

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

**GURNEE VILLAGE HALL  
JANUARY 23, 2023**

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**Call to Order**

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

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**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; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Jodi Luka, Management Analyst; Tracy Velkover, Planning Manager; John Kavanagh, Fire Chief; David Douglass, Battalion Chief; Brian Smith, Police Chief; Jeremy Gaughan, Police Commander.

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**Roll Call**

**PRESENT: 4- Ross, Garner, O'Brien, Balmes**

**ABSENT: 2- Woodside, Thorstenson**

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**Pledge of Allegiance**

Boy Scouts from Bethel Lutheran led the Pledge of Allegiance.

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**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: 4- Ross, Garner, O'Brien, Balmes**

**NAY: 0- None**

**ABSENT: 2- Woodside, Thorstenson**

**Motion Carried.**

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**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 9, 2023 meeting.
2. Approval of Public Works Department recommendation to award the outdoor material bin replacement project design and bid document preparation to Holabird & Root, LLC at a cost not to exceed \$31,000.00.
3. Approval of Payroll for period ending January 13, 2023 in the amount of \$952,226.59.
4. Approval of Bills for the period ending January 23, 2023 in the amount of \$1,562,964.02.

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

**Roll call,**

**AYE: 4- Ross, Garner, O'Brien, Balmes**

**NAY: 0- None**

**ABSENT: 2- Woodside, Thorstenson**

**Motion Carried.**

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**C. PETITIONS AND  
COMMUNICATIONS**

None.

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**D. REPORTS**

None.

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**E. OLD BUSINESS**

None.

## **F. NEW BUSINESS**

1. Approval of Ord. 2023 – 06 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" (College of Lake County Advanced Technology Center, 7735 W. Grand Avenue).

Administrator Muetz said the College of Lake County is requesting a Class 1 Liquor License for the recently opened Advanced Technology Center. It would be used in association with events held on-site. The Police Department has conducted all of the necessary background checks and has found no disqualifying circumstances.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of Ord. 2023 –06 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" (College of Lake County Advanced Technology Center, 7735 W. Grand Avenue).

### **Roll call,**

**AYE: 4- Ross, Garner, O'Brien, Balmes**

**NAY: 0- None**

**ABSENT: 2- Woodside, Thorstenson**

**Motion Carried.**

2. Approval of Ord. 2023 – 07 granting an exception to the underlying use regulations of the O-1, Restricted Office District, and an amendment to an existing PUD (Ordinance 2010-32), to establish "Inpatient Treatment Facility" as an authorized Special Use in the O-1 District, for property located at 3915 Oglesby Avenue.

Administrator Muetz said Lakeharbor Treatment, LLC, is requesting to allow the establishment and operation of an approximately 30-bed dual-diagnosis inpatient treatment facility (substance abuse and mental health) on property located at 3915 Oglesby Avenue. The property lacks frontage on any road, with the closest main road (Greenleaf Avenue) over 260 feet away. Oglesby Avenue, which again does not reach all the way to the site, is a dead-end street that functions as a long driveway to the site. As such, the current building has no roadway visibility and, without property that abuts Greenleaf Avenue, cannot install any ground sign along Greenleaf Avenue. The property was annexed into the Village in 2010 and zoned O-1 PUD, Restricted Office District as a Planned Unit Development. To accommodate the proposed use, the applicant is seeking the following:

- Approval of an exception to the underlying use regulations in the O-1, Restricted Office District, and an amendment to the PUD Agreement/Ordinance to establish "Inpatient Treatment Facility" as an authorized Special Use in the PUD; and
- Approval of a Special Use Permit to allow the establishment and operation of an inpatient treatment facility.

Administrator Muetz continued to state the Gurnee Zoning Ordinance does not call out "Inpatient Treatment Facility" in the use chart. However, based on zoning districts where uses that are similar to "Inpatient Treatment Facility" are accommodated ("Medical Clinic with Dispensary", "Hospital", and "Residential Care Facility"), either as Permitted Uses or a Special Uses, the Planning & Zoning Board (PZB) determined that the standards for recommending a major modification to an existing PUD were met. The PZB also determined that the standards for the Special Use Permit to allow the establishment of an inpatient treatment facility on the subject site were met. Muetz then provided a brief summary of the facility operations. He concluded by stating the PZB is forwarding a unanimous favorable recommendation to the Village Board on both the exception/PUD amendment (New Business Item #1) and the SUP (New Business Item #2) via a 6-0 vote.

Mr. Hal Francke, attorney with MPS Law which is representing the petitioner, stated the PZB felt the standards to obtain an exception and Special Use Permit were met. He then provided some background on

the process for applying for both requests. Mr. Francke concluded by welcoming any questions from the Village Board.

Trustee Ross stated the presentation was well done and clear.

Trustee Garner stated he has been on both sides of the opioid crisis, working previously in pharmaceutical sales and now at the methadone clinic. He stated the preconceived notions about addiction and treatment facilities are wrong. Treatment facilities such as the one proposed are needed in society. He continued to state he believes the proposed location is good and will offer a much-needed service to those who want to get help.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of Ord. 2023 – 07 granting an exception to the underlying use regulations of the O-1, Restricted Office District, and an amendment to an existing PUD (Ordinance 2010-32), to establish “Inpatient Treatment Facility” as an authorized Special Use in the O-1 District, for property located at 3915 Oglesby Avenue.

**Roll call,**

**AYE: 4- Ross, Garner, O’Brien, Balmes**

**NAY: 0- None**

**ABSENT: 2- Woodside, Thorstenson**

**Motion Carried.**

3. Approval of Ord. 2023 – 08 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance to allow the establishment and operation of an “Inpatient Treatment Facility” on property located at 3915 Oglesby Avenue.

Summarized under New Business Item #2.

It was moved by Trustee O’Brien, seconded by Trustee Ross to approve of Ord. 2023 –08 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance to allow the establishment and operation of an “Inpatient Treatment Facility” on property located at 3915 Oglesby Avenue.

**Roll call,**

**AYE: 4- Ross, Garner, O’Brien, Balmes**

**NAY: 0- None**

**ABSENT: 2- Woodside, Thorstenson**

**Motion Carried.**

**G. PUBLIC COMMENT**

**Keith Owens  
6464 Doral Dr.  
Gurnee, IL**

Mr. Owens stated he is concerned about the development of the vacant parcel at Hunt Club Road and Gages Lake Road. He then referenced the Compass 2040 Comprehensive Plan as it relates to small commercial nodes. He continued to state he understands the history of the zoning and what is allowed under the zoning classification. Mr. Owens stated he believes that Casey’s will request licenses for alcohol and tobacco sales despite the Municipal Code not allowing this currently. He stated he understands the Village Board can change this restriction but he believes such a request should be denied, as this is a bad location. Mr. Owens requested the next Committee of the Whole meeting be used to talk about gas stations and 24/7 business hours.

**Mike Veronie  
6308 Doral Dr.  
Gurnee, IL**

Mr. Veronie stated Hunt Club Road is a nice-looking stretch from Fire Station 2 to Route 120, with the exception of Washington and Hunt Club. He stated concerns with the car wash at this location and how the traffic functions; he believes the same situation will occur on the vacant parcel near the Wentworth subdivision. He stated planning efforts need to focus on long range planning. He concluded by stating there is not a community need for another gas station.

**Resident**

The resident stated Woodland Elementary School should be taken into account as it relates to the health and safety of the students and number of school buses that go through the intersection.

**Kanchan Moudgil  
6359 Doral Dr.**

Ms. Moudgil stated her home adjoins the property. She stated she is concerned about safety, privacy and the peacefulness of the area.

Gurnee, IL

**Karen Minsky**  
6488 Doral Dr.  
Gurnee, IL

Ms. Minsky stated she moved into the corner lot for the quietness. She stated Casey's would ruin that for her, as she is the closest house to the vacant parcel. Ms. Minsky stated she is completely against the proposal.

**Kevin Weeks**  
339 S. Fork Dr.  
Gurnee, IL

Mr. Weeks stated the residents do not want to limit the Village's ability to generate revenue, but rather request the Village Board consider other options. He stated there are other properties in the Village that would be a better fit for the proposed development.

**Joel Zwiefelhofer**  
328 S. Fork Dr.  
Gurnee, IL

Mr. Zwiefelhofer stated residents knew the property was commercially-zoned. He stated there is other commercial development in the area, but no gas stations which is the only objection in his opinion. He stated this development would negatively impact the quality of life and home values in the area. He stated he believes the Zoning Ordinance needs an objection process where surrounding property owners have the right to say no to a proposal. He stated the area has a vulnerable population that will be impacted by more cars and cut-thru traffic from this development. He recommended the Village Board take action to make the development of future gas stations more difficult.

**Brian Lagreca**  
6402 Barnswallow  
Gurnee, IL

Mr. Lagreca asked if a traffic study has been completed. He continued to state that people would be confused if they enter the residential neighborhood. He stated this will be unbearable and requested the Village Board act in such a way that the area remains a community.

**Marcia Lagreca**  
6402 Barnswallow  
Gurnee, IL

Mrs. Lagreca stated she feels bad for Wentworth residents. She stated her neighbor's floodlights bother her and Casey's will be worse. She stated people in the area would not be able to retire in peace if this development moves forward. She stated the Board needs to make the right choice for the right business.

**Keith Owens**  
6464 Doral Dr.  
Gurnee, IL

Mr. Owens stated he apologizes for the multiple FOIA requests he has submitted. He then reiterated his request to place discussion of this topic on the next Committee of the Whole agenda.

**Bob Herrmann**  
6415 Barnswallow  
Gurnee, IL

Mr. Herrmann stated there are many young kids on S. Fork Drive that he is concerned about.

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**Closing Comments**

None.

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**Adjournment**

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

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

Mayor Hood adjourned the meeting at 7:48 p.m.

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**Andrew Harris,**  
Village Clerk

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