

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

**GURNEE VILLAGE HALL
JUNE 3, 2024**

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; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; Ryan Nelson, Assistant IT Director; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

PRESENT: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

ABSENT: 1- Garner

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: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

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 May 20, 2024 meeting.
2. Approval of Information Systems Division's recommendation to renew annual Environmental Systems Research Institute, Inc. (ESRI) GIS software maintenance agreement for a period of one year at a cost of \$20,191.00 (State of Innovation and Technology Sole Source contract CMT4185526).
3. Approval of Fire Department request to allow Battalion Chief Bob Heraver and Firefighter/Paramedic Alex Frank to attend the Spartan 2024 Fire Truck Training Conference in Lansing, Michigan from September 29, 2024 to October 4, 2024 at a cost of \$3,100.00.
4. Approval of granting a Class 9 Liquor License and waiving the fee for the Exchange Club of Gurnee for its Gurnee Days event on August 10 & 11, 2024.
5. Approval of setting a bid date of July 29, 2024 for the Rudd Court Water Main Improvement Project.
6. Approval of Payroll for period ending May 17, 2024 in the amount of \$1,152,045.46.
7. Approval of Bills for the period ending June 3, 2024 in the amount of \$3,766,418.26.

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

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

C. PETITIONS AND COMMUNICATIONS

1. Approval of Proclamation designating June 12, 2024 as Women Veterans Recognition Day in the Village of Gurnee.

Mayor Hood summarized the Proclamation. He invited female veterans in attendance to stand at the front of the room to be recognized. The veterans stated their branch and length of service. Mayor Hood thanked them for the sacrifices they made while serving the Nation and protecting our liberties and freedom.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of a Proclamation designating June 12, 2024 as Women Veterans Recognition Day in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

2. Acceptance of Josh Pejsach's resignation from the Planning & Zoning Board.

3. Approval of Mayor's Hood recommendation to appoint Roneida Martin to the Planning & Zoning Board.

Mayor Hood provided those in attendance some background information on Ms. Martin.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of Mayor's Hood recommendation to appoint Roneida Martin to the Planning & Zoning Board.

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

D. REPORTS

None.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2024 - 46 adding one Class 7 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" (Aha Sushi – 5101 Washington Street, Suite 3).

Administrator Muetz said Aha Sushi previously held a Class 7 Liquor License that it let expire in May 2021. Aha is under new ownership and has reapplied for a Class 7 license (the sale of both beer and wine for consumption only on the premises where sold). Muetz stated the Police Department has conducted all the necessary background checks and found nothing to preclude issuing the license.

It was moved by Trustee Balmes, seconded by Trustee Woodside to approve of Ord. 2024 - 46 adding one Class 7 Liquor License by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" (Aha Sushi – 5101 Washington Street, Suite 3).

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

2. Approval of Ord. 2024 - 47 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" (Round1 Bowling & Arcade – 6136 W. Grand Avenue).

Administrator Muetz said Round1 is opening at Gurnee Mills next to Hobby Lobby and is expected to open in the next month. Round1 is a multi-entertainment facility offering Bowling, Arcade Games, Billiards, Karaoke, Ping Pong, Darts, and a Kids Zone play area. It has applied for a Class 1 Liquor License (the sale of alcoholic liquor for consumption on the premises where sold and shall permit the sale and service of "To Go" (off-premises) mixed drinks and single servings of wine, pursuant the terms and conditions set forth in 235 ILCS 5/6-28.8). Round1 does offer food for sale including pizza, wings/tenders and sides like fries, nachos, tater tots, etc. Muetz stated the Police Department has conducted all the

necessary background checks and found nothing to preclude issuing the license.

It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve of Ord. 2024 - 47 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" (Round1 Bowling & Arcade – 6136 W. Grand Avenue).

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

3. Approval of Ord. 2024 - 48 granting a variation from the R-2 District minimum lot area requirement pursuant to the Gurnee Zoning Ordinance for 3437 Cheyenne Road.

Administrator Muetz stated the owner of 3438 Cheyenne purchased the property across the street, 3437 Cheyenne, in March of 2024 and wants subdivide the property into two lots. The owner would like to rent out the existing home and keeping the western portion vacant for the family's passive recreational uses. Although the size of the property allows for a conforming two-lot split, the location of the house and garage are close to the center of the property and therefore prevent subdividing the property into two lots with a minimum area of 15,000 square feet each. Had the house been built 13 feet further east, a subdivision would have yielded two compliant lots and a variation would not be necessary. Muetz stated it is important to note that the total area of the house and garage is relatively small compared to the size of the lot. The house and garage together only occupy 4.4% of the lot, which is well under the maximum building coverage restriction of 30% in the R-2 District. He stated after dividing the property the eastern property would still be significantly under the 30% coverage restriction. If the variation is approved the western lot would be 13,375 square feet and still permit the construction of a home over 4,000 square feet in the future. Administrator Muetz stated the Planning & Zoning Board is forwarding a unanimous favorable recommendation on the request.

It was moved by Trustee O'Brien, seconded by Trustee Ross to approve of Ord. 2024 - 48 granting a variation from the R-2 District minimum lot area requirement pursuant to the Gurnee Zoning Ordinance for 3437 Cheyenne Road.

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

4. Approval of Ord. 2024 - 49 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 4015 Grove Avenue.

Administrator Muetz stated Imports Unlimited, Inc. has petitioned to rezone 4015 Grove Avenue from C-2 PUD, Community Commercial District as a Planned Unit Development, to 1-2 PUD, General Industrial District as a Planned Unit Development. The petitioner is proposing to move his auto repair facility from Highland Park to this location. Muetz stated according to its website, Imports Unlimited specializes in BMW, Mercedes, Lexus, Audi and Volkswagen repair as well as quality repair and restoration of Jaguars and Land Rovers. The lot is currently vacant. Following discussion, the Planning & Zoning Board determined that the standards for the rezoning were met and is forwarding a unanimous favorable recommendation on the request.

Trustee Balmes asked if there would be access of the south side of the property.

Mr. Ziegler said all access is off Grove Avenue.

Trustee Thorstenson said the Planning & Zoning Board notes were very detailed and helpful.

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve of Ord. 2024 - 49 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 4015 Grove Avenue.

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

5. Approval of Ord. 2024 - 50 granting four Special Use Permits pursuant to the Gurnee Zoning Ordinance to allow installation of two freestanding signs for Gurnee Community Church located at 4555 Old Grand Avenue.

Administrator Muetz stated Gurnee Community Church is requesting to install two new signs, both of which require Special Use Permits (SUP). He stated the church intends to replace the existing sign along Grand Avenue, install a new sign at the northeast corner of the site and remove the wood sign along Old Grand Avenue.

The sign along Grand Avenue is proposed to be an internally illuminated, two-sided, screened box sign cabinet with raised letters mounted on two aluminum pole covers and a masonry stone base that matches the building. This sign measures 14.75 feet in height and 76 square feet in area, including a 36 square feet electronic message center (EMC). The non-electronic portion of the sign cabinet features the church's name and new logo. Muetz stated EMC signs require a Special Use Permit and are subject to ten restrictions previously required by the Village Board. The height of the proposed sign would be the same as the existing sign (which has been in place for 60 years). The height exceeds code and requires a SUP. The sign also exceeds the maximum sign area by 61 square feet, however the overall size is similar to the existing sign.

Muetz stated the new sign at the northeast corner of the is proposed to be internally illuminated, single-faced monument sign with an aluminum sign cabinet attached to a masonry stone base that would match the building. This sign will be 6 feet tall and 27 square feet in area. Similar to the sign along Grand Avenue, this sign will include the church's name, new logo, and a detachable panel announcing the church's events. This sign exceeds the sign area by 12 feet and requires a SUP.

Muetz stated in order to compensate for some of the additional sign square footage requested, the church has offered to remove the existing double-post wooden sign along Old Grand Avenue, which is approximately 15 square feet in size, in disrepair and nonconforming to setback and landscaping requirements.

Muetz concluded by stating the requests were before the Planning & Zoning Board on May 15th and received a unanimous favorable recommendation.

Trustee O'Brien stated he likes the look of the sign in general, but feels the electronic message center portion looks like a big screen TV and is five square feet larger than the last one approved.

Trustee Thorstenson stated the sign on Old Grand is very tasteful and looks good. She asked for clarification on the image on the sign along Grand Avenue. Staff stated the image could change every 30 seconds, but there will be no motion or flashing in the image for example.

Trustee Thorstenson asked what new information will the church need to share every 30 seconds.

Trustee Ross stated she has always been against electronic message boards as they are distracting, especially along Grand Avenue.

Mayor Hood asked the Trustees if they want table the vote and give the church time to see if it can make changes that are acceptable to the Board. The other option he stated is to vote this evening.

Matt Laska, North Shore Signs, stated he could answer questions related to the sign.

Trustee O'Brien restated the electronic portion looks like a big screen TV that may be distracting in this area.

Mr. Laska stated the church has complete control over what is show, whether it is an image or just text. He stated the brightness would be adjusted automatically based on the time of day or weather conditions.

Trustee O'Brien asked if the size of the electronic message board could be reduced to 31.2 square feet.

Mr. Laska stated the size can be reduced, however the square footage is the same as the current sign.

Trustee Thorstenson asked if other churches have similar signs.

Mr. Laska stated yes, he has done approximately five dozen churches in the area. He then discussed how adaptive the sign is to the church's needs.

Trustee Thorstenson expressed concerns about the location in relation to the intersection.

Mr. Laska stated the sign would only change every 30 seconds. Drivers on Grand Avenue will only see one image.

Community Development Director Ziegler reiterated the image would only change every 30 seconds so drivers will see no more than one change in the image, which limits distraction.

Trustee Thorstenson asked about the design layout of the sign.

Director Ziegler stated this is outside of staff's purview and limited due to legal standards. He also stated based on the topography of this location, the text on the sign should be close to eye-level.

Trustee Thorstenson asked about the material of the sign.

Mr. Laska provided clarification.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to table the request to grant four Special Use Permits pursuant to the Gurnee Zoning Ordinance to allow installation of two freestanding signs for Gurnee Community Church located at 4555 Old Grand Avenue.

Roll call,

AYE: 5- O'Brien, Balmes, Thorstenson, Woodside, Ross

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

G. PUBLIC COMMENT

Jorie Stuckwisch
987 Belle Plaine Ave.
Gurnee, IL

Ms. Stuckwisch expressed concerns about PADS locating a shelter in Gurnee. She referenced safety, property values and transparency among other issues. She then discussed a May 28th informational meeting related to the proposal and shared what she learned. She stated 30 other locations are being considered and she believes one of these locations would be better. She concluded by asking the Village Board to consider the residents that live in the area when they consider this proposal.

Lori Isaacson
1418 Deer Run
Gurnee, IL

Ms. Isaacson stated she has lived in the community for one year. She discussed her experience related to homelessness while she lived in Los Angeles. She stated there are no consequences from actions the homeless take and that concerns her.

Jerry Laux
797 Waveland Ave.
Gurnee, IL

Mr. Laux stated he operates Gurnee Garden Center and this proposal has the greatest impact on him. He stated he is concerned he will lose employees if this proposal is approved. He stated perception is reality. He continued to state it would impact him selling his business. He concluded by stating this is not good for the area.

<p>Shawn Depke 13357 Chaplin St. Wadsworth, IL</p>	<p>Mr. Depke stated he is against the proposed sign at Gurnee Community Church due to flooding. He stated the PADS proposal is ridiculous in his opinion. He stated it should not be located next to businesses. Mr. Depke stated Trustee Woodside should also abstain from the discussion and vote. He concluded by warning the Board he will file a federal lawsuit if this proposal is approved.</p>
<p>Kathy Hall 929 Waveland Ave. Gurnee, IL</p>	<p>Ms. Hall stated at first the proposal sounded like an improvement, however, upon gathering further information she does not think it is a good idea. She is concerned about a lack of drug testing, an impact study and the proposed timeline. She stated that she is also concerned about conflicts of interest related to the proposal and transparency. Mayor Hood stated there would be public notices to the surrounding area and it will be included on a public agenda. There will be full transparency.</p>
<p>Linas Tomaitis 1029 Magnolia Ave. Gurnee, IL</p>	<p>Mr. Tomaitis stated he was concerned about the safety of his family. He stated he conducted research about shelters and shared that information with the Village Board. Mr. Tomaitis also stated he was concerned it would house only men and many would not have cars. He concluded by stating a shelter is not a solution.</p>
<p>Cari Wagner 4357 Eagle Ct. Gurnee, IL</p>	<p>Ms. Wagner stated she is concerned about risk, safety and property values that would be impacted by a shelter. She stated the homeless are a population with complex needs. She referenced the East Grand Revitalization study from 2016. Ms. Wagner stated she is also concerned about a Village Trustee serving on the PADS Board. She concluded by stating more transparency is needed to maintain trust.</p>
<p>Jay Stuckwisch 987 Belle Plaine Ave. Gurnee, IL</p>	<p>Mr. Stuckwisch referenced a shelter located in Evanston, IL. He stated it is being sued by a nearby business owner. He stated the construction at 41 & 132 negatively impacted businesses in the area. Mr. Stuckwisch stated there are options beyond continuing to operate the hotel or having a shelter at the location. He asked the Village Board to explore alternative uses at the location. He also requested Trustee Woodside recuse himself.</p>
<p>Martha Pedillo Ramos 524 N. Lewis Ave. Waukegan, IL</p>	<p>Ms. Ramos stated she lives near the PADS location in Waukegan. She stated the activity in the area as a result of PADS' location is not good. She stated this has impacted homes and surrounding businesses. She stated panhandling would increase, as well illegally crossing the street. Ms. Ramos also expressed concerns for seniors in the area. She concluded by stating there are no rules for these people and therefore police calls for service will increase.</p>
<p>Karen Rozadowski 1432 Belle Plaine Ave. Gurnee, IL</p>	<p>Ms. Rozadowski stated Gurnee has let down the eastside. She stated the businesses at Belle Plaine and Grand do not maintain their property well. There are also concerns regarding speeding. Ms. Rozadowski stated a shelter will not help the residents and it's the taxpayers that need help right now. She concluded by stating this will impact residents in the area.</p>
<p>Dewayne Balcom 3496 Meadow Crest Cr. Gurnee, IL</p>	<p>Mr. Balcom stated he does not want a shelter at this location. He stated the hole in the fence near Jewel is an issue and a shelter will only contribute to more issues. He stated a shelter near a residential area is not good.</p>
<p>Greg Hurlbutt 588 N. Greenleaf St. Gurnee, IL</p>	<p>Mr. Hurlbutt stated he has dealt with homeless in the Swanson-Trigg nature preserve. He stated the innocence of children and family safety are the most important issues. He asked the Board use common sense while debating the request.</p>
<p>Roberta Torres 421 Hawthorne Ave Gurnee, IL</p>	<p>Ms. Torres stated she agrees with everything that has been said. She stated she is concerned about the location, property values, the local economy, struggling businesses in the area and the impact on local growth. She stated another location should be identified.</p>
<p>Becky Kotsinis 907 Belle Plaine Ave. Gurnee, IL</p>	<p>Ms. Kotsinis thanked the Village Board for a variety of things. She stated everyone should partner to identify a new business to locate at the site. She shared all the businesses she frequents on East Grand Avenue. She concluded by referencing the Route 41 construction.</p>

John Hamlin
1180 Magnolia Ave.
Gurnee, IL

Mr. Hamlin asked how the Village got to this point. He also questions what other locations have been investigated for the proposed use. Mayor Hood clarified the petitioner inquiry process, stating the Village did not seek out the petitioner.

Brad Evans
3538 Highland Ave.
Gurnee, IL

Mr. Evans stated Trustee Woodside should recuse himself from this issue. He stated he believes the homeless have committed crimes in his area. Mr. Evans stated he is confused about some information and a survey he has seen on social media. He said he was not informed about the May 28th meeting and is concerned about the lack of information being shared by the Village.

Mary Barrera
1575 Belle Plaine Ave.
Gurnee, IL

Ms. Barrera stated she was told the Village had offered to buy the building, but the owner would not sell it. She also expressed concerns about speeding on Belle Plaine Avenue.

Nahid Khumawala
1169 Waveland Ave.
Gurnee, IL

Mr. Khumawala stated elected officials make decisions on behalf of the community. He said the community is concerned about the PADS proposal. He expressed concerns about businesses closing, lack of improvements on the eastside, traffic and transparency. He stated the work PADS does is good, but the proposed location is not.

Jose Torres
3740 Grandmore Ave.
Gurnee, IL

Mr. Torres stated the area should be beautified. He expressed concerns about the upkeep of the current property and lack of code enforcement.

Julaine Ospina
3512 Crescent Ave.
Gurnee, IL

Mr. Ospina stated he is concerned about the proposal and the number of kids in the area. He is concerned it will bring the area down. He stated he is sad this is happening.

Debbie Hoselton
1601 Belle Plaine Ave.
Gurnee, IL

Ms. Hoselton stated she has volunteered at PADS in the past and works at Gurnee Garden Center. She is concerned about code enforcement and building upkeep in the area. She stated she also has safety concerns. She asked the Village Board to consider everything they have heard tonight.

Adela Gomez
1019 Waveland Ave.
Gurnee, IL

Ms. Gomez stated she operates a home daycare in the area and is uncomfortable taking her kids on walks. She stated she pays her taxes, is a single mom and has invested in her home over the years. She stated the PADS proposal would impact her business as parents will not like it. She asked the Village Board to stop and look for another business.

Chris Farley
1123 Windemere Cir.
Gurnee, IL

Mr. Farley stated he is worried the Village will levy a property tax if other revenue sources are negatively impacted. He asked the Village Board what is in it for the Village.

Zachary Beyer
3716 Atlantic Ave.
Gurnee, IL

Mr. Beyer stated he agrees with previous statements. He stated locating a PADS at this location would not help, it will add to the problem.

Gabby Carranza
1018 Waveland Ave.
Gurnee, IL

Ms. Carranza stated she is concerned about safety if the proposal goes through. She stated she is against the proposal.

Roxanne Michels
3514 Kenwood Ave
Gurnee, IL

Ms. Michels stated she is concerned about code enforcement on the eastside and the safety of the employees of PADS. She stated the Board needs to pay attention to the concerns of the neighbors in the area.

Closing Comments

None.

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 8:54 p.m.

**Andrew Harris,
Village Clerk**