

<div>MINUTES OF THE REGULAR MEETING OF THE GURNEE VILLAGE BOARD</div> <div>GURNEE VILLAGE HALL NOVEMBER 17, 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; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Jeremy Gaughan, Deputy Police Chief; Jason Kalinowski, Police Commander.
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.
A. APPROVAL OF CONSENT AGENDA	<div>It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve the Consent Agenda as presented.</div> <div><div>Roll call,</div><div>AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson</div><div>NAY: 0- None</div><div>ABSENT: 0- None</div><div>Motion Carried.</div></div>
B. CONSENT AGENDA / OMNIBUS VOTE	<div>The Village Administrator read the consent agenda for an omnibus vote as follows.</div> <div><div>1. Approval of the minutes from the October 27, 2025 and November 3, 2025 meetings.</div><div>2. Approval of Res. 2025 – 11 establishing certain property of the Village of Gurnee to be surplus (Fire Department Units #1344 & #1397, Public Works Units #241, #254, #266, #271 & #272, Police Department Unit #179, and Community Development Department Units #302, #304, #306, #367 & #472).</div><div>3. Approval of Police Department request for Officer Corey White and Police Social Worker Rebecca Price to attend the Intro to Crisis/Hostage Negotiation Basic Course in Appleton, Wisconsin, from January 12–16, 2026 at an estimated cost of \$3,900.00.</div><div>4. Approval of Payroll for period ending October 31, 2025 in the amount of \$1,457,440.45.</div><div>5. Approval of Bills for the period ending November 17, 2025 in the amount of \$2,417,470.79.</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><div>Roll call,</div><div>AYE: 6- Woodside, Ross, Garner, O'Brien, Balmes, Thorstenson</div><div>NAY: 0- None</div><div>ABSENT: 0- None</div><div>Motion Carried.</div></div>
C. PETITIONS AND COMMUNICATIONS	<div>1. Administration of Oath of Office for the promotion of Fire Lieutenant Nick Perry to Fire Captain.</div> <div>Chief Kavanagh spoke about Lieutenant Perry and his accomplishments. Mayor Hood administered the Oath of Office. Newly appointed Battalion Chief Perry briefly spoke, thanking everyone in attendance.</div>

	<p>2. Administration of Oath of Office for the promotion of Firefighter/Paramedic Austin Malinski to Fire Lieutenant.</p> <p>Chief Kavanagh spoke about Firefighter/Paramedic Malinski and his accomplishments. Mayor Hood administered the Oath of Office. Newly appointed Lieutenant Malinski briefly spoke and thanked everyone in attendance.</p> <p>3. Distribution of Hometown Heroes Banners.</p> <p>Mayor Hood then provided an overview of the Hometown Heroes Banner Program and invited those who participated to come up and receive their banner.</p> <p>Jim Huisel, Service Officer with the Gurnee American Legion Post 771, along with Mayor Hood presented the banners to:</p> <p>Each participant or a family member/representative of the participant was presented with their banner and provided an opportunity to speak.</p>
<u>D. REPORTS</u>	None.
<u>E. OLD BUSINESS</u>	None.
<u>F. PUBLIC COMMENT</u>	None.
<u>G. NEW BUSINESS</u>	<p>1. Approval of Ord. 2025 – 78 granting a Special Use Permit for an Electronic Message Board Sign pursuant to the Gurnee Zoning Ordinance for 720 Milwaukee Avenue (Primo Italian American Cuisine).</p> <p>Administrator Muetz said Primo Italian American Cuisine restaurant currently has two existing monument signs. It appeared before the Planning & Zoning Board on October 22nd proposing the addition of a third sign, which would include an electronic message board (EMB). The PZB did not support the third sign and rather suggested one of the existing monument signs be converted to include an EMB if that was the restaurant’s desire. Primo subsequently withdrew the request for a third sign and requested conversion of the existing sign along Route 21. He stated the EMB portion is 24 square feet (ALEC is 28 square feet by comparison). The sign will be 10.8’ tall with the bottom an aluminum cabinet with wood lattice accent panels, the middle the EMB and the top an aluminum cabinet with a mix of push-thru copy for “PRIMO” and routed and backed-up copy for “STEAK”. The ground area surrounding the base will have landscaping and the sign will be setback 10’ from the property line. Administrator Muetz reminded the Board that EMB signs require a Special Use Permit and are subject to nine restrictions which are outlined in the staff memo. The PZB is forwarding a unanimous favorable recommendation.</p> <p>It was moved by Trustee O’Brien, seconded by Trustee Thorstenson to approve of granting a Special Use Permit for an Electronic Message Board Sign pursuant to the Gurnee Zoning Ordinance for 720 Milwaukee Avenue (Primo Italian American Cuisine).</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>2. Approval of Ord. 2025 – 79 granting a Special Use Permit for a car wash pursuant to the Gurnee Zoning Ordinance for 7340 Route 132 (Dream Clean Car Wash).</p> <p>Administrator Muetz stated Dream Clean Car Wash is seeking a Special Use Permit (SUP) for the operation of a car wash on the vacant parcel located at 7340 Grand Avenue. The subject property is Zoned C-2 and a car wash requires a Special Use Permit. He stated Dream Clean currently operates seven regional carwash businesses and is currently expanding in northern Illinois. The site has unincorporated residential to</p>

the north and east. The proposal was before the Planning & Zoning Board on October 22nd. Administrator Muetz stated highlights of the development include 5,700 square foot buildings, three car wash lanes, bail out lane after the pay station, 16 vacuum stalls and daily operations from 8:00 a.m. until 8:00 p.m. with an estimate of 400 cars washed daily. At the PZB meeting, three nearby residents expressed concerns related to traffic, noise, and lighting. Following testimony, the PZB is forwarding an unfavorable (2 aye – 3 nay) recommendation.

Administrator Muetz stated following the meeting Dream Clean submitted two additional pieces of information related to resident concerns. The first was an enhanced site plan showing where vehicles will queue if the vehicle demand exceeds the required stacking area. He stated the plan shows the ability to stack 36 vehicles before it interferes with access to the bank. The second piece of information was a Traffic Summary memo from KLOA traffic engineers. The memo compares the current users at the site with the originally proposed users. The study states that Peak Hour traffic will be significantly less than the original plan on weekday mornings, slightly less than original plan on Saturday midday, but moderately higher during weekday evenings.

Community Development Director David Ziegler added that due to the negative recommendation from the PZB, there needs to be four affirmative votes for the SUP to be approved. He stated some of the residents' concerns have been discussed with the overall site developer. The developer has agreed to install a multi-way stop sign to calm traffic, lane striping, and some additional landscaping.

Craig Krandel, Zukowski, Rogers, Flood & McArdle law firm, stated staff summarized the request adequately. He stated they have attempted to address resident concerns. He stated the concerns are related more to the overall development of the site verses the car wash itself.

Mr. Krandel reviewed a presentation that provided history of the company, their desire to be part of the community, environmental efforts, site design/layout, building aesthetics and additional information since the PZB meeting. This information included additional stacking capacity. He stated during time when the wash would be at capacity staff would assist with directing drivers and could increase the speed of the car wash to process more cars. He stated these instances are only for a few hours approximately 10 times a year. Mr. Krandel reviewed the landscaping plan and stated the developer is willing to install additional landscaping on the road service. He stated five general concerns were raised at the PZB meeting. He then discussed each including:

- Vehicular headlights along the service road: He stated additional landscaping can be added, which they are agreeable to include as conditions of the SUP.
- Headlights at the t-interaction: He stated landscaping can be added or relocated.
- Service drive as a cut thought: He stated a stop sign will be added and as the site continues to develop, it should reduce cut through traffic.
- Parking lot lights: He stated shields can be added to the existing lights that are separate from the carwash.
- Vehicle safety: He stated a decorative wood guardrail could be added to improve safety.

Mayor Hood called for a motion. It was moved by Trustee O'Brien, seconded by Trustee Thorstensson to approve Ord. 2025 – 79 granting a Special Use Permit for a car wash pursuant to the Gurnee Zoning Ordinance for 7340 Route 132 (Dream Clean Car Wash).

Questions:

Trustee O'Brien stated he was glad many of the concerns from the PZB meeting have been addressed. He asked about the wetlands.

Director Ziegler stated a portion of stormwater will be addressed off-site, with the remainder incorporated into the existing facility. Trustee O'Brien stated he wants to make sure the streetlights are shielded.

Director Ziegler stated that staff was unaware of the issue and it will be addressed regardless.

Trustee O'Brien stated he supports the additional plantings and guardrails. He then asked about the stacking.

Director Ziegler stated it is a two-way drive isle that still allows for emergency vehicles to access buildings.

Director Ziegler stated staff will be reviewing landscape requirements as a result of increasing the landscape buffer width a few years ago. He stated the plantings currently in place meet code requirements, however the site developer is agreeable to install more landscaping.

Director Ziegler stated a four-foot wall is proposed on the carwash site on the north end to catch vehicle headlights.

Trustee Thorstenson stated she supports the service road plantings. She asked about hours of operations.

Mr. Krandel stated the hours are typical car wash hours.

Trustee Thorstenson asked about sound generated by the site and how that will be mitigated.

Mr. Krandel stated the car wash exit is to the south, which is where blower noise is. In addition, vacuum pumps have been moved to the south, which is away from the residential area.

Trustee Thorstenson asked who is using the service road for a cut-through.

Director Ziegler stated he suspects its residents trying to avoid the stoplight at Hutchins and Grand.

Trustee Ross asked about entering the vacuum area.

Mitch Zaveduk, Director of Development for Dream Clean Car Wash, explained site circulation stating vacuums could be used before the car wash.

Trustee Ross asked about exiting the car wash tunnel to the right.

Mr. Zaveduk stated this was done to avoid issues with Bouna Beef to the west, however the access drive between the two is a shared access drive.

Trustee Ross asked why the proposal did not go back to the PZB since there have been changes.

Mr. Krandel stated they are comfortable going back to the PZB if that is the desire. He reiterated that a number of concerns relating to the overall development of the site from vacant land to commercial tenants.

Trustee Woodside stated the unfavorable recommendation from the PZB is concerning. He questioned the traffic survey information.

Director Ziegler stated the traffic demands fluctuate when compared to the original uses proposed, with some times of the day being higher and others lower. Director Ziegler stated overall traffic volume will be comparable.

Trustee Woodside stated he agrees with Trustee Ross that it should go back to the PZB.

Trustee Balmes stated she appreciates that concerns have been addressed but agrees with remanding it back to the PZB. Trustee Garner agreed with Trustee Balmes and Woodside.

Mayor Hood withdrew the motion for approval and asked for a motion to remand the request back to the PZB.

It was moved by Trustee Garner, seconded by Trustee Balmes to remand the request back to the PZB Board.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

Attorney Winter stated issues that are off-site and will be addressed by the developer can be included as conditions for the SUP.

3. Approval of Ord. 2025 – 79 authorizing the execution of an agreement with FLOCK Group, Inc. to provide equipment and services for a Drone as a First Responder Program.

Administrator Muetz stated the Gurnee Police Department uses FLOCK public safety cameras in daily operations. Earlier this year the Department proposed the implementation of a Drone as a First Responder (DFR) Program. He stated at that time, the Village partnered with Paladin Drones, Inc. as FLOCK did not have an American-made drone option, and the cost was substantially higher. Since that time, the DFR Program has proven successful, and the Department plans to continue it in the future. In addition, FLOCK recently has offered an American-made unit at a substantially reduced cost compared to a year ago. Administrator Muetz stated based on the improvements and price reduction the Police Department is requesting to enter into a three-year agreement with FLOCK that includes a 90-day trial period to test two of its "Alpha" drone systems. The Department would place one drone at Fire Station #1 directly next to the Paladin drone. The second drone would be placed at the Cemetery Road reservoir. Anytime during the 90-day trial the Village can cancel without cost. If the Village does not cancel, a three-year agreement begins. The cost per year is \$125,000. Administrator Muetz stated in conjunction with this request, staff confirmed FLOCK's software is compatible with the existing Paladin hardware, meaning that if the Village moves forward with FLOCK after the 90-day pilot program, the current Paladin drone and dock could be repurposed and integrated into the enhanced DFR program, allowing the Village to operate two autonomous drones on opposite sides of the Village for expanded coverage. He stated FLOCK drone offers some advantages over the Department's Paladin unit, including speed, enhanced autonomy, and integration into the current FLOCK suite of equipment and software. FLOCK has also stated that additional drones could be added at no extra costs. If approved, the pilot program is expected to run February through April, thereby providing staff time to evaluate the FLOCK drone and include funds in the upcoming proposed budget for review and discussion.

Trustee O'Brien asked for the current annual FLOCK commitment in terms of price.

Deputy Chief Gaughan stated the current commitment is around \$90,000 for over twenty cameras and live feed cameras. He clarified the DFR cost would be in addition to the current costs.

Trustee Thorstenson asked about advantages of the FLOCK DFR.

Deputy Chief Gaughan stated the FLOCK drone is twice as fast, will stay out 20 minutes longer and is integrated with the FLOCK cameras. He stated it also has autonomy advantages.

It was moved by Trustee Garner, seconded by Trustee O'Brien to approve of Ord. 2025 – 79 authorizing the execution of an agreement with FLOCK Group, Inc. to provide equipment and services for a Drone as a First Responder Program.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Police Department recommendation to award the Police Department Access Control System Upgrade electrical work to the low proposer, Kelso-Burnett, at a cost of \$95,865.00.

Administrator Muetz said in February the Village Board approved a \$325,000 contract with Securitas Technology for the Police Department Access Control System Upgrade project. As a reminder, current door control system at the facility is over 20 years old with some components currently end of life and others scheduled to go end of life in the next 3 – 5 years. This, combined with dispatch consolidation, requires additional access control points for the sally port (both inside and outside), cell doors and the community room to allow independent control of these areas. During the approval in February staff stated there would be additional electrical and building restoration costs, estimated at \$75,000 at that time, which would be brought forward at a future date. The project has now reached that point. Staff solicited proposals for the remaining electrical work from two companies that have completed electrical work for the Village in the past with success. One proposal was \$95,865 while the other was \$104,385. Kelso-Burnett provided the low proposal at \$95,865. He stated the work to be completed includes the installation of conduit, wiring, keypad readers, proximity readers, long range readers, windshield window tags, security panel enclosures, additional circuits, removing current equipment and restoring any areas impacted by new equipment installations. The appropriate funding has been included in the FY 25/26 Approved Budget.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Police Department recommendation to award the Police Department Access Control System Upgrade electrical work to the low proposer, Kelso-Burnett, at a cost of \$95,865.00.

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 storage bin final roof installation to the low proposer, DCG Roofing Solutions, Inc., at a cost of \$69,247.50.

Administrator Muetz said in August of last year, the Village Board approved construction of new outdoor material storage bins at Public Works. As the project neared completion staff noticed the roof leaked. He stated after months of researching the issue and meeting with all parties involved, it was discovered the construction drawings specified “decking” rather than a “finished roof”. This was not caught by staff, the contractor or the consultant hired to oversee the work. Administrator Muetz stated the contractor followed the plans and built a structure with decking at the top, rather than a finished roof which is watertight. As such, the structure leaks. Following months of trying to resolve the issue with those involved, staff was left with soliciting proposals for a finished roof. Staff reached out to three firms capable of the work. Two responded with one bid being \$69,247.50 and the other \$110,271.00. Administrator Muetz stated with the expense of installing a finished roof, the project will end at the original budget amount of \$900,000.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of Public Works Department recommendation to award the outdoor material storage bin final roof installation to the low proposer, DCG Roofing Solutions, Inc., at a cost of \$69,247.50.

Roll call,

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

**H. PUBLIC
COMMENT**

**Laura Ramirez
4975 Glendale Dr.
Gurnee, IL**

Ms. Ramirez stated she has been a resident for 11 years and is concerned about the incident at the high school on October 30th. She stated she felt the community is no longer safe as a result of the incident.

	<p>Ms. Ramirez shared the impact it has had on members of the community, stating they are now afraid and that her children are still shaken by it. She stated it has created fear and impacted everyday life of people she knows. Ms. Ramirez asked the Village Board to publicly condemn what took place and draft a resolution to limit immigration enforcement on Village property.</p>
<p>Julian Ruiz 39270 Castleford Ln. Beach Park, IL</p>	<p>Mr. Ruiz stated ICE is terrorizing the area and abducting individuals in the Village. He stated this has impacted workers and businesses in Gurnee. He stated the recent peace walk in Gurnee included individuals who shared stories on how they have been impacted. Mr. Ruiz requested the Village pass an ICE-Free Zone resolution to show the immigrant community support.</p>
<p>Closing Comments</p>	<p>None.</p>
<p>Adjournment</p>	<p>It was moved by Trustee Balmes, seconded by Trustee O'Brien to adjourn the meeting.</p> <p><u>Voice Vote:</u> ALL AYE: Motion Carried.</p> <p>Mayor Hood adjourned the meeting at 8:16 p.m.</p>
<p>Andrew Harris, Village Clerk</p>	