

MINUTES OF THE PUBLIC HEARING

Public Hearing to consider a rebate of sales tax, up to \$1,000,000 over a term of up to five years, generated by a proposed vehicle dealership operated by Elite Motors Inc. dba CarWise at 6460 Gurnee Mills Circle West, Gurnee.

**GURNEE VILLAGE HALL
AUGUST 5, 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; 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; Ellen Dean, Economic Development Director; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

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

ABSENT: 0- None

Mayor Hood stated this was a Public Hearing to consider a rebate of sales tax, up to \$1,000,000 over a term of up to five years, generated by a proposed vehicle dealership operated by Elite Motors Inc. dba CarWise at 6460 Gurnee Mills Circle West, Gurnee.

Village Attorney Winter swore in audience members who planned to provide testimony at the Public Hearing.

Mayor Hood clarified that the swearing in applies specifically to those wishing to speak during the Public Hearing regarding Elite Motors Inc./CarWise.

Administrator Muetz stated Economic Development Director Dean would review the incentive proposal and that a representative of CarWise is in attendance to address any questions the Board may have.

Director Dean indicated that the former Saturn auto dealership at 6460 Gurnee Mills Circle West, near the entrance to Gurnee Mills, has been vacant since 2009 when Saturn ceased its operations. Elite Motors Inc. is the owner/operator of two preowned vehicle dealerships, Elite Motors in Waukegan and CarWise in Peoria. Elite Motors Inc. is under contract to purchase the former Saturn dealership site and, with Village assistance, to renovate it and relocate its Waukegan dealership to this site reopening it as CarWise Gurnee.

Director Dean shared that Elite began operations in 2004 in Mundelein and moved to its current location at 100 N. Green Bay Road, Waukegan in 2017 where it has expanded its footprint several times to accommodate a growing inventory of cars which now stands at 300-400 cars on any given day, with an average sales price of \$30,000.

Director Dean noted the visibility of the former Saturn dealership site near the entrance to Gurnee Mills. Elite has allocated a budget of \$1.3-\$1.65 million for the planned renovations which include repair / resealing of pavement, maintenance of existing landscaping and new plantings, re-skinning of ground signs and installation of new wall signage, repair / refurbishment of the building – interior and exterior and replacement of all lighting – interior and exterior – with LED. Director Dean shared renderings to demonstrate what some interior areas of the building might look like following renovation.

Director Dean explained that the structure as proposed is consistent with prior sales tax rebate agreements. It is performance-based, with no upfront funding. Revenue is treated as new to the Village given that the property has been vacant for 15 years. The structure is 50/50 sales tax sharing, up to a maximum of \$1 million or five years, whichever comes first. Per the agreement the CarWise dealership must open by June 30, 2025 and be operated at the location for a minimum of ten years. Year 1 of the five-year rebate will begin on May 1st following the opening of the

dealership or it can be deferred at Elite's option for up to 12-months in order to allow sales to mature.

Mayor Hood invited Dealer-Principal Steve Podolny to address the Board.

Mr. Podolny expressed his appreciation to the Board and stated he looks forward to being part of the Gurnee community. Mr. Podolny stated that he has been considering the Saturn site for about a year and decided the time was right as Elite's lease in Waukegan is nearing an end.

Mayor Hood inquired if there were members of the public who wished to speak to this topic.

Shawn Depke
13357 Chaplin St.
Wadsworth, IL

Mr. Shawn Depke indicated that this site has been an eyesore for a long time and he has no problem with the dealership going there but he is opposed to the \$1 million rebate.

Steve Kailan
997 Castlewood Ct.
Gurnee, IL

Attorney Winter swore in Mr. Steve Kailan, who referenced an example of a car dealership receiving a rebate and then relocating to a different community when it expired. For that reason, he stated he is opposed.

Trustee Thorstenson noted appreciation for Mr. Podolny's familiarity with Gurnee Mills and the positive experience leading him to bring his business to Gurnee. She expressed that it will be great to see this property, 15 years vacant, reoccupied. She inquired about overflow parking and customer satisfaction standards and procedures.

Mr. Podolny responded that the Saturn lot fits about 400 cars which they anticipate to be adequate without the need for overflow. Regarding customer complaints, he indicated that some review sources are more reliable than others. He noted that the Waukegan location is rated 4.5 out of 5.0 on Google reviews.

Trustee Thorstenson inquired whether there are corporate goals set for customer satisfaction.

Mr. Podolny responded that Elite's goal is to be rated at least 50% better than average on Cars.com, DealerRater, Carfax, CarGurus and Google. Personnel are compensated based on that standard.

Mayor Hood noted that this matter will be considered at the regular board meeting.

Trustee Balmes, motioned, seconded by Trustee Garner, to recommend the approval of a rebate of sales tax, up to \$1,000,000 over a term of up to five years, generated by a proposed vehicle dealership operated by Elite Motors Inc. dba CarWise at 6460 Gurnee Mills Circle West, Gurnee.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

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 7:00 p.m.

Andrew Harris,
Village Clerk

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

**GURNEE VILLAGE HALL
AUGUST 5, 2024**

Call to Order

Mayor Hood called the meeting to order at 7:03 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; Ellen Dean, Economic Development Director; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

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

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- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson

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 July 15, 2024 meeting.
2. Approval of Res. 2024 -04 establishing certain property of the Village of Gurnee to be surplus (Public Works Department Units #277).
3. Approval of Engineering Division's recommendation to award the Rudd Court watermain improvement project to the low bidder, IHC Construction Companies, LLC, at a cost of \$156,993.00.
4. Approval of Engineering Division's recommendation to award the O'Plaine Road Sidewalk Path at Kings Way North project to the low bidder, Alliance Contractors, Inc., at a cost of \$167,639.00.
5. Approval of Engineering Division's recommendation to award three Miscellaneous Drainage Projects – Alternate Bid to the low bidder, Campanella & Sons, at a cost of \$123,721.70.
6. Approval of Public Works Department recommendation to award the Lee Avenue Generator Replacement Project to the low bidder, Midwest Power Industry, at a cost of \$30,132.51.
7. Approval of request for Deputy Chief Gaughan and Sergeant Bendler to attend the 2024 International Association of Chiefs of Police conference and exposition in Boston, MA from October 18 – 22, 2024 at an estimated cost of \$5,200.00.
8. Approval of request for Public Works Director Heather Galan to attend the 2025 Midwest Advanced Public Service Institute conference in St. Joseph, MI from April 13 - 16, 2025 at a cost not to exceed \$1,260.00.
9. Approval of Payroll for period ending July 12, 2024 in the amount of \$1,061,999.99.
10. Approval of Payroll for period ending July 26, 2024 in the amount of \$1,053,660.29.
11. Approval of Bills for the period ending August 5, 2024 in the amount of \$3,127,632.48.

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

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

C. PETITIONS AND COMMUNICATIONS

1. Approval of Proclamation honoring Kathy Blair for being selected the 2024 Gurnee Days Honoree.

Mayor Hood summarized the Proclamation.

It was moved by Trustee Ross, seconded by Trustee Woodside to approve of a Proclamation honoring Kathy Blair for being selected the 2024 Gurnee Days Honoree.

Voice Vote: ALL AYE: Motion Carried.

2. Administration of Oath of Office for the promotion of Police Officer Marcos Gomez to Police Sergeant.

Chief Smith spoke briefly about Officer Marcos Gomez and his accomplishments. Mayor Hood then administered the oath of office. Sergeant Gomez spoke briefly introducing his family and thanking everyone that has provided him support during his career.

D. REPORTS

None.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2024 - 55 granting Special Use Permits and a Variation pursuant to the Gurnee Zoning Ordinance for a Used Auto Dealership on property located at 6460 Gurnee Mills Circle West.

Administrator Muetz said Elite Motors, dba CarWise, is under contract to purchase the former Saturn dealership at 6460 Gurnee Mills Circle West, which has been vacant since 2009, for relocating its Waukegan dealership and operating it under the CarWise brand. The proposed use complies with all the use standards required for dealerships with outdoor storage. Exterior modifications include building rehab, parking lot repair, landscaping improvements and new signage and lighting. A Special Use Permit (SUP) for the dealership with outdoor inventory and display is needed as the prior SUP for the site expired. The SUP for the interior lighting levels is required, as the petitioner has proposed to exceed 15-foot candles during operating hours. Administrator Muetz stated the proposal calls for a maximum of 49.7 foot-candles during operating hours, mainly by the display areas long Gurnee Mills Circle West. The variance is required, as the security, lighting levels will exceed six-foot candles. The site will have a maximum of 14.9 foot-candles during closing hours, mainly around the entrance canopy. The lighting levels are requested to improve the level of security on the site. Muetz stated it is important to note the requested levels are lower than some other dealerships in the Village that have received SUPs. The Planning & Zoning Board reviewed the requests and is forwarding a favorable (7-0) recommendation on them.

It was moved by Trustee Thorstenson, seconded by Trustee O'Brien to approve of Ord. 2024 -55 granting Special Use Permits and a Variation pursuant to the Gurnee Zoning Ordinance for a Used Auto Dealership on property located at 6460 Gurnee Mills Circle West.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2024 -56 approving a Sales Tax Rebate Agreement between the Village of Gurnee and Elite Motors Inc., an Illinois corporation dba CarWise.

Administrator Muetz stated this item was discussed during the 6:45 p.m. Public Hearing. He provided a summary of the agreement, which includes:

- CarWise opens for business (“commence Redevelopment”) no later than June 30, 2025
- CarWise commits to operating a vehicle dealership at the location for a minimum of 10 years
- Village agrees to rebate on an annual basis 50% 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 \$1,000,000
- Maximum Term of five (5) years
- Rebate begins May 1 following the opening of the dealership. Alternatively, Elite at its option may defer the start of the rebate for up to one year in order to get the dealership established. The term remains at five years in either scenario.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of Ord. 2024 - 56 approving a Sales Tax Rebate Agreement between the Village of Gurnee and Elite Motors Inc., an Illinois corporation dba CarWise.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2024 - 57 authorizing the execution of an Intergovernmental Agreement regarding loans for LakeComm transition and startup expenses.

Administrator Muetz said LakeComm has been established and had its first formal meeting on July 30th. As of July 1st, 22-member agencies, representing 26 public safety departments, have approved the intergovernmental agreement joining LakeComm and therefore committing to consolidating dispatch services to the consortium. Muetz stated as LakeComm works to hire employees, secure contracts, etcetera, it will need funding. Membership fees are not expected to begin until LakeComm is operational in mid-2025 and at that time, it is not anticipated that all agencies will transfer services at once. Rather, entities will be transferred in phases over time and the associated membership fees will follow-suit. As such, “start-up funding” to get the organization up and running is needed.

Administrator Muetz said to date, three entities have stepped up and stated they can provide start-up funding in the form of interest-free loans. Gurnee via the Northeast Lake County Consolidated Emergency Telephone Systems Board (NLCC-ETSB), Vernon Hills and Lake County are those three entities (referred to as “lenders”). Included in the FY 24/25 NLCC-ETSB Approved Budget is a \$1 million expenditure, which was anticipated to be a loan to LakeComm. The NLCC-ETSB would transfer this funding to the Village, which would then forward it to LakeComm. The funding will be paid back over a period of 8 years and be interest free. LakeComm will start to repay any start-up funding beginning no later than April 30, 2027. Funding will be requested in \$1 million increments in a sequence outlined in the agreement. Muetz provided a summary of the agreement, which includes:

- Sequencing of Lenders: Vernon Hills, Gurnee, Vernon Hills, Gurnee, Lake County, Lake County
- Interest free
- Maximum of \$2 million per lender
- Eight-year pay back
- Pre-payment of loan an option if cash flow allows
- Regular financial reporting from LakeComm

Trustee Woodside thanked everyone involved and said this is a big deal with years of hard work.

Mayor Hood said he agrees with Trustee Woodside and thanked Lake County for providing funding used to construct the new Regional Operations Center in Libertyville, which will include LakeComm.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of Ord. 2024 - 57 authorizing the execution of an Intergovernmental Agreement regarding loans for LakeComm transition and startup expenses.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Res. 2024 - 05 requesting the Bureau of Indian Affairs (BIA) prepare an Environmental Impact Statement and impose appropriate stormwater regulations as part of the consideration of the Land into Trust application submitted by the Menominee Indian Tribe of Wisconsin.

Village Attorney Winter said a casino project is proposed within the Des Plaines River watershed in Wisconsin. The Village of Gurnee is impacted by Des Plaines River flooding. The Menominee Indian Tribe of Wisconsin has applied to the Federal Bureau of Indian Affairs to have title of certain property transferred from private ownership, currently subject to state wetland and local stormwater regulations, to the United States. Attorney Winter stated upon transfer, the property is no longer directly subject to state and local regulatory authority including wetland stormwater management regulations. This Resolution authorizes the Mayor and staff to request the Bureau of Indian Affairs to prepare an Environmental Impact Statement and impose appropriate stormwater regulations as part of the consideration of the "land-into-trust" application submitted by the Menominee. Attorney Winter stated the Village is impacted by Des Plaines River flooding. Therefore, it is important that development north of Gurnee follow the appropriate regulations.

It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve of Res. 2024 -05 requesting the Bureau of Indian Affairs (BIA) prepare an Environmental Impact Statement and impose appropriate stormwater regulations as part of the consideration of the Land into Trust application submitted by the Menominee Indian Tribe of Wisconsin.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of Public Works Department recommendation to award the outdoor material bin replacement project to the low bidder JJ Henderson at a cost of \$811,500.00.

Administrator Muetz said the outdoor material storage bin structure located at Public Works was built in the 1970s. Due to wear and tear and changes in operations over the years, the structure has reached a point where it needs replacement. Public Works had plans designed and included funding in the FY 23/24 Budget. The bids received were higher than what was included in the budget at that time. As a result, the project was delayed. Following discussion, funding in the amount of \$900,000 was included in the FY 24/25 Approved Budget. Public Works set a bid date of July 25th for the project. Six bids were received by this date ranging from \$811,500 to \$1,040,000. JJ Henderson was the low bidder. The Village has worked with JJ Henderson over the years and is confident in its ability to complete the project. As such, staff recommends the work be awarded to it.

It was moved by Trustee Ross, seconded by Trustee Balmes to approve of Public Works Department recommendation to award the outdoor material bin replacement project to the low bidder JJ Henderson at a cost of \$811,500.00.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

6. Approval of 2024 Trick or Treating hours – Sunday, October 27th from 2:00 – 5:00 P.M.

Administrator Muetz said annually the Village sets Trick or Treat hours based on a recommendation from the Police Department. The recommendation is for Sunday, October 27th from 2:00 – 5:00 pm.

Trustee Balmes said she sees no reason trick-or-treating cannot be held on Halloween with some hours being when it is dark out.

It was moved by Trustee Woodside, seconded by Trustee Garner to approve of 2024 Trick or Treating hours – Sunday, October 27th from 2:00 – 5:00 P.M.

Roll call,

AYE: 4- Woodside, Ross, Garner, Thorstenson

NAY: 2- O'Brien, Balmes

ABSENT: 0- None

Motion Carried.

G. PUBLIC COMMENT

Mayor Hood

Mayor Hood stated he appreciates the residents' concerns. He stated it is a difficult issue that the Village Board has not taken it lightly. He asked that speakers attempt to limit comments to three minutes so those who have not had the chance to speak do have the chance. Mayor Hood then reviewed voting requirements. He stated there needs to be four affirmative votes out of the five trustees on the text amendment and the Special Use Permit. He stated he has recused himself from the text amendment and is not allowed to vote on the Special Use Permit. This has been confirmed by the Village Attorney and an outside law firm. Mayor Hood said the items will be on the August 19th Village Board agenda. He stated each side would be provided 15 minutes to make a presentation. Public comment will take place after the vote is taken.

**Jorie Stuckwisch
987 Belle Plaine Ave.
Gurnee, IL**

Ms. Stuckwisch stated she was the spokesperson for the group opposed to locating a PADS shelter at the FairBridge Inn location. She then asked those in attendance that are opposed to a PADS shelter to raise their hand. She stated she opposes this location and asked the Board to consider those that live in the area. She shared her understanding of the proposed operation and concerns related to daycares, schools, bus stops and general safety. She stated during the Planning & Zoning Board (PZB) meeting PADS stated this may not be the right location, but it is the right people.

**Erica Fishman
1814 Indiana St.
Waukegan, IL**

Ms. Fishman stated she lives in Waukegan near a PADS facility and other shelter facility. She shared her negative experiences living near these facilities. She stated there is no accountability and promises that were made have not been fulfilled. She stated there are constant issues and calls to the Police. She does not want the same thing to happen in Gurnee.

**Becky Kotsinis
907 Belle Plaine Ave.
Gurnee, IL**

Ms. Kotsinis thanked the Board. She then reviewed Special Use Permit standards and the PZB vote. She quoted various Village documents such as the Zoning Ordinance and Comprehensive Land Use Plan. She stated concerns that if the proposal were approved there would be only two fixed-site shelters for all of Lake County.

**Lori Isaacson
1418 Deer Run
Gurnee, IL**

Ms. Isaacson stated no one has said this is a good location. She stated it will endanger the community and that a more suitable property should be identified. She then offered a few other sites where she believes it could be located.

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

Mr. Owens discussed the Trustee's perspective and role in this process, fear of unknowns and knowns and the impact to the area among other things. He stated more information needs to be shared and urged transparency and effective communication.

**Jessica Albers
4125 Charles Ave.
Gurnee, IL**

Ms. Albers stated she is a bus driver for the Gurnee Park District and Gurnee District 56. She shared concerns about the proximity of the proposal to Gurnee Days. She stated this is the wrong location for the proposal.

Steve Kailan 997 Castlewood Ct. Gurnee, IL	Mr. Kailan stated he is against the proposal and that non-residents should not be allowed to speak to it.
Emily Baugh 6125 Murifield Dr. Gurnee, IL	Ms. Baugh stated PADS is reliable and supported by other reliable partners. She shared her experience volunteering at PADS, stating she was not afraid during these times. She stated the unhoused need help and encouraged the Board to lead with courage.
Luke McFadden 535 George Ave. Waukegan, IL	Mr. McFadden stated he supports PADS. He stated he is familiar with it and they can be trusted. He stated the screening process works and that a fixed-shelter site is the next best step to better serve the homeless.
Regina Kelly Gurnee, IL	Ms. Kelly stated PADS has not been running the FairBridge Inn and rather has occupied at most 30% of the rooms. She stated it is intermittently used for overflow nightly stays. She stated there is no supervision currently, but that would change if the proposal is approved. She ended by stating not approving the proposal is approving the status quo.
Mike Morse 6079 Indian Trail Gurnee, IL	Mr. Morse stated PADS has programming in place to help address homelessness. He also stated that PADS has been in the area for decades through its use of churches.
Jeremy Schenk 2928 N. Cypress Pt. Waukegan, IL	Mr. Schenk stated he support PADS and understands the concerns. He stated he has volunteered at PADS and always felt safe. He stated a shelter is needed and urged the Board to consider facts rather than fear.
Linus Tomaitis 1029 Magnolia Ave. Gurnee, IL	Mr. Tomaitis expressed concerns about his family's safety. He stated he is against the proposal and if it is approved will move.
Liz Rivas 3414 Meadow Crest Gurnee, IL	Ms. Rivas expressed concerns about not being contacted by PADS about the proposal. She stated it needs to be more transparent. She stated concerns about overflow, the low-barrier approach and people not wanting help. She also expressed concerned about 90 people occupying 30 rooms.
Carissa Casbon 36659 N. Yew Tree Dr. Lake Villa, IL	Lake County Board District 7 Representative Casbon stated the County has allocated funding to two locations. She stated she has talked to a lot of people on both sides of the issue. She stated PADS has been very responsive to her and the proposed shelter will be responsive to the neighborhood. She stated she has reached out to those opposed to the shelter with no positive responses. She stated this proposal can change the County. Waukegan is willing help and she believes Gurnee should do the same. She concluded by stating the County has always supported Gurnee, now Gurnee needs to support the County.
Dave McCullin 1188 Blvd View Gurnee, IL	Mr. McCullin stated the FairBridge Inn should be addressed through code enforcement. He stated the fear that has been shared is real. He then shared examples of issues that have created fear in the area. He stated problems have existed in the area for the past four years. He stated PADS has not invested in the building since it has housed people there.
Lauren Fish 305 West St. Gurnee, IL	Ms. Fish stated she supports the PADS proposal. She stated the Board should focus on facts to make its decision, not feelings. She shared information related to real estate home sales and values around the proposed site, as well as a site in Evanston. She stated PADS will improve the appearance of the hotel and reiterated the Board should focus on facts.
Lauren Bugner 643 Lexington Sq. Gurnee, IL	Ms. Bugner stated she supports PADS and that volunteering for it is safe. She stated PADS will improve the area. The current hotel is unsafe and no other business is interested in it. She urged the Board to act now, rather than wait, on the opportunity that is before it.
Mark Hoselton 1601 Belle Plaine Ave. Gurnee, IL	Mr. Hoselton stated the neighborhood has changed and cited needed building and landscape maintenance in the area. He stated PADS will not improve the area and is not a good fit for the neighborhood. He stated he is concerned about children. He stated the area is referred to as ghetto Gurnee. He stated the shelter will not solve the problem and will just result in animosity in the area.

<p>Kiearrah Lawrence 1558 Auburn Ave. Gurnee, IL</p>	<p>Ms. Lawrence spoke in support of PADS. She stated this is an opportunity that should not be missed. She praised the PADS Executive Director highlighting his accomplishments and ability to improve the current situation. She concluded by stating this is a rare opportunity to have a direct impact.</p>
<p>Sue Simpson 33034 Forest Dr. Grayslake, IL</p>	<p>Ms. Simpson stated she is the former Warren Township Supervisor and has a lot of experience dealing with and providing assistance to the unhoused. She stated this was done without incident. She stated PADS has been a great partner and understands this is not an easy vote, but it is the right thing to do. She stated some concerns can be alleviated through conditions contained in the Special Use Permit.</p>
<p>Candace Stone 988 Belle Plaine Ave. Gurnee, IL</p>	<p>Ms. Stone stated this is the wrong location. She urged PADS to find another area. She expressed concerns about the proposed occupancy levels, area businesses and the impact on the Police Department. She stated this proposal will impact other areas of Gurnee as well.</p>
<p>Nary Powers 988 Belle Plaine Ave. Gurnee, IL</p>	<p>Ms. Powers stated she grew up in the area and it has changed. She said she has been harassed by the homeless in the neighborhood. She stated residents' opinions should matter more and believes this is the wrong location for a shelter.</p>
<p>Argeny Powers 988 Belle Plaine Ave Gurnee, IL</p>	<p>Ms. Powers stated people have not experience what she has. She is concerned there are not enough police officers to address the situation. She stated PADS is not managed properly and the location is bad. She said the issue is tearing the community apart and she is worried about safety.</p>
<p>Kenneth Gipson 988 Belle Plaine Ave Gurnee, IL</p>	<p>Mr. Gipson stated he is worried about his granddaughters' safety. He stated this is the wrong location and the Board should not support it.</p>
<p>Rachel Chenier 3445 Grandville Ave. Gurnee, IL</p>	<p>Ms. Chenier read a prepared statement supporting the PADS proposal. She stated she has seen the negative changes in the area, but believes this investment is a unique opportunity that will help the area.</p>
<p>Jason Lenzi 3659 Grandmore Ave. Gurnee, IL</p>	<p>Mr. Lenzi stated he support the proposal and views it as a win/win. He stated PADS oversight of the property will improve the appearance and safety of the property.</p>
<p>Jerry Laux 797 Waveland Ave. Gurnee, IL</p>	<p>Mr. Laux stated he operates Gurnee Garden Center and this is the wrong location for the proposal. He stated if this were approved it would be the end of Gurnee Garden Center. He stated he has been investing in his property for over 50 years. He also stated he watched the FairBridge being constructed and believes it to be subpar.</p>
<p>Greg Hurlbutt 588 N. Greenleaf St. Gurnee, IL</p>	<p>Mr. Hurlbutt stated he has volunteered at PADS, but this is the wrong location. He expressed concerns about 90 people occupying 30 rooms. He urged the Board to look out for residents and businesses. He offered to help PADS identify an alternate location.</p>
<p>Sage Robles</p>	<p>Ms. Robles referenced the Village's Strategic Plan and stated PADS can help achieve some of the initiatives. She urged the Board to take this into consideration. She stated <i>correlation</i> does not mean <i>causation</i>. She concluded with a story that involves little actions making big differences.</p>
<p>Mark Froseth 525 Prescott Ln. Gurnee, IL</p>	<p>Mr. Froseth stated PADS has the appropriate management and polices in place to address issues that have been mentioned. He stated PADS knows how to manage its clients and he supports the proposal.</p>
<p>Rose Froseth 525 Prescott Ln. Gurnee, IL</p>	<p>Ms. Froseth discussed the PADS screening process. She stated many shelters do not have security personnel in place and rather focus on managing the clientele. She stated homeless wander because they are unsheltered.</p>
<p>Michela Schenk 2928 N. Cypress Pt. Waukegan, IL</p>	<p>Ms. Schenk stated she has volunteered at PADS and felt safe and believes it has helped her grow as a person. She stated this will provide stability and help solve issues. She referenced the National Honor Society and its relationship with PADS.</p>

Marcus Schenk 2928 N. Cypress Pt. Waukegan, IL	Mr. Schenk stated he has assisted at PADS for the past six years. He stated accepting the proposal will support that which is needed for the homeless.
Benjamin Richards 18755 Old Plank Rd. Wildwood, IL	Mr. Richards stated there are rules that must be followed to be accepted into programs like PADS is proposing. He stated Libertyville has had multiple residential facilities in its community for decades. He stated PADS' work has extended and saved lives. He stated he supports the proposal.
Candice Reimholz 4757 Crest Ct. Waukegan, IL	Ms. Reimholz stated she believes the complaints that have been communicated will be addressed by PADS. She read a letter of support from Lake County States Attorney Eric Rinehart. She concluded by stating everyone has a right to speak and share their opinions despite what community they live in.
Nicholas McCullin 1188 Blvd View Gurnee, IL	Mr. McCullin stated this will not solve the problem. He stated a bigger facility is need, which has less of an impact on surrounding areas.
Shawn Depke 13357 Chaplin St. Wadsworth, IL	Mr. Depke stated residents and businesses do not want this. He stated the PZB is forwarding an unfavorable recommendation. The Village Board should do the right thing and stand up for the taxpayers. He stated he does not understand why the Village did not condemn the building years ago.
Liz Nelson 1605 Silvergate Ct. Gurnee, IL	Ms. Nelson stated she supports PADS proposal. She reviewed the criteria PADS used to select the site. She urged the Board to support the proposal.
Susan Squires 1098 Fuller Rd. Gurnee, IL	Ms. Squires stated she is excited to support PADS. She stated the issues in the area are not a result of PADS and reviewed the approximate number of rooms PADS has used annually at the FairBridge since 2020. She stated the operations in Waukegan are different from what is proposed in Gurnee.
Debbie Hoselton 1601 Belle Plaine Ave. Gurnee, IL	Ms. Hoselton stated she is concerned about the 20% of program participants that do not complete it and are removed from it. She is concerned about where these individuals end up. She shared information about her health issues, which she believes, are related to ETO emissions. She stated no kitchens will create a need for many volunteers to provide meals and pay for it. She stated the opposition is compassionate about the issue, stating it is a bad location.
Jodi McCullin 1188 Blvd View Gurnee, IL	Ms. McCullin stated she appreciates all the research people have conducted. She stated there are better locations for the proposal. She referenced a 2016 Urban Land Institute report. She expressed the need for more transparency.
Nahid Khumawala 1169 Waveland Ave. Gurnee, IL	Mr. Khumawala stated a need for more transparency. He urged the Board to work with area residents. He shared the reason he decided to live in his home. He stated residents should not have to beg and plead before the Board. He stated the opposition is compassionate and this is a bad location.
Doug Shear 1925 Madison Ave. Gurnee, IL	Mr. Shear stated the fears are real. He stated he hopes following the vote both sides can come together and get along. He stated people need to live without fear. He stated traffic is already a problem in the area and this proposal will not alleviate it.
	Mayor Hood closed the floor to public comment. He stated the proposal will be on the August 19 th agenda. He reminded those in attendance each side would be provided 15 minutes to make a presentation. Public comment will take place after the vote is taken. Mayor Hood stated information related to the number of votes need will be posted on the Village's website tomorrow.
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 10:32 p.m.

**Andrew Harris,
Village Clerk**