

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

**GURNEE VILLAGE HALL
MARCH 16, 2026**

Call to Order	Mayor Hood called the meeting to order at 7:02 p.m.
Other Officials in Attendance	Patrick Muetz, Village Administrator; Bryan Winter, Village Attorney; David Ziegler, Community Development Director; Jake Litz, Assistant Community Development Director; Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Ellen Dean, Economic Development Director; Ryan Nelson, Information Systems Director; John Kavanagh, Fire Chief; Jeremy Gaughan, Police Chief.
Roll Call	PRESENT: 5 - Garner, O'Brien, Thorstenson, Woodside, Ross ABSENT: 1 - Balmes
Pledge of Allegiance	Mayor Hood led the Pledge of Allegiance.
<u>A. PUBLIC COMMENT</u>	
Sue Dillberg 6320 Doral Dr. Gurnee, IL	Ms. Dillberg read a letter from Wentworth resident Kieth Owens. In summary, the letter stated it is against Casey's application for a liquor license. The letter expressed concerns about issues such as trash, dead landscaping and parking that the residents of the area feel have not been addressed despite contacting Casey's repeatedly since it opened. Mr. Owen's letter also referenced the first time Casey's applied for a liquor license and concerns that its employees will not diligently check customer identification. The letter concluded by requesting the Village Board once again vote no the license request.
Pat Giovacchini 6319 Doral Dr. Gurnee, IL	Ms. Giovacchini continued reading the letter from Wentworth resident Kieth Owens as Ms. Dillberg did not finish it. In summary, the letter stated it is against Casey's application for a liquor license. The letter expressed concerns about issues such as trash, dead landscaping and parking that the residents of the area feel have not been addressed despite contacting Casey's repeatedly since it opened. Mr. Owen's letter also referenced the first time Casey's applied for a liquor license and concerns that its employees will not diligently check customer identification. The letter concluded by requesting the Village Board once again vote no the license request.
Shelley Palmer 6304 Doral Dr. Gurnee, IL	Ms. Palmer requested the Village Board vote no on the liquor license request as Casey's is a bad neighbor to the Wentworth subdivision. She referenced issues such as trash, landscaping, open dumpster lids and parking concerns that have not been addressed. Ms. Palmer then referenced statistics regarding liquor license violations for Casey's locations in Illinois. She concluded by stating Casey's is not a good neighbor and that the Village Board should vote no.
Sue Korpai 6413 Doral Dr. Gurnee, IL	Ms. Korpai stated while she has only been a resident for five years, she is very familiar with the Village. She stated after moving to the Wentworth subdivision, while she did know the property along Hunt Club was zoned commercial, she was surprised a gas station was approved. She stated Casey's is not a good neighbor and expressed concerns related to landscaping, trash and loitering. Ms. Korpai urged the Village Board to vote no as it relates to issuing a liquor license.
Diane Cobb 6303 Doral Dr. Gurnee, IL	Ms. Cobb stated she has been hit twice by drunk drivers in her lifetime and shared how both impacted her life. She requested the Village Board vote no on the liquor license request.
Mike Verinoe 6308 Doral Dr. Gurnee, IL	Mr. Verinoe expressed concerns with the layout of the entry to Wentworth Drive. He stated it has too tight of a turning radius. This makes navigating the area difficult. He stated traffic going into and out of

Casey's has only added to the issue. Mr. Verinoe stated allowing Casey's to sell alcohol will only make it worse

**B. APPROVAL OF
CONSENT AGENDA**

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve the Consent Agenda as presented.

Roll call,

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

NAY: 0- None

ABSENT: 1- Balmes

Motion Carried.

**C. CONSENT
AGENDA /
OMNIBUS VOTE**

The Village Administrator read the consent agenda for an omnibus vote as follows.

1. Approval of minutes from the March 2, 2026 Budget Workshop #1 and regular board meeting.
2. Approval of request for Police Department CARE Team Members Officer Corey White and Social Worker Rebecca Price to attend the National Co-Responder Conference in Dallas, TX from June 7-10, 2026 at a cost not to exceed \$4,200.00.
3. Approval of Public Works Department recommendation to award purchase and installation of a Kohler 20KW stand-by generator and transfer switch to the low proposer, Kelso-Burnett, at a cost of \$20,010.00.
4. Approval of Public Works Department recommendation to award purchase of ten fire hydrant assemblies to the low proposer, Core & Main, at a cost of \$59,699.40.
5. Approval of Information System Division's recommendation to renew a 36-month Multi-Site Service Order Agreement with Comcast Business for Coax internet and analog telephone services and 37-month Comcast Enterprise Service Order for Fiber Ethernet services at an estimated cost of \$147,144.60.
6. Approval of Information System Division's recommendation to enter into a 24-month Multi-Site Service Order Agreement with Comcast Business for SIP Trunk telephone services at an estimated cost of \$24,000.00.
7. Approval of setting a bid date of April 20, 2026 for the Fuller Road Reconstruction Project.
8. Approval of issuing a Raffle License and waiving the bond requirement for the Illinois Probation and Court Services Association Spring Conference to be held April 22 – 24, 2026 at the Ten Hotel.
9. Approval of Payroll for the period ending March 6, 2026 in the amount of \$1,010,789.32.
10. Approval of Bills for the period ending March 16, 2026 in the amount of \$2,522,149.83.

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

Roll call,

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

NAY: 0- None

ABSENT: 1- Balmes

Motion Carried.

**D. PETITIONS AND
COMMUNICATIONS**

1. Approval of Proclamation designating April as "Fair Housing Month" in the Village of Gurnee.

Mayor Hood summarized the Proclamation.

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of a Proclamation designating April as "Fair Housing Month" in the Village of Gurnee.

Roll call,

AYE: 5- Garner, O'Brien, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 1- Balmes
Motion Carried.

2. Approval of Proclamation designating April as "Child Abuse Prevention Month" and recognizing the Blue Kids Lake County Project.

Mayor Hood summarized the Proclamation.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of a Proclamation designating April as "Child Abuse Prevention Month" and recognizing the Blue Kids Lake County Project.

Roll call,

AYE: 5- Garner, O'Brien, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 1- Balmes
Motion Carried.

E. REPORTS

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Approval of Ord. 2026 – 09 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 1501 Tri-State Parkway.

Administrator Muetz stated on March 3, 2025, the Village Board approved an ordinance to force annex a portion of the property (approximately 0.1 acres) at 1501 Tri-State Parkway. The property was annexed into the Village as R-1, Single-Family Residential District. The rest of the Restaurant Depot parcel is I-1. Following the forced annexation of this small parcel, Restaurant Depot applied for a Zoning Map Amendment to match the rest of the I-1 parcel. Administrator Muetz stated the request was before the Planning & Zoning Board on March 19th and received a unanimous favorable recommendation.

It was moved by Trustee Garner, seconded by Trustee Woodside to approve of granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 1501 Tri-State Parkway.

Roll call,

AYE: 5- Garner, O'Brien, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 1- Balmes
Motion Carried.

2. Approval of Ord. 2026 – 10 approving and publishing the official Zoning Map of the Village of Gurnee.

Administrator Muetz stated per statutory requirements, on an annual basis the Village must update its Zoning Map. This update is performed by the Planning Division in conjunction with our GIS Administrator. The 2026 update includes any annexations, zoning changes or subdivisions that have occurred since the last amendment. Administrator Muetz stated there have been six such changes since the last update.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of approving and publishing the official Zoning Map of the Village of Gurnee.

Roll call,

AYE: 5- Garner, O'Brien, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 1- Balmes
Motion Carried.

3. Approval of Ord. 2026 – 11 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).

Administrator Muetz stated 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 9:00am and 9:00pm. 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. Administrator Muetz stated the Casey's at Hunt Club and Gages Lake Road meets the requirements related to building size, commercial kitchen, etc. and again has applied for a Class 16 license. The Police Department has reviewed and found nothing to preclude issuance. Administrator Muetz stated ten emails were received related to the request. Nine were against, one was for. The Board also received a letter from Kieth Owens which was included in the agenda packet.

Discussion:

Trustee O'Brien stated he read all the emails and viewed comments made on social media. He stated he checked with the Gurnee Police Department related to tobacco compliance checks. He stated there were four violations over the past year with none related to Casey's. Trustee O'Brien stated he also asked if there were any issues with the BP station at Washington and Hunt Club, which has a church and two senior facilities near it, selling alcohol. The Police Department reported no issues.

Trustee Thorstenson thanked those that sent emails and spoke during Public Comment. She stated she sees no value to extend alcohol sales to the business.

Scott Frazer, Casey's District Manager, requested to share information with the Village Board. Mr. Frazer stated the location was constructed in compliance with the Class 16 regulations. He then reviewed building features and how alcohol sales would function at the store. He stated they only want to sell cases of beer at the store and has had no issues with compliance checks at the facility. He stated the location trains all new hires, which are all Bassett certified. Mr. Frazer stated the goal is to be a good neighbor to the area and shared some examples of Casey's response to resident concerns. He stated numerous customers ask when alcohol sales will begin with the store responding they will have to drive to a competitor down the road. Mr. Frazer concluded by stating he hopes the Village Board will give Casey's an opportunity to allow alcohol sales.

Sam Woodard, Casey's Region Director, stated he has had a lot of communication with Mr. Owens. Mr. Woodard shared an email from Mr. Owens dated November 24, 2025 in which Mr. Owens thanked him for addressing many of his concerns including landscaping, irrigation, trash collection and access drive parking.

Trustee Woodside stated this issue goes back a number of years with the residents not wanting a gas station at the location. He stated that issue has been settled and the current issue is the request for the liquor license. He stated the Village drafted the most restrictive ordinance in Lake County as it relates to gas station alcohol sales. He stated gas stations selling alcohol is commonplace in many other communities. Trustee Woodside stated a gas station very close was allowed a license, which creates a competitive disadvantage. He stated allowing alcohol sales will not change the character of the establishment or the community and believes the request is reasonable.

Trustee Ross asked the store manager to speak to the comments made by the residents.

Skylar Howell, Gurnee Casey's Store Manager, stated she has been at the location since September 2024. Since that time improvements have been made. For example, she stated employees go outside three times a day to check for litter. Ms. Howell stated the team has been trained as it relates to alcohol sales and what is required. She stated expectations are high and residents should contact her with issues, not send an email to a corporate email address. Ms. Howell stated issues brought directly to her have been addressed and her desire is to work with the residents versus against them.

Trustee Ross stated the neighborhood wanted a commercial center that would have less of an impact on the area. She stated a gas station was allowed by right and she is unsure if characterization of the issues are real or overexaggerated. Trustee Ross stated she hopes if the request passes that Casey's is true to its word as it relates to working to be a good neighbor and addressing concerns.

Trustee Thorstenson stated she appreciates the additional information and store practices. She stated there is a history however that needs to be overcome.

It was moved by Trustee O'Brien, seconded by Trustee Woodside to add 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 - O'Brien, Woodside
NAY: 3 - Garner, Thorstenson, Ross
ABSENT: 1 - Balmes
Motion Failed.

4. Approval of Public Works Department's request to partner with BA Solutions for the submittal of a ComEd Instant Discount Incentive application for the purchase of 400 LED Street Lamps at a cost not exceeding \$22,000.00.

Administrator Muetz stated the Public Works Department has been researching options for the phased replacement of 434 cobra-head LED lamps that were originally installed in 2013. These lamps have fallen out of warranty and are approaching their 15-20 year serviceable lifespan. Staff has been working with BA Solutions who would work to obtain a ComEd Instant Discount Incentive for the Village that would cover approximately 90% of the purchase costs of the remaining 400 lamps. Administrator Muetz stated BA Solutions would apply for the incentives on behalf of the Village and supply the lamps and support on the included five year warranty period. The total project cost to purchase 400 new LED lamps is \$242,000 with the Village's portion after anticipated incentives being \$22,000. Administrator Muetz stated staff is requesting to enter into an agreement with BA Solutions for the project with a not to exceed cost to the Village of \$22,000. If the ComEd incentive is not received, the contract will be null and void and staff will return to the Village Board with a request to purchase a much smaller quantity of lamps at their full purchase price.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of Public Works Department's request to partner with BA Solutions for the submittal of a ComEd Instant Discount Incentive application for the purchase of 400 LED Street Lamps at a cost not exceeding \$22,000.00.

Roll call,

AYE: 5- Garner, O'Brien, Thorstenson, Woodside, Ross
NAY: 0- None
ABSENT: 1- Balmes
Motion Carried.

5. Approval of Public Works Department recommendation to award the 2026 Concrete Sidewalk Replacement Program to Schroeder & Schroeder, Inc. at a cost not to exceed \$300,000.00 (Extension of 2025 Joint Bid with Arlington Heights – 3% increase in cost).

Administrator Muetz stated over the past few years locating companies to bid on sidewalk concrete work has become increasingly difficult despite participating in joint bids with other communities. In 2025 Schroeder & Schroeder was awarded the sidewalk program. For 2026 Schroeder & Schroeder has offered a contract extension with a 3% increase. Administrator Muetz stated based on the continued increase in construction pricing, staff is of the opinion that the 3% increase is reasonable. The 2026 program will focus on Zone 2, which is the area generally in the center of the Village including Providence Oaks, Providence Village, South Ridge, Fairway Ridge, Heather Ridge, and Tri-State/CenterPoint Industrial Park. Administrator Muetz stated staff is recommending to move forward with Schroeder & Schroeder for the

2026 Sidewalk Program at a cost estimated at \$300,000.

It was moved by Trustee Garner, seconded by Trustee Ross to approve of Public Works Department recommendation to award the 2026 Concrete Sidewalk Replacement Program to Schroeder & Schroeder, Inc. at a cost not to exceed \$300,000.00 (Extension of 2025 Joint Bid with Arlington Heights – 3% increase in cost).

Roll call,

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

NAY: 0- None

ABSENT: 1- Balmes

Motion Carried.

**H. PUBLIC
COMMENT**

None.

Closing Comments

None.

Adjournment

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

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the meeting at 8:04 p.m.

**Selene Beltran,
Deputy Village Clerk**