

<div>MINUTES OF THE REGULAR MEETING OF THE GURNEE VILLAGE BOARD</div> <div>GURNEE VILLAGE HALL JUNE 2, 2025</div>	
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; Nick Leach, Village Engineer; Ryan Nelson, Information Systems Director; John Kavanagh, Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.
Roll Call	<div>PRESENT: 6- Woodside, Ross, Garner, O’Brien, Balmes, Thorstenson</div> <div>ABSENT: 0-</div>
Pledge of Allegiance	Mayor Hood led the Pledge of Allegiance.
<u>A. PUBLIC COMMENT</u>	None.
<u>B. APPROVAL OF CONSENT AGENDA</u>	<div>It was moved by Trustee Balmes, seconded by Trustee O’Brien to approve the Consent Agenda as presented.</div> <div><u>Roll call,</u> AYE: 6- Woodside, Ross, Garner, O’Brien, Balmes, Thorstenson NAY: 0- None ABSENT: 0- None Motion Carried.</div>
<u>C. CONSENT AGENDA / OMNIBUS VOTE</u>	<div>The Village Administrator read the consent agenda for an omnibus vote as follows.</div> <div><div>1. Approval of the minutes from the May 19, 2025 meeting.</div><div>2. Approval of granting six Class 9 Liquor Licenses and waiving the fees for the Exchange Club of Gurnee for:<ul style="list-style-type: none">Sounds of Summer concerts on June 12, June 26, July 10, July 24 and August 14, 2025; andGurnee Days on August 9 & 10, 2025.</div><div>3. Approval of Police Department request to purchase 55 chairs and 21 tables for the Police Department Community Room from the low proposer, National Business Furniture, at a cost of \$30,523.83.</div><div>4. Approval of Payroll for period ending May 16, 2025 in the amount of \$1,129,809.79.</div><div>5. Approval of Bills for the period ending June 2, 2025 in the amount of \$2,791,508.62.</div></div> <div>It was moved by Trustee Garner, seconded by Trustee Ross to approve the Consent Agenda for an omnibus vote as read.</div> <div><u>Roll call,</u> AYE: 6- Woodside, Ross, Garner, O’Brien, Balmes, Thorstenson NAY: 0- None ABSENT: 0- None Motion Carried.</div>
<u>D. PETITIONS AND COMMUNICATIONS</u>	<div>1. Approval of Proclamation designating June 12, 2025 as Women Veterans Recognition Day in the Village of Gurnee.</div> <div>Mayor Hood summarized the Proclamation.</div>

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of a Proclamation designating June 12, 2025 as Women Veterans Recognition Day in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

2. Recognition and distribution of Hometown Heroes Banners.

Jim Huisel, Service Officer with the Gurnee American Legion Post 771, along with Mayor Hood presented the banners for the following veterans:

- 1. Ad Neal, Army, 1944-1946
- 2. Alain H. Oller, Air Force, 1973-1978
- 3. Allen J. Lynch, Medal of Honor Recipient: Army, 1964-1969
- 4. Brian Reeder, Navy, 1964-1986
- 5. David Alan Carrick, Navy, 1976 - 1988
- 6. David B. Thomas, Marines, 1974- 1994
- 7. David Michael Kelley, Army, 2009 - 2014
- 8. Diane R. Summers, Army, 1977-1983
- 9. Edward T. Greene, Navy, 1980-2000
- 10. Euriel Wagner, Marines, 1992-2013
- 11. Evan McCarthy, Marines, 2014-2018
- 12. Greg Williams, Navy, 1985 - 2009
- 13. Hariom Patel, National Guard, 2021-2024
- 14. Helen Hayner, Army, 1944-1945
- 15. Henry Crowley, Army Air Force, 1943-1945
- 16. Jalin Wagner, Army National Guard, 2017-Present
- 17. John Losch II, Army, 1997 - 2018
- 18. Joseph C. Barrera, Army, 1987-1992
- 19. Louie E. Summers, Jr., Army, 1975-1996
- 20. Michael F. Balmes, Air Force, 1966-1970
- 21. PFC Geoffrey Morris (Gold Star Designation), Marines, 2003-04
- 22. Thomas Spino, Army, 2013-2025
- 23. Timothy Lavris, Marines, 1981-1985
- 24. William E. Oller, Army, 1972-1994

Each participant or a family member/representative of the participant was presented their banner and provided an opportunity speak. Those who spoke thanked the Village and all that have served for their efforts to protect freedom and democracy.

3. Presentation of Police Traffic Enforcement Awards for the calendar year 2024:

Chief Smith introduced Mr. Ari Briskman, Board Member for the Alliance Against Intoxicated Motorists. Mr. Briskman briefly spoke about the importance of these awards and the devastating impact driving under the influence can have on people.

Chief Smith and Mayor Hood presented the awards to each recipient.

a. Alliance Against Intoxicated Motorists D.U.I. Award:

- | | |
|--------------------------|--|
| Officer Jared de Seife | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Molly Ischkum | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Anthony Kiefer | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Aleigha McNulty | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Karla Osorio | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Michael Taylor | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Robert Vasquez | 10th DUI Arrest - Cumulative Milestone Pin |
| Officer Zackery Hrdlicka | 25th DUI Arrest - Cumulative Milestone Pin |

b. Gurnee Police Department Traffic Enforcement Award:

- | | |
|-------------------------|--------------------|
| Officer Robert Vasquez | 1st Time Recipient |
| Officer Patrick Koutris | 2nd Time Recipient |

4. Presentation of Gurnee Police Officer of the Year Award to K9 Officer Thomas Yencich and Police Civilian of the Year Award to Communications Operator Howard Thomas.

Deputy Police Chief Gaughan spoke briefly about the achievements of each recipient and then presented each their award.

Communications Operator Thomas and Officer Yencich both introduced their families in attendance and thanked all that came out to the meeting in support.

5. Presentation by Community Engagement Coordinator Matt Trujillo – Small Business Capital Grant (SBCG) Program Update and Proposed Transformational Grant recipients.

Community Engagement Coordinator Matt Trujillo reviewed a PowerPoint presentation related to the Small Business Capital Grant Program and Proposed Transformational Grant recipients. Information shared included:

Small Business Capital Grant Breakdown:

- Businesses Awarded: 56
- Business type by breakdown
 - Restaurants: 19
 - Retail: 14
 - Building Owners: 10
 - Entertainment: 3
 - Hotels: 5
 - Manufacturing: 5
- Total Impact Grants paid out: \$629K
- Total Impact Grants awarded: \$629K
- Total Transformational Grants paid out: \$100K
- Total Transformational Grants awarded: \$400K*
 - *Includes the proposed transformational grants
- Approximate project investment into community: \$5.4 million

Next, Coordinator Trujillo reviewed Impact Grant projects and awards since Fiscal Year 2022:

- FY 2022: 16 projects totaling \$132,902.84.
- FY 2023: 17 projects totaling \$148,132.31.
- FY 2024: 18 projects totaling \$161,832.23.
- FY 2025: 18 projects totaling \$186,616.55.
- Total amount awarded to date is \$629,483.93.

Coordinator Trujillo then reviewed Transformational Grant projects and awards since April 2023:

- April 2023: Two grants awarded. One withdrawn.
- April 2024: Two grants awarded.
- October 2024: Two grants awarded.
- Total amount awarded to date is \$250,000.

Next, Trujillo highlighted four projects that participated in the grant program. This included:

- Northern Lights Crossings partnered with Ryse Athletics to improve and expand its fitness center by adding a basketball gym and additional workout facilities. To create a more functional training environment, they removed smaller offices, maximizing the available workout space.
- Cali Nails moved their operations next door to the larger Suite B and completed a full tenant finish that had a total project budget of \$120,000, which included plumbing, electric, bathroom renovation and HVAC. The completed project now gives them an updated and modern nail salon.
- Royal Thai has installed a new front door to replace the old one, which had several issues. This upgrade provides a fresh and inviting welcome for customers entering the restaurant. Additionally, they have installed a new refrigeration unit for their walk-in refrigerator.
- Destino Ristorante has completed improvements in sound, security and flooring at their new location in Saratoga Square. This new Italian restaurant serves lunch, dinner and can host group events.

Current efforts related to promoting the program include:

- Targeted mailings sent to the property owners in the East Grand Corridor, shopping centers and independent restaurants.

- Continue outreach to new qualifying businesses in the area.
- Continue to work with current applicants to secure funding.
- Consistently highlighting SBCG grant award recipients when possible.

Coordinator Trujillo next reviewed the Spring 2025 Transformational Grant Award recommendations. Eight applications were reviewed by a committee, which included Trustee Thorstenson, Planning and Zoning Board Chairman Sula, Gurnee Chamber of Commerce Board Member Nick Phillips and village staff. The grant application window was open from April 1st to April 30th for Fiscal Year 2026. All three recommended projects in this round are Gurnee hotels and include:

- Hampton Inn located at 5550 Grand Avenue: The focus of the project will be further improvements to the parking lot. The proposed budget for this project is \$177,800, which will allow for milling and repaving (rather than just resurfacing) of the parking lot. This parking lot experiences significant traffic as it serves as an entrance and exit to Dilleys Road for several businesses located at the northeast corner of Dilleys and Grand Avenue. This improvement will make a lasting impact on the guest experience for the hotel and others that are shopping and dining in that area.
- La Quinta Inn & Suites located at 5688 Northridge Drive: The focus of the project will be exterior improvements including stucco along with large format tiles, updated lighting and a new channel letter sign design. The project budget for the proposed improvements is \$450,000.
- Super 8 Gurnee located at 5520 Grand Avenue: The focus of the project will include a full roof replacement, the installation of new heating and cooling units in all 80 guestrooms and a significantly redesigned front entrance featuring automatic double doors. This new entrance will replace the existing single pedestrian door and will create a more welcoming façade for the hotel. Additionally, it will provide an ADA-compliant entrance, ensuring that all customers can easily and safely access the lobby and their rooms.

Coordinator Trujillo concluded the presentation by thanking the Village Board and offering to answer any questions.

E. REPORTS

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Approval of Ord. 2025 – 45 authorizing the execution of a Small Business Capital Investment Grant Agreement with MAA Krupa Hotels LLC dba Hampton Inn for property located at 5550 Grand Avenue, Gurnee.

Administrator Muetz said the Hampton Inn’s 2025 Transformational Grant application is continued work on the parking lot including milling and repaving (instead of just resurfacing). He stated this parking lot sees a fair amount of traffic due to its use as an ingress/egress to Dilleys Road for several businesses at the northeast corner of Dilleys and Grand Avenue. The budget for this work is estimated \$177,800, with the Village contributing \$50,000 if the grant award is approved.

Trustee Thorstenson thanked Coordinator Trujillo for his work on the program. She also thanked the Village Board for reinventing in Gurnee businesses. She continued to state that she was pleased to see the hotels make additional investments with the assistance of the Village.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of Ord. 2025 – 44 authorizing the execution of a Small Business Capital Investment Grant Agreement with MAA Krupa Hotels LLC dba Hampton Inn for property located at 5550 Grand Avenue, Gurnee.

Roll call,
AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

2. Approval of Ord. 2025 – 45 authorizing the execution of a Small Business Capital Investment Grant Agreement with Mahakaalika LLC dba La Quinta Inn & Suites for property located at 5688 Northridge Drive, Gurnee.

Administrator Muetz said La Quinta's 2025 Transformational Grant application is related to exterior improvements stucco, large format tiles, updated lighting and new channel letter sign design. The project budget for the proposed improvements is \$450,000. The Village will contribute \$50,000 if the grant award if is approved.

Trustee O'Brien asked about the timing of the project. Coordinator Trujillo said current interior renovation will take until fall. With this being exterior work it will not begin until Spring 2026.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve of Ord. 2025 – 45 authorizing the execution of a Small Business Capital Investment Grant Agreement with Mahakaalika LLC dba La Quinta Inn & Suites for property located at 5688 Northridge Drive, Gurnee.

Roll call,
AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

3. Approval of Ord. 2025 – 46 authorizing the execution of a Small Business Capital Investment Grant Agreement with Shree Tulia Corporation dba Super 8 Gurnee for property located at 5520 Grand Avenue, Gurnee.

Administrator Muetz said the Super 8's 2025 Transformational Grant application includes a full roof replacement, replacement of heating/cooling units in all of the 80 guestrooms and a new front entrance design with automatic double doors, which replaces the current single pedestrian door. The budget for this work is estimated at \$195,126, with the Village contributing \$50,000 if the grant award is approved.

It was moved by Trustee Garner, seconded by Trustee Woodside to approve of Ord. 2025 – 46 authorizing the execution of a Small Business Capital Investment Grant Agreement with Shree Tulia Corporation dba Super 8 Gurnee for property located at 5520 Grand Avenue, Gurnee.

Roll call,
AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

4. Approval of Ord. 2025 – 47 authorizing the execution of a Professional Services Agreement with Civiltech for design engineering services for the Fuller Road Reconstruction Project.

Administrator Muetz said the FY 25/26 Approved Budget includes funding for design and plan preparation for Fuller Road. He stated the public heavily uses Fuller Road as it connects two main east-west Lake County thoroughfares. The 1.2-mile stretch of roadway has served the Village of Gurnee since its incorporation nearly 100 years ago and, for the most part, remains largely unchanged during that time. Muetz stated the proposed project will include reconstructing the roadway with new pavement and potential slight realignment, replacing aging cast iron watermain and storm water modifications. Furthermore, the project will include the installation of pedestrian paths where none currently exists. Muetz stated before any improvements can take place, the project must be designed and plans developed. In April, the Village issued a request for qualifications to 12 engineering firms and shortlisted three for interviews. Civiltech Engineering, Inc. emerged as one of the top

	<p>candidates based on their qualifications and interview performance. Muetz stated Civiltech has been around for approximately 35 years with its primary focus on transportation and civil engineering. The firm has offices in Milwaukee and Chicago. Staff has negotiated a professional services agreement with Civiltech in an amount not to exceed \$500,000.</p> <p>It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Ord. 2025 – 47 authorizing the execution of a Professional Services Agreement with Civiltech for design engineering services for the Fuller Road Reconstruction Project.</p> <p><u>Roll call,</u> AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson NAY: 0- None ABSENT: 0- None Motion Carried.</p> <p>5. Approval of issuing a one Class 8 Liquor License to Elliot Khayat to operate Ten Hotel and Residences located at 6161 W. Grand Avenue, Gurnee (formerly the Holiday Inn).</p> <p>Administrator Muetz said Khayat Enterprises closed on the former Holiday Inn the week of May 12th. In conjunction with the transfer of the property to new owners and the planned renovations, Elliot Khayat has applied for a Class 8 Liquor License. Mr. Khayat currently holds two Class 1 licenses (Primo's and Lola's). The Police Department conducted a cursory review and found no issues.</p> <p>It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of issuing a one Class 8 Liquor License to Elliot Khayat to operate Ten Hotel and Residences located at 6161 W. Grand Avenue, Gurnee (formerly the Holiday Inn).</p> <p><u>Roll call,</u> AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson NAY: 0- None ABSENT: 0- None Motion Carried.</p>
<u>H. PUBLIC COMMENT</u>	
Jennifer Dorr 6991 Bradley Dr. Gurnee, IL	<p>Mr. Dorr stated she is upset about Puff City Smoke Shop being located close to the Woodland Middle School and the Warren Township High School Almond Campus. She said she is surprised and disappointed by the location and questioned if there was opposition to it. Ms. Dorr stated there is a place for smoke shops and this is not the correct place.</p> <p>Mayor Hood stated the location is outside of the Village's corporate limits. He stated Lake County is responsible for licensing and allowing the business to locate there.</p>
Closing Comments	None.
Adjournment	<p>It was moved by Trustee Balmes, seconded by Trustee Garner to adjourn the meeting.</p> <p><u>Voice Vote:</u> ALL AYE: Motion Carried.</p> <p>Mayor Hood adjourned the meeting at 8:12 p.m.</p>
Andrew Harris, Village Clerk	