

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

**GURNEE VILLAGE HALL
MAY 16, 2022**

Call to Order

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

Other Officials in Attendance

Patrick Muetz, Village Administrator; Austin Pollack, Assistant to the Village Administrator; Bryan Winter, Village Attorney; David Ziegler, Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; Molly Jones, Communications Supervisor; Jodi Luka, Management Assistant; John Kavanagh, Fire Chief; David Douglass, Battalion Chief; Brian Smith, Police Chief; Jeremy Gaughan, Police Commander; Jesse Gonzalez, Deputy Police Chief; Tracy Velkover Planning Manager

Roll Call

PRESENT: 6- O'Brien, Balmes, Thorstenson, Woodside, Ross, Garner
ABSENT: 0- None

Pledge of Allegiance

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

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 April 25, 2022 and May 2, 2022 meetings.
2. Approval of Engineering Division request to set the following bid dates:
 - a. June 13, 2022 for the 2022 Road Reconstruction Project;
 - b. June 27, 2022 for 2022 Storm Water Improvements: Grove Avenue & American Legion Culverts;
 - c. June 27, 2022 for 2022 Water Main and Sanitary Sewer Improvements: Juniper Street; and
 - d. July 18, 2022 for the Knowles Road to Rollins Road Pedestrian Path Project
3. Approval of Payroll for period ending May 6, 2022 in the amount of \$990,992.39.
4. Approval of Bills for the period ending May 16, 2022 in the amount of \$1,551,723.21.

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

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**C. PETITIONS AND
COMMUNICATIONS**

1. Administration of Oath of Office for the promotion of Police Officer Matt Bendler to Police Sergeant.

Chief Smith briefly spoke about Officer Bendler's career highlights and achievements.

Mayor Hood administered the Oath of Office.

Sergeant Bendler briefly spoke thanking his family and colleagues.

2. Administration of Oath of Office for the promotion of Police Officer Rick Vorpapel to Police Sergeant.

Chief Smith briefly spoke about Officer Vorpapel's career highlights and achievements.

Mayor Hood administered the Oath of Office.

Sergeant Vorpapel thanked his family, fellow law enforcement officers and Village employees.

3. Presentation of plaque to Gabriel Cabalfin in honor of achieving the rank of Eagle Scout.

Mayor Hood presented Mr. Cabalfin with a plaque and congratulated him on behalf of the Village Board and community on his achievement.

Mr. Cabalfin briefly spoke about his final project.

4. Acceptance of Police Sergeant Mike Mann's resignation from the Northeast Lake County Consolidated Emergency Telephone System Board.
5. Approval of Mayor's Hood recommendation to appoint Police Commander Jeremy Gaughan to the Northeast Lake County Consolidated Emergency Telephone System Board.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of Mayor's Hood recommendation to appoint Police Commander Jeremy Gaughan to the Northeast Lake County Consolidated Emergency Telephone System Board.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

D. REPORTS

Administrator Muetz reminded the Board of the May 20th Strategic Planning retreat and said that there were no discussion items for the May 23rd Committee of the Whole meeting. Mayor Hood asked the Trustees if they would like to cancel the Committee of the Whole.

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to cancel the Committee of the Whole meeting for May 23, 2022.

Voice Vote: ALL AYE: Motion Carried.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2022 – 27 granting a variation pursuant to the Gurnee Zoning Ordinance for 1280 Blackburn Street.

Administrator Muetz said LCRDC-MPMP, LLC has requested a variance to allow an increase in the number of apartment units from 9 to 13 at 1280 Blackburn Avenue. The property is zoned R-6, Multi-Family Residential and is allowed a maximum of 9 dwelling units by right. At some point during its 50+ year history the third floor of the building was converted from a rental unit into an office. The petition would like the transition the top floor back to apartments. The request was before the Planning & Zoning Board (PZB) on April 6th and received a unanimous favorable recommendation. The PZB expressed support for additional affordable housing units and a

preference for the entire building being utilized for residential units, instead of being left vacant or occupied by office use. The PZB also acknowledged that the additional units would not change the character of the area, as there are other multi-family residential buildings in the immediate vicinity.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Ord. 2022 – 27 granting a variation pursuant to the Gurnee Zoning Ordinance for 1280 Blackburn Street.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2022 – 28 rezoning approximately 11.44 acres from O-1 PUD, Restricted Office as a Planned Unit Development, to R-6, Multi-Family Residential, and granting a Planned Unit Development with Preliminary PUD Plan approval for property located east of Milwaukee Avenue and north of I-94 (south of the Woodlake Apartment complex).

Administrator Muetz said AR Building Company LLC is seeking approval to rezone property from O-1 PUD, Restricted Office District as a Planned Unit Development, to R-6 PUD, Multi-Family as a Planned Unit Development and Preliminary PUD Plat/Plan approval for a 153-unit apartment development on the vacant parcel south of Woodlake Apartments on Route 21 (northeast corner of Route 21 and I-94 Tollway). The request includes three exceptions/departures from the zoning code: 1) Increase building height from 45 feet to 48 feet; 2) Reduce parking from 1.74 per unit to 1.65 per unit; and 3) Allow the use of existing trees along Rt. 21 and the Tollway to count toward the required buffer plantings. Highlights on the project include:

- Three 4-story, 51-unit buildings, for a total of 153-units (81 one-unit and 72 two-unit)
- Units will have large windows, granite countertops, and stainless-steel appliances
- Units will have some form of an outdoor area, whether it's a patio or balcony
- Exterior building materials will include brick and white vinyl siding with an asphalt shingled roof
- Amenities on the site will include a clubhouse for meeting/gatherings, a fitness area, and an outdoor pool
- Two access points are provided into the apartment complex from Woodlake Boulevard
- 253 parking spaces are provided for a parking ratio of 1.65 space per unit
- Water, storm, and sanitary facilities will be extended to provide service to all buildings
- Setbacks, both parking and building, exceed underlying code in all instances
- Density aligns with the requested R-6 district (proposed is 13.37 DU/acre and the R-6 district allows 13.55 DU/acre)

The Planning & Zoning Board (PZB) reviewed the requests on March 16th. The PZB supported the exception/departures requests. Muetz stated several members of the public were at the PZB hearing to express their support and/or concerns with the proposed project. Concerns included retaining as many trees as possible, if parking would be an issue and if it would be pet-friendly. The PZB is forwarding a unanimous favorable recommendation on the applicant's request including the above noted exceptions/departures.

Mr. Hal Franke, attorney with the law firm of Meltzer, Purtil & Steele LLC, stated that he's representing the applicant, AR Building Company Inc. Mr. Frank then reviewed a PowerPoint presentation related to the proposed project. The presentation reviewed the site plan, building renderings and AR Building's request before the Village Board. He stated the PUD agreement has been drafted and a signed copy has been submitted to the Village. He also stated donation agreements with other taxing bodies have either been

approved or will be approved very shortly.

Emily Mitchell, Director of Development with AR Building Company, reviewed AR Building's history and other project locations. She also reviewed other projects which are similar to the Gurnee proposal. Ms. Mitchell also reviewed the site plan, access points and aerial renderings of the project.

Trustee Ross asked if it was three 4-story or four 3-story buildings. Administrator Muetz said there was a typo in the staff memo and it is three 4-story buildings.

Trustee Thorstenson said she is glad AR Building Company found Gurnee, adding more apartment complexes like this are needed for our residents.

Trustee Garner asked about the condition of the trees along Milwaukee Avenue and the impact construction would have on them. Jared Placek, Project Manager with Manhard Consulting, said they have completed a tree survey noting the existing conditions. He stated the goal is to keep as many existing trees as possible to help screen the property from Milwaukee Avenue and I-94. Mr. Placek noted the construction process will impact some trees; however, they are going to work to minimize this as much as possible.

Trustee Balmes said she appreciates that AR Building is committed to this property and not simply constructing it and selling to another entity.

It was moved by Trustee O'Brien, seconded by Trustee Balmes to approve of Ord. 2022 – 28 rezoning approximately 11.44 acres from O-1 PUD, Restricted Office as a Planned Unit Development, to R-6, Multi-Family Residential, and granting a Planned Unit Development with Preliminary PUD Plan approval for property located east of Milwaukee Avenue and north of I-94 (south of the Woodlake Apartment complex).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2022 – 29 authorizing the approval and execution of a Planned Unit Development Agreement for the property located east of Milwaukee Avenue and north of I-94 (south of the Woodlake Apartment complex).

This item is summarized above with the rezoning request.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Ord. 2022 – 29 authorizing the approval and execution of a Planned Unit Development Agreement for the property located east of Milwaukee Avenue and north of I-94 (south of the Woodlake Apartment complex).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Ord. 2022 – 30 adding one Class 1 Tobacco and Alternative Nicotine Products License (Incidental Sales) by amending Section 7-8 of Chapter 7 of the Gurnee Municipal Code entitled "Tobacco and Alternative Nicotine Retailers" (Merit Club Golf Course – 1500 Merit Club Lane).

Administrator Muetz said Merit Club Golf Course has historically had a small selection of cigars available for patrons to purchase. In order to continue this practice, Merit Club is requesting a Class 1 (incidental sales) Tobacco License. Merit Club was unaware of the new Village license requirement and therefore was not included in the initial list of licenses issued. The Police Department has reviewed the request and found nothing to preclude issuing the

license.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of Ord. 2022 – 30 adding one Class 1 Tobacco and Alternative Nicotine Products License (Incidental Sales) by amending Section 7-8 of Chapter 7 of the Gurnee Municipal Code entitled “Tobacco and Alternative Nicotine Retailers” (Merit Club Golf Course – 1500 Merit Club Lane).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of recommendation from the Engineering Division to award the Lawrence Avenue Water Main Replacement Project to the low bidder, Campanella & Sons, Inc. at a cost of \$661,679.00.

Administrator Muetz said as was discussed during the Capital Plan and Budget presentations, the FY 22/23 Approved Budget includes the replacement of water main along Lawrence Avenue from Grand Avenue south to Woodlawn Avenue. Lawrence Avenue’s water main is part of the original cast iron water main system of the Village and has come to the end of its service life. There have been a significant number of breaks on this main in the past few years which has impacted residents and resulted in a significant amount of staff time to make repairs. The Engineering Division opened sealed bids on May 9th. Three bids were received ranging from approximately \$662,000 to \$871,000. Campanella & Sons was the low bidder. The Village has worked with Campanella many times over the years and has always been pleased with the outcome. Staff is recommending the project be awarded to Campanella in the amount of \$661,679.00.

It was moved by Trustee Garner, seconded by Trustee Ross to approve of recommendation from the Engineering Division to award the Lawrence Avenue Water Main Replacement Project to the low bidder, Campanella & Sons, Inc. at a cost of \$661,679.00.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

6. Approval of recommendation from Public Works Department to waive the formal bidding process and award the replacement of two HVAC roof top units and one air handling unit to MK Industries, Inc. at a cost of \$66,555.00.

Administrator Muetz said the FY 22/23 Approved Budget includes funding for the replacement HVAC roof top units at Public Works. The Department has eight total roof top units (RTU) and one air handler. The units to be replaced are original to the facility (i.e.: 21 years old). Over the past year the Public Works Department has been working with MK Industries after other HVAC contactors failed to be responsive to service needs. Since that time, MK has consistently been the low bidder on projects and has been very responsive. Public Works has been very satisfied with the work to date. Muetz stated based on the Department’s experience to date, summer temperatures approaching and MK consistently being the low bidder, Public Works is requesting to waive the formal bidding requirements and award the work to MK at a cost of \$66,555.00. He said lead time on the replacement units is only a few weeks. Muetz also noted that given all the other units are original to the building, staff anticipates additional replacements in the coming years.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of recommendation from Public Works Department to waive the formal bidding process and award the replacement of two HVAC roof top units and one air handling unit to MK Industries, Inc. at a cost of \$66,555.00.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**G. PUBLIC
COMMENT**

None.

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 Hood adjourned the meeting at 7:50 p.m.

**Andrew Harris,
Village Clerk**