

MINUTES OF THE PUBLIC HEARING #1

Public Hearing to consider rebating sales tax, above an annual base retained by the Village, up to a maximum of \$500,000 over a term of up to five years, to allow redevelopment and expansion of the Muller Honda automotive dealership at 7000 Grand Avenue, Gurnee.

GURNEE VILLAGE HALL APRIL 8, 2024

Call to Order

Mayor Hood called the public hearing to order at 6:30 p.m.

Other Officials in Attendance

Patrick Muetz, Village Administrator; Gretchen Neddenriep, Acting Village Attorney; David Ziegler, Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Erica Wells, Assistant Finance / HR Director; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

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

ABSENT: 0- None

Acting Attorney Neddenriep swore in audience members who planned on provided testimony at the 6:30 p.m. or 6:45 p.m. Public Hearings.

Administrator Muetz stated Economic Director Dean would review the incentive proposal, while Community Development Director Ziegler would review the zoning component. He stated both Public Hearings also entail a zoning requirement that must be approved before the incentive agreements are approved. Therefore, to provide a more complete picture of the items both the incentive and zoning will be reviewed during the Public Hearings.

Director Dean said Muller Honda has operated in Gurnee since 2015. The site was originally developed in 1996 by Rosen Motors. The site includes two 16,000 square foot buildings – one serving as the New Vehicle facility and the other for sales and service of Certified Used Vehicles. To comply with Honda's new architectural prototype Muller Honda is proposing to partially demolish the two buildings, combine them, and expand its current footprint from 32,000 square feet to just over 40,000 square feet. Director Dean reviewed the Muller Auto Group including other dealership and brands they offer.

Director Ziegler reviewed the Special Use Permit request, stating the proposal is to combine the two buildings into one. This will include a new façade along the front as well as enhancing the landscaping on the site. He stated the reason for the Special Use Permit is due to the overall expansion of the building square footage. Since the Annexation Agreement expired in 2016, the use is considered legal nonconforming. Any expansion of a legal nonconforming use requires a Special Use Permit. He stated the request was before the Planning & Zoning Board in March, which is forwarding a unanimous favorable recommendation.

Next, Director Dean reviewed the proposed terms of the incentive agreement.

- Requires Muller's expansion from the current 32,000 square feet to a minimum 40,000 square foot dealership with construction value of at least \$6 million.
- Construction to commence no later than April 2025 (although Muller's intent is be underway in 2024) and be completed within 24 months.
- Gurnee retains the first \$475,000 of sales tax revenue generated each year by the dealership; this will serve as the "Base" above which rebates may be made.

- Above the Base, 100% of sales tax will be rebated to Muller Honda, including Home Rule sales tax, which is minimal as it applies only to parts, not titled vehicles.
- Maximum Rebate: \$500,000
- Maximum Term: Five (5) years
- Muller agrees to operate a new and used Honda dealership on the property for a minimum of 10 years.

Questions:

Trustee O'Brien said asked if the concerns stated by surrounding residents related to the landscaping and detention pond will be addressed.

Director Ziegler explained the landscaping Muller will be adding to the property. He then said the Village is working with Muller regarding the detention pond issues and hopes to have a solution shortly.

Trustee Garner asked what happens if sales dip because of the construction and Muller does not generate \$475,000 in sales tax revenue.

Director Dean explained that in that scenario Muller would not receive a rebate that year.

Administrator Muetz requested any questions asked related to the zoning should be asked again at the regular Village Board meeting just in case concerned residents did not attend the Public Hearing.

Mr. Stevens asked for clarification on the incentive agreement.

Director Dean stated the Village retains the first \$475,000, anything about that is rebated to the dealership at 100%.

It was moved by Trustee Garner, seconded by Trustee O'Brien to recommend rebating sales tax, above an annual base retained by the Village, up to a maximum of \$500,000 over a term of up to five years, to allow redevelopment and expansion of the Muller Honda automotive dealership at 7000 Grand Avenue, Gurnee.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**Art Stevens
5740 Regency Court
Gurnee, IL**

H. PUBLIC COMMENT

None.

Adjournment

It was moved by Trustee Garner, seconded by Trustee O'Brien to adjourn the Public Hearing.

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the Public Hearing at 6:44 p.m.

**Andy Harris,
Village Clerk**

MINUTES OF THE PUBLIC HEARING #2

Public Hearing to consider rebating sales tax, up to \$550,000 over a term of up to three years, to allow a proposed Kubota equipment dealership to locate at 7225 Grand Avenue, Gurnee (former Anthony Buick GMC dealership).

GURNEE VILLAGE HALL APRIL 8, 2024

Call to Order

Mayor Hood called the public hearing to order at 6:45 p.m.

Other Officials in Attendance

Patrick Muetz, Village Administrator; Gretchen Neddenriep, Acting Village Attorney; David Ziegler, Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Erica Wells, Assistant Finance / HR Director; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

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

ABSENT: 0- None

Acting Attorney Neddenriep had previously sworn in audience members who planned on provided testimony during the 6:30 p.m. Public Hearing.

Economic Development Director Dean said McCullough Implement is a family-owned business formed in 1940. Today, the business has three locations offering a full product line of Kubota equipment. Kubota has recently selected McCullough as their exclusive distributor for Cook, Lake and McHenry counties. The subject site will serve as the headquarters to feed the future chain of Kubota's satellite dealerships north and west of Gurnee. The former Anthony Buick GMC dealership meets the needs of McCullough and offers an excellent location to open a fourth dealership. The business model includes sales of new and used (primarily to contractors and homeowners), rental and service of zero-turn mowers, compact and midsize tractors and compact construction equipment from Kubota and several other brands.

Community Development Director Ziegler reviewed the Special Use Permit request. He stated the use requires a Special Use Permit based on the Planned Unit Development that covers the site. He stated the Planning & Zoning Board held a hearing to review the request. During that hearing, conditions were added to the Special Use Permit related to replacing the fence to the south, installing additional landscaping along Arlington Lane and Buchanan Drive and that any equipment demonstrations must take place along the west side of the building (area furthest from residential homes). Director Ziegler then reviewed the site and surround zoning districts.

Next Director Dean reviewed the proposed terms of the incentive agreement. She stated the equipment proposed to be sold at this site is subject to Home Rule Sales Tax, which is not the case for a car dealership.

- McCullough proposes to commence operations by June 30, 2024.
- McCullough commits to operating a new and used dealership here for a minimum of 10 years.
- Annual sales are estimated at \$25-\$35 million and unlike automobiles are subject to Home Rule Sales Tax. As such, it is anticipated this dealership may equal or outperform many of Gurnee's automobile dealership in terms of tax revenue.
- The Village would agree to rebate, quarterly, 100% of State shared sales tax + 50% of Home Rule Sales Tax (reserving the other 50% for the Village's Capital Improvement Plan).

- Maximum Rebate of \$550,000
- Maximum Term of three (3) years or 12 quarters.
- McCullough, at its option, may delay the start of the rebate period for up to one year to get the dealership established.

She concluded by stating this is relatively short agreement that will help locate the dealership Gurnee.

**Jason Govekar
1590 Woodbury
Circle
Gurnee, IL**

Mr. Govekar said he is a resident in the Concord Oaks neighborhood and is concerned with the noise from the back-up sirens that some of the larger tractors may have. He is asking if they can avoid driving those tractors before 8:00 a.m.

Mr. McCullough said most of the tractors do not have those sirens and committed to the back-up sirens not operating before 8:00 a.m.

It was moved by Trustee Garner, seconded by Trustee Thorstenson, to recommend rebating sales tax, up to \$550,000 over a term of up to three years, to allow a proposed Kubota equipment dealership to locate at 7225 Grand Avenue, Gurnee (former Anthony Buick GMC dealership).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

Adjournment

It was moved by Trustee Ross, seconded by Trustee O'Brien to adjourn the Public Hearing.

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the Public Hearing at 6:56 p.m.

**Andy Harris,
Village Clerk**

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

**GURNEE VILLAGE HALL
APRIL 8, 2024**

Call to Order

Mayor Hood called the meeting to order at 7:01 p.m.

Other Officials in Attendance

Patrick Muetz, Village Administrator; Gretchen Neddenriep, Acting Village Attorney; David Ziegler, Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

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

ABSENT: 0-

Pledge of Allegiance

Mayor Hood led the Pledge of Allegiance.

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

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 March 11, 2024 and March 25, 2024 meetings.
2. Approval of Payroll for period ending March 22, 2024 in the amount of \$989,036.53
3. Approval of Bills for the period ending April 8, 2024 in the amount of \$1,640,016.86

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

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**C. PETITIONS AND
COMMUNICATIONS**

1. Administration of Oath of Office for the promotion of Firefighter / Paramedic Jeremy Hagstrom to Fire Lieutenant.

Chief Kavanagh spoke about Hagstrom's achievements and Mayor Hood administered the Oath of Office.

Newly promoted Fire Lieutenant Hagstrom briefly spoke thanking everyone that came out in support.

2. Approval of Proclamation designating April 14 - 20, 2024 as "National Public Safety Telecommunicators Week" in the Village of Gurnee.

Mayor Hood summarized the Proclamation.

It was moved by Trustee Thorstenson, seconded by Trustee O'Brien to approve of a Proclamation designating April 14 - 20, 2024 as "National Public Safety Telecommunicators Week" in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

D. REPORTS

None.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Engineering Division's recommendation to award the 2024 Route 21 Water Main Replacement Project (Grand Avenue to Prairie Oaks Road) to the low bidder, Campanella & Sons, Inc., at a cost of \$904,353.10.

Administrator Muetz said as previously discussed, the watermain along Route 21 from Grand to Prairie Oak Road is eight-inch cast iron main installed in the 1960s and 70s. This section of main has a significant break history and the Village has routinely been performing emergency main break repairs. Staff is proposing to replace the main with 2400' of PVC pipe. The project requires IEPA and IDOT permitting for which applications have been submitted. The Engineering Division solicited bids, which were due March 25th. Six bids were received, ranging from \$904,353 to \$1,716,760. Campanella & Sons was the low bidder. He stated the Village has contracted with Campanella for numerous watermain projects over the years with much success. The FY 24/25 Proposed Budget included \$1.5 million for the project. Administrator Muetz stated staff will propose to use the savings to complete an additional watermain replacement project, as well as to assist in funding the replacement of the outdoor material storage bins at Public Works.

It was moved by Trustee Garner, seconded by Trustee Ross to approve of Engineering Division's recommendation to award the 2024 Route 21 Water Main Replacement Project (Grand Avenue to Prairie Oaks Road) to the low bidder, Campanella & Sons, Inc., at a cost of \$904,353.10.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2024 - 21 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for property located at 7000 Route 132.

Administrator Muetz stated this was reviewed during the 6:30 p.m. Public Hearing.

Director Ziegler stated the reason for the Special Use Permit is due to the overall expansion of the building square footage. Since the Annexation Agreement expired in 2016, the use is considered legal nonconforming. Any expansion of a legal nonconforming use requires a Special Use Permit. The request was before the Planning & Zoning Board in March, which is forwarding a unanimous favorable recommendation.

Administrator Muetz stated the proposal is to combine the two buildings into one new building meeting Honda's current façade requirements. He stated there were residents that attended the Planning & Zoning Board meeting with concerns about landscaping and drainage. Landscaping has been addressed in the SUP and staff continues to work with Muller to address the drainage concerns.

Trustee Garner asked about the signage on the building.

Director Ziegler said explained it will be on the building as pictured but the final design is not complete.

Trustee Garner asked if it will be marked Honda.

Director Ziegler said yes, it will include Honda and Muller signage.

It was moved by Trustee Garner, seconded by Trustee Balmes to approve of Ord. 2024 - 21 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for property located at 7000 Route 132.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2024 - 22 approving a Sales Tax Rebate Agreement between the Village of Gurnee and Gurnee Motors, Inc. dba Muller Honda of Gurnee.

Administrator Muetz said this was discussed during the 6:30 p.m. Public Hearing. Highlights of the agreement include:

- Requires Muller's expansion from the current 32,000 square feet to a minimum 40,000 square foot dealership with construction value of at least \$6 million.
- Construction to commence no later than April 2025 (although Muller's intent is be underway in 2024) and be completed within 24 months.
- Muller agrees to operate a new and used Honda dealership on the property for a minimum of 10 years.
- Gurnee retains the first \$475,000 of sales tax revenue generated each year by the dealership; this will serve as the "Base" above which rebates may be made.
- Above the Base, 100% of sales tax will be rebated to Muller Honda, including Home Rule sales tax which is minimal as it applies only to parts, not titled vehicles.
- Maximum Rebate: \$500,000
- Maximum Term: Five (5) years

Trustee Thorstenson asked about drainage concerns.

Director Ziegler said they are working on that issue in conjunction with Muller's engineers.

It was moved by Trustee Ross, seconded by Trustee Balmes to approve of Ord. 2024 - 22 approving a Sales Tax Rebate Agreement between the Village of Gurnee and Gurnee Motors, Inc. dba Muller Honda of Gurnee.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Ord. 2024 - 23 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for property located at 7225 Route 132.

Administrator Muetz stated this was reviewed during the 6:45 p.m. Public Hearing.

Community Development Director Ziegler reviewed the Special Use Permit request. He stated the use requires a Special Use Permit based on the Planned Unit Development that covers the site. He stated the Planning & Zoning Board held a hearing to review the request. During that hearing, conditions were added to the Special Use Permit related to replacing the fence to the south, installing additional landscaping along Arlington Lane and Buchanan Drive and that any equipment demonstrations must take place along the west side of the building (area furthest from residential homes).

Administrator Muetz stated McCullough Kubota is looking to purchase the former Anthony Buick GMC Auto Dealership to open an equipment dealership with outside storage and display. McCullough is a fourth-generation family business founded in 1940, with three existing locations in Illinois and Indiana. Kubota has recently selected McCullough as their exclusive distributor for Cook, Lake and McHenry counties. The subject

site is planned to serve as the headquarters, and hub to feed the future chain of Kubota's satellite dealerships north and west of Gurnee. The business model includes sales of new and used (primarily to contractors and homeowners), rental and service of zero-turn mowers, compact and midsize tractors and compact construction equipment from Kubota and several other brands. Administrator Muetz reviewed general business operations and stated there was a request at the Public Hearing that no back-up alarms be operated before 8:00 a.m., which McCullough agreed to. Residents shared concerns at the Planning & Zoning Board meeting related to noise, traffic, pollution, landscaping and the condition of an existing fence. McCullough and staff worked to address these concerns by including language in the SUP related the fence, landscaping and site operations. The request was before the Planning & Zoning Board on March 6th. It received a 4-2 favorable recommendation.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Ord. 2024 - 23 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for property located at 7225 Route 132.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of Ord. 2024 - 24 approving a Sales Tax Rebate Agreement between the Village of Gurnee and McCullough Kubota.

Administrator Muetz said this was discussed during the 6:45 p.m. Public Hearing. Highlights of the agreement include:

- McCullough proposes to commence operations by June 30, 2024.
- McCullough commits to operating a new and used dealership here for a minimum of 10 years.
- Annual sales are estimated between \$25-\$35 million and unlike automobiles are subject to Home Rule Sales Tax. As such, it is anticipated this dealership may equal or outperform many of Gurnee's automobile dealership in terms of tax revenue.
- The Village would agree to rebate, quarterly, 100% of State shared sales tax + 50% of Home Rule Sales Tax (reserving the other 50% for the Village's Capital Improvement Plan).
- Maximum Rebate of \$550,000
- Maximum Term of three (3) years or 12 quarters.
- McCullough, at its option, may delay the start of the rebate period for up to one year to get the dealership established.

Trustee Thorstenson stated she is happy the Economic Development Director was able to secure this business.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Ord. 2024 - 24 approving a Sales Tax Rebate Agreement between the Village of Gurnee and McCullough Kubota.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

6. Approval of Ord. 2024 - 25 consenting to the admission of an additional member, Lake Zurich, pursuant to an Admissions Agreement, to the Central Lake County Joint Action Water Agency (CLCJAWA).

Administrator Muetz said anytime there a request to add a new member CLCJAWA it must be approved by all the current members. He stated CLCJAWA has been working with Lake Zurich for the past 3+ years to

explore delivering water to the community. Lake Zurich currently uses wells, which have radium and barium in the water that must be removed and disposed of. Federal regulations no longer allow this waste to be disposed of via the Lake County Public Works sanitary sewer system. Lake Zurich approached three separate water agencies, and it has decided to move forward with CLCJAWA. Administrator Muetz stated that in the Board packet is a two-page summary from CLCJAWA Executive Director Bill Soucie on the project. In summary, the admission of Lake Zurich will help generate new revenue for the agency, estimated at \$1.3 million per year (which will help reduce water rates for current members). CLCJAWA has the current capacity to provide water to Lake Zurich while continuing to reserve 4 million gallons per day if needed and 100% of expansion costs are paid by Lake Zurich (\$22 million over 30 years).

Mayor Hood recognized CLCJAWA and how fortunate the Village is to be a member. He stated Richard Welton was a founding member and had excellent foresight. He stated he is very thankful for the agency and excited to add Lake Zurich as a member.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve of Ord. 2024 - 25 consenting to the admission of an additional member, Lake Zurich, pursuant to an Admissions Agreement, to the Central Lake County Joint Action Water Agency.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

7. Approval of Ord. 2024 - 26 adding one Class 1 Tobacco and Alternative Nicotine Products License by amending Section 7-8 of Chapter 7 of the Gurnee Municipal Code entitled "Tobacco and Alternative Nicotine Retailers" (Casey's – 391 S. Hunt Club Road).

Mayor Hood stated he is aware there are resident in attendance that would like to speak about the last two items on the agenda. He stated the Board is aware of the concerns, but residents are welcome to speak.

Administrator Muetz said Casey's at Gages Lake and Hunt Club Road has applied for a Class 1 Tobacco license (incidental sales) in conjunction with its opening expected in the new few weeks. This would bring the total number of Class 1 Tobacco licenses to 19. The Police Department conducted the necessary background checks and found nothing to preclude issuing the license.

**Keith Owens
6464 Doral Drive
Gurnee, IL**

Mr. Owens asked if Casey's has representatives available to answer questions from the Village Board.

Mayor Hood said Casey's does not appear to be present at the meeting.

Mr. Owens asked how the Village could trust Casey's, when it has been cited by the FDA for underage sales of tobacco. He does not think entities that violate regulations should be granted a license.

It was moved by Trustee Woodside, seconded by Trustee Balmes to approve of Ord. 2024 - 26 adding one Class 1 Tobacco and Alternative Nicotine Products License by amending Section 7-8 of Chapter 7 of the Gurnee Municipal Code entitled "Tobacco and Alternative Nicotine Retailers" (Casey's – 391 S. Hunt Club Road).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

8. Approval of Ord. 2024 - 27 adding one Class 16 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" (Casey's – 391 S. Hunt Club Road).

Mayor Hood stated the Village was approached by fuel stations a few years ago whereby they stated their businesses were expanding to

include additional food offerings. They requested the ability to sell alcohol. Mayor Hood stated the Class 16 liquor license was created with multiple restrictions related to sales square footage, how the product is secured and advertising to name a few. Mayor Hood stated residents have spoken against the Casey's development and sale of alcohol. He continued to discuss development in the Village, stating typically commercial develops first, followed by commercial. In this instance, it was the reverse. He stated the Village must balance the rights of residents and commercial landowners. Mayor Hood stated the resident concerns have been heard and taken into consideration.

Administrator Muetz said on March 20, 2023 the Village Board approved an amendment to the Municipal Code creating a Class 16 liquor license available to gas stations that include a convenience store and commercial kitchen with a building size of at least 4,000 square feet. Sales are limited to beer and wine only between the hours of 9:00 a.m. and 9:00 p.m. Walk in coolers are limited to 275 square feet, while shelf display (i.e.: glass door cooler sales) is limited to no more than four cooler doors not exceeding 14 continual lineal feet. The Casey's at Hunt Club and Gages Lake Road meets the requirements related to building size, commercial kitchen, etc. and has applied for a Class 16 license. The Police Department has reviewed and found nothing to preclude issuance. If approved by the Village Board, a license will not be issued until staff has reviewed the sales area and electronic identification-scanning technology to make sure it complies with the Municipal Code. Administrator Muetz concluded by stating resident correspondence received over the past week was printed and placed at each Trustee's seat before tonight's meeting.

Mayor Hood invited residents who would like to speak to come to the microphone.

Keith Owens
6464 Doral Drive
Gurnee, IL

Mr. Owens stated he recognized the difficulties of balancing what is best for some might not be the best for others, but all they ask is for fair hearings. He thanked Mayor Hood for his previous comments. Mr. Owens commends the Economic Development Director Dean and her staff for the work that they have done to bring positive change for the businesses in the community, pointing out that she is the advocate for businesses. However, he said there are concerns about drainage and noise coming from these existing businesses. He asked for the same consideration for their situation regarding a gas station in their neighborhood. Mr. Owens found it interesting Casey's was not in attendance at the meeting. He stated Director Dean is a great advocate of the business community. He asked who the advocate for the residents is. He referred to the Village Board as the advocate for the residents. He then referenced the Alcohol Awareness Month Proclamation that was approved at the last Village Board meeting. Mr. Owens referenced information related to increased alcohol density and increased alcoholism. He stated all Trustees voted in favor of the proclamation and concluded by stating actions speak louder than words.

Karen Minsky
6488 Doral Drive
Gurnee, IL

Mrs. Minsky asked the Village Board to deny Casey's the license to sell alcohol.

Art Stevens
5740 Regency Court
Gurnee, IL

Mr. Stevens questioned the background reports as it relates to alcohol sales to minors.

Mayor Hood clarified that the background check is conducted on the individual who will be managing the location, not concerning a broader category that Mr. Owens earlier referenced.

Mr. Stevens stated that Casey's is a national organization that has been known in the public discourse and reporting to have problems with alcohol sales to minors. Mr. Stevens asked why the Village Board believes any individual working for Casey's in Gurnee will be any more effective than they are nationwide.

Rob Palmer
6304 Doral Drive
Gurnee, IL

Mr. Palmer said he has come to the meeting without saying a word. He is looking at Casey's website for Gurnee and they have beer and seltzer advertised before a vote. He wondered why they were advertising that if they did not know if the Village Board would say yes.

Mayor Hood mentioned that Trustee O'Brien stated that when pressing

on a specific item it indicates the product is not available in Gurnee but available in Beach Park. Mayor Hood clarified that he has no control over what is posted on their website and that it does not relate the voting decision tonight.

Trustee Woodside thanked the residents in attendance. He appreciates the concerns that the residents brought forward, adding this was a challenging decision.

Trustee Garner said part of Gurnee's identity has been not to sell liquor at our gas stations. He said unlike other communities the revenue that would be generated from liquor sales at gas stations is not important to the Village. He stated there are plenty of locations to purchase alcohol in the Village. Trustee Garner stated the trustee's priority should be to protect the residents. He is also concerned with the number of restrictions placed up on the Class 16 license. His perception is if that many restrictions are needed, it is probably not a good thing.

Trustee O'Brien said he is taking into consideration the 600 signatures that were presented to the Village Board last year. He stated Casey's website is advertising alcohol at its Beach Park store, not the Gurnee store. He continued to state that the website also indicates the Gurnee location will be open 24 hours. He stated based on what he has heard from residents, he will have to think twice about voting for issuing a liquor license for St. Paul the Apostle.

Trustee Thorstenson quoted an email from a resident that said if she wanted beer on every corner she would move to Wisconsin. She stated she values the Village Board's efforts. It allows for cautious decisions.

Trustee Ross said she remembers when the subdivision was originally approved and included a strip mall on this property that would serve the residents in the area. She stated Casey's is a convenience store and hopes residents will be able to benefit from it. She concluded by stating she hopes both sides will be good neighbors to each other.

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve of Ord. 2024 - 27 adding one Class 16 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" (Casey's - 391 S. Hunt Club Road).

Roll call,

AYE: 2- Balmes, Woodside

NAY: 4- Thorstenson, Ross, Garner, O'Brien

ABSENT: 0- None

Motion Failed.

G. PUBLIC COMMENT

None.

Closing Comments

None.

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 8:01 p.m.

Adjournment

**Andrew Harris,
Village Clerk**