing the execution of a Gas Main Deposit Agreement with North Shore Gas Company to extend gas main service for Fire Station #3.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of Res. 2021 – 02 authorizing maintenance and improvements of streets and highways under the Illinois Highway Code (2021 Motor Fuel Tax Program).

Administrator Muetz said prior to embarking on the annual Street Maintenance Program, the Village must approve a Resolution required by the Illinois Department of Transportation. This resolution specifies the amount of MFT funding the Village anticipates spending. Consistent with the proposed budget, staff is requesting \$1 million in MFT funds for this year's program (which will be supplemented with Capital Improvement funds). The 2021 Street Maintenance Resurfacing Program includes resurfacing and rehabilitation of approximately 2.3 miles of Village roadways, and various pavement patching.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Res. 2021 – 02 authorizing maintenance and improvements of streets and highways under the Illinois Highway Code (2021 Motor Fuel Tax Program).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

G. PUBLIC COMMENT

Ryan Horath
4981 South Road
Gurnee, IL

Mr. Horath asked if the Board was aware of a lawsuit against Vantage Specialty Chemicals from November 2018. He continued to state he was not aware of the lawsuit until recently. Mr. Horath then provided the Village Board a summary of the lawsuit and read from the complaint. He then provided the Board an update on the status of the lawsuit. Mr. Horath said the companies cannot be trusted due to profit motives. He stated stricter enforcement is needed and that he believes the Village has the authority to ask. He stated the State of Illinois will not act due to money and politics, adding the current legislation is inadequate. Mr. Horath concluded by stating he believes action should be taken at the local level and these companies cannot be trusted.

Vice Chair Hood stated the Board wants the Village and residents safe. He stated there is disagreement on what powers the Village has, however he appreciates the information that is shared with the Board. Vice Chair Hood stated he remains open to speaking with residents individually. He concluded by stating both sides want the same thing.

Closing Comments None.

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

Voice Vote: ALL AYE: Motion Carried.

Vice Chair Hood adjourned the meeting at 7:40 p.m.

**Andrew Harris,
Village Clerk**