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**Village of Gurnee
Planning and Zoning Board Minutes
July 24, 2024**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, R. Todd Campbell, Roneida Martin, David Nordentoft, and Liliana Ware

Planning and Zoning Members Absent: Dane Morgan and Edwin Paff

Other Officials Present: David Ziegler, Community Development Director; Atrian Fard, Senior Planner, and Bryan Winter, Village Attorney

2. Pledge of Allegiance

As this meeting was heavily-attended by members of the public, Mr. Sula gave an overview of the two pressing items on the meeting’s agenda-- Two public hearings on the agenda, both related to each other, to be treated as a public hearing. Testimony will be given on each topic, and--at the end of the evening, when it comes time to make a vote—there will be two different motions.

3. PUBLIC HEARING: PADS Lake County – Zoning Code Text Amendment

PADS Lake County is requesting a Zoning Text Amendment to add “Emergency Shelter” as a Special Use Permit in the East Grand Gateway Overlay District (Article 7.1.2 titled “Use Permissions”)

Ms. Fard introduced the items by stating that PADS Lake County, a non-profit homeless service organization, is looking to purchase the FairBridge Inn property at 3732-3740 Grand Avenue to convert it into an emergency shelter. Currently, emergency shelters are allowed in only two zoning districts within the Village, the C-3, Heavy Commercial District, and P, Public Lands District, subject to a Special Use Permit approval. The subject site is zoned C-2 EGG, Community Commercial East Grand Gateway Overlay District. At this time, the C-2 Zoning District and the EGG Overlay District do not permit an Emergency Shelter by right or special use. The EGG District is a special purpose district overlaying approximately 60 acres of C-2 District, generally located on Grand Avenue between the City of Waukegan corporate limits to the east and the intersection of IL Route 41 to the west, including one block north and south of Grand Avenue. The Village Comprehensive Plan identifies the East Grand Corridor as a mixed-use gateway into Gurnee and encourages small and medium-scale retail, service, and mixed-use redevelopments that should promote pedestrian connectivity and be oriented toward the corridor. Generally speaking, suitable locations for emergency shelters are near arterials within walking distance of adequate public services and facilities or within commercial centers with convenient access to community resources, such as

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public transportation, employment, places of worship, and other social services. The EGG Overlay District benefits from these resources, including various job sites; adjacency to commercial, office, and industrial centers; and access to bus route 565, which runs through the overlay district and connects it to employment sites to the west and south as well as the Metra Train Station in Waukegan.

PADS is proposing a text amendment to Article 7 titled "Special Purpose Districts" to allow "Emergency Shelters" in the East Grand Gateway Overlay District as a special use. Following the text amendment request, PADS is requesting a Special Use Permit to run an "Emergency Shelter" on the FairBridge Inn site. PADS intends to retain the existing hotel building and rehabilitate it into a fixed shelter with 30 sleeping rooms. Two to three residents will occupy each shelter room, depending on the room sizes and Building Code allowance. Each room will be equipped with sleeping areas, a private bathroom, a microwave, and lighting. No cooking instruments, other than the microwave, are allowed in the rooms. Security cameras will be installed around the building perimeter to provide complete site coverage. All doors will be equipped with a security system to restrict unauthorized entry into the building, except the main entrance, which will be staffed. The exterior site improvements include new lighting on the building, minor modifications to the building entrance, re-striping the parking lot, adding new landscaped islands, adding new bicycle spaces, installing a new trash enclosure, fencing the entire site, eliminating the access on Grand Avenue, which is subject to IDOT's approval, and replacing approximately 5,000 square feet of existing pavement south of the site with landscaped gardens.

All shelter applicants must pass a screening process, which takes place at PADS' current processing center, two miles away from the subject site, at 1800 Grand Avenue in Waukegan. The screening process confirms literal homelessness, county residency, sex offender status, and appropriateness for shelter. Stays will be limited to 90 days maximum unless extended based on progress in finding housing or employment. Residents will be required to participate in comprehensive shelter programming, including mental health, employment, and workforce development services, substance use rehabilitation, and life skills. Residents must engage in programming to avoid losing their sheltering opportunity.

The PZB is requested to determine if an emergency shelter is a proper use within the EGG Overlay District and is consistent with Comprehensive Plan goals and policies. The PZB must first make a recommendation on the requested Text Amendment, followed by a recommendation on the SUP, and the Village Board will make the final determination. The applicant is in attendance to answer PZB's questions.

Mr. Sula then explained the procedures followed at a Public Hearing-- There will be a presentation by the petitioner, then a round of questions from member of the Board. After that, the floor will be open to the public for anyone who wishes to ask questions or make a comment, addressing the Board and giving their name/address. Once everyone has spoken, the floor will be closed to the public, and the petitioner, Board, and Village staff will answer questions as best as they can. After another round of discussion by the Board, votes will be taken.

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As this was a Public Hearing, Mr. Sula asked that anyone wishing to speak on the matter be sworn in. Mr. Winter conducted the swearing-in.

At this time, the floor was turned over to the petitioner.

PADS Lake County: Team of Presenters:

- David Meek, JD: Owner, The Law Office of David Meek
- Allen Swilley, MBA, MSC: Executive Director, PADS Lake County
- Larry Kearns, FAIA LEED AP: Principal, Wheeler Kearns Architects
- George Kisiel, AIA, AICP: President, Okrent Kisiel Associates, Inc
- Betty Bogg: CEO, Connections for The Homeless
- April Redzic MNA, CFRE: President & CEO, DuPagePads

Their Agenda:

- PADS: Lake County's Sole Provider of Emergency Shelter
- Need for Fixed Shelter
- Shelter Programs + Operations
- Design: Site Plan Review
- Zoning: Conformity with Village Plans + Ordinances
- Lived Experiences: Shelter Providers & Participants

David Meek, zoning attorney for PADS Lake County, introduced himself before elaborating on the benefits of this project to the community as well as invalidating the many misconceptions held by community members who oppose it. He introduced others—Larry Kearns, principal with Wheeler Kearns Architect; George Kisiel, president of Okrand Kisiel Associates; April Reddick, president and CEO of DuPage County DuPage PADS; Betty Bogg, CEO, Connections for the homeless; and Lauren Taylor, a resident of Margarita Inn in Evanston—who will later offer their perspectives on how this type of shelter facility operates and on the positive impacts on the surrounding neighborhoods.

Mr. Meek elaborated on the plans for this project, emphasizing the significance of PADS taking ownership of the property, rather than simply using its services. He explained that this will be a fixed shelter for screened clients, not an overnight shelter serving people on a first come, first served basis. It will be a place for clients to live in semi-private rooms in an environment that provides dignity, security, and support for them day and night for a period of 90 days. The elimination of a blighted motel and the crime and vacancy associated with it will also benefit the neighborhood. This facility is an investment in the East Grand area. It will be a turnaround project rather than contribute to the historical pattern of decline and disinvestment.

Addressing concerns of those opposed to this project, Mr. Meek acknowledged that many are expressing fears and concerns that come from their own lived experiences in the neighborhood, dealing with vagrancy, crime, and safety. They worry about their property values declining in this

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a, if this facility is allowed, because they assume that PAD's clients will only exacerbate the crime and the sense of insecurity from public drug use and vagrancy.

Continuing, Mr. Meek warned that we would hear from the opposition that this building is going to attract and house criminals and drug addicts and people who are going to be dropped off, unscreened in the middle of the night. In fact, no one can walk up to this building. PADS will have an intake and screening process at a separate facility. And to the extent there are persons who are brought to PADS in the middle of night, this is a service provided in coordination with local police who are responding to this community's calls for police assistance with a homeless individual. PADs will hold such saying such individuals in a secure area for a single night until other services can be provided for them elsewhere.

Mr. Meek, on behalf of himself and his colleagues, then submitted that the new shelter will positively affect the perceived and actual conditions of the neighborhood. It will remove the opportunities for crime and Gurnee afforded by a budget motel. It will provide people who have been homeless in the neighborhood with a place to sleep, live, and spend their days. And it will provide wraparound supportive services to help them improve their lives. This is an investment in the future of this local community, its people, and its properties.

Wrapping up his introduction, Mr. Meek asserted that this project renovates and reinvigorates a dilapidated structure and provides much needed investment in an important commercial corridor where private investment has been lacking for decades, and stressed that it is an opportunity for the greater good of Gurnee.

At this time, Mr. Meek introduced Allen Swilley, Executive Director of PADS Lake County, to explain what PADS does as Lake County's sole provider of emergency shelter, the need for fixed shelter--this type in particular--and describe the programs and operations that will be happening at this location.

Mr. Swilley thanked the Board for considering their proposal to address the homeless epidemic, here in Lake County before delving into the reasons they are here to make such a proposal...

Historically, poverty was concentrated in urban areas with dense populations. Urban centers have dealt with this challenge for decades, adjusting policies, developing housing initiatives, and creating transient oriented design systems, while cultivating healthy ecosystems of nonprofit organizations to support those in need. However, in the past 15 to 20 years, the phenomenon known as the suburbanization of poverty has significantly impacted suburbs across America. Poverty has grown at a rate faster in the suburbs than in the urban centers they surround. Suburban communities like Lake County were unprepared for this rapid growth. Unlike urban centers such as Chicago, Lake County did not have the luxury of decades of response to growing poverty and known, and now, lacked a social infrastructure to meet these challenges. Specifically, in terms of homelessness, our only solution for the past 30 years has been providing eight hours of shelter per day using pads on the floor inside church basements. This is no longer viable, nor should it be.

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Continuing, Mr. Swilley asserted that we must rely on more sophisticated problem solving, resilient assets, and better partnerships to address the homeless crisis. Currently, 30% or over 200,000 Lake County residents are living in poverty or on the brink of it. Food prices are the highest they've been in over 40 years. Housing is scarce. And when available, it's not affordable.

This external volatility places our residents at extreme risk for insecurity a in a 300% increase in homelessness since 2019. With emergency COVID 19 funds drying up in the coming months, there will be no designated places for our neighbors to go. If we are serious about solving our homeless challenge, we must shift our thought process from blaming those in need and the institutions trying to support them to a healthy ecosystem, resilient long-term assets, and collaborative programming, to create a social safety net. This net should ensure that our neighbors experiencing a housing crisis have access to basic resources like shelter, food, and employment to lift themselves out of their situation.

In addressing familiar misconceptions, Mr. Swilley noted that It is important to note that PADS does not create homelessness, but rather supports our communities in responding to it. However, it is challenging to do so without basic tools like fixed shelters. This necessary shift in mindset can be difficult for some, but until it occurs, our homeless challenge will continue to grow a PADS will continue to serve quietly. The Fairbridge Inn is part of a vision for a small network of coordinated shelters throughout the county where they are Gurnee it most. This vision aligns with our shared values as a county while addressing a seriously critical need.

Based on his experience, Mr. Swilley states that he has listened to many in the area and learned that we share the same desire to solve homelessness. However, we don't share an understanding of the problem, which impedes our ability to work together to create shared solutions. The lack of shelter in our community negatively impacts all of us. From talking to residents and business owners and listening to the testimonies provided by many in this room, it is clear that we need to understand the benefit of a fixed shelter at the Fairbridge Inn, making it important to distinguish between sheltered residents and sheltered homelessness and unsheltered homelessness. Sheltered homelessness is the homelessness you don't see.

It includes the 530 men and women and children living in hotels across the county. Many of them have income and wake up to go to work while in our program. Sheltered homeless individuals meet with caseworker, gain employment and housing, and can now tend to their medical needs effectively. Basic needs are met, allowing them to activate dreams once buried under a pile of depression. The sheltered homeless are the fortunate ones.

Unsheltered homeless individuals, on the other hand, exhaustively call the streets home while constantly being told to move along. They sleep in neighbor's backyards and occupy unattended lots, ravines, and business parking lots. They are more likely to be victims of crime and more likely to panhandle to meet their basic needs. Unsheltered homeless individuals place expensive pressure on health care systems, police, and businesses.

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Pleading on behalf of the community, Mr. Swilley stressed that the number of unsheltered individuals is growing rapidly as residents of Waukegan, Gurnee, Zion, and North Chicago are feeling the effects of a broken shelter system, and shared his hopes that after hearing their case, the Board will vote to recommend their project move forward, and more importantly, support their vision for real social infrastructure throughout the county. This is not only for the neighbors that are in need, but it's also for the community members that they press upon throughout the community.

Mr. Swilley then began a presentation, including maps and other visuals, outlining the details of their proposal, and their qualifications to see it through.

30+ Years as Lake County's Homeless Response Agency

- Public Trust: 4-Star Rating on *Charity Navigator*
- Financial Accountability: No Findings for Consecutive Annual Audits
- Well-Trained: 5 Masters Degrees in Business Management & Social Work
- Proven Leadership: President of Lake County homeless response system, Chair of Strategic Planning & Performance Committee

The Need for Emergency Shelter

Lake County, 2024 --

- 50% increase in overall homelessness
- 75% increase in family homelessness
- 507 residents in PADS hotel shelters
- 310% increase in children sheltered
- 200 neighbors are still unsheltered

85% of Homeless Persons Experienced it for the First Time, 2023

Where PADS Clients Come From
(Ranked Order)

1. Waukegan
2. North Chicago
3. Zion
4. Gurnee
5. Round Lake Communities

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Shelter Management

Secure Shelter for Max 90 Adult Individuals

Security:

Screening Performed at PADS Amin Facility

- Sex Offender
- Lake County Residency
- Appropriateness for Shelter
- Resident Contract
- Background Checks Assess Overall Profile

Building & Premises Security Plan

- 24/7 Security Door Monitor
- PADS-Gurnee PD Partnership on Screening for Outstanding Arrest Warrants
- Hourly Property Walk-throughs
- Two Room Checks Per Shift
- 24-hour Community Report Phone Line
- Client Vehicle Registration Requirements

Operations:

Daytime Staffing: 8.5 Personnel

- PT associate shelter director responsible for multiple shelters
- FT supervisor supporting operations and decision making
- FT door and camera monitor managing entry security
- 2 FT resident relations staff supporting client needs
- 3 FT case managers facilitate programming, housing services
- Part-time licensed behavioral health specialist
- Part-time nurse

Overnight Staffing: 4 Personnel

- 2 operations staff
- FT Security staff

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FT on-call supervisor

Programs:

An Innovative Model for Tighter Collaboration

- Onsite Employment Services- The Job Center of Lake County
- Onsite Substance Use Counseling- Nicasa
- Onsite Medical Care
- Onsite Mental Health Care
- Onsite Case Management
- Life Skills Groups

Activities:

- Breakfast: provided by volunteers
- Employed clients go to work (47% have jobs)
- Unemployed clients engage in programming
- Lunch: provided by volunteers
- Dinner: provided by volunteers
- Evening: life skills groups
- Monday evening shelter community meetings: safety, expectations, highlight victories

Public Benefits

- Stewardship of Community Assets.
- Historic Capital Investment.
- Catalyst for Future Growth.

PADS Stewardship Vs. Fairbridge Blight

Removing Blight.

Upholding the Public Safety.

Revitalizing East Grand Gateway.

- PADS' screening and monitoring systems will reduce potential for crime

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- PADS will modernize the blighted hotel and beautify the property with green landscaping
- PADS will be an engaged partner on efforts to revitalize the East Grand Gateway
- PADS will redevelop an area where no private investment has been forthcoming
- PADS fixed shelter is a less intense use than a motel in terms of parking, traffic and hours of activity

Fixed Shelter > Scattered Sites

- Fixed shelter stabilizes participants' search for permanent housing
- Fixed shelter keeps unhoused neighbors off the street not only during the night but also daytime
- Fixed shelter enables partnerships, co-location, and coordination of social services

Supporting the Future Growth of Gurnee's East Grand Gateway

- PADS \$7 million investment is the 2nd largest on EGG
- PADS 10 new jobs offer opportunity for local workers, customers for EGG businesses
- PADS housing resources, programs on Grand Ave support a positive corridor identity
- PADS site design closes Grand Ave. entrance promoting walkability and "*Complete Streets*" development

At this time, Larry Kearns, Principal Wheeler Kearns Architects, joined in the presentation.

Design

Mr. Kearns used maps in the presentation to give a bird's eye view of the improvements from the south and west, and noting the site's proximity to public transportation.

Mr. Kearns also described plans to convert 5,000 square feet of existing pavement on the site to convert into private gardens as well as other landscaping improvements as well as plans to improve pedestrian access and safety.

Mr. Kearns also stressed that the entire site will conform to the current landscape ordinance in Gurnee, including the required vision circle. There will be trees along Waveland and along Grand Avenue, and part of the building, as well as the parking lot, will be encircled by a six-foot-high fence, providing mutually beneficial privacy. The outlying buildings are the oldest buildings on the lot; those will remain.

Continuing, Mr. Kearns noted the lack of trees in the parking lot; they will be adding two tree islands which will be assisted in cameras and lighting, will be dual level lighting. The lights will have

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a default low level; when an individual is detected walking in the vicinity, that light will brighten.

There will also be a new trash enclosure.

Mr. Kearns then gave an overview of the plans for the inside of the building (10 units on the ground floor, 20 units above) and noted the state code and local codes requiring two of the units on the ground floor be ADA accessible; throughout both floors, four units will be for the hearing impaired with visual assists.

Elaborating more on security, Mr. Kearns noted that if police bring in someone on an urgent basis overnight, those individuals will not be accommodated in the rooms, but will be supervised by staff that maintain the entry. He also stressed that there will be two entrances and exits to this building. The rear one, which is shown to the left-hand side of the building, will have a delayed egress alarm; when you go to exit, a visual alarm will sound. The door will not release right away, as there will be a delay so they can respond; this type of security is often seen in museums and other places calling for high security.

Wrapping up, Mr. Kearns stressed that no radical changes will be made to the structures, and that the focus is on securing entrances and exits. He also added that there will be more landscaping than what is shown in the presentation; the foreground will be green space, with landscaping low enough to maintain visibility on the corner of the site.

Next, George Kisiel, AIA, AICP, and President of Okrent Kisiel Associates, Inc., spoke on meeting the Village's standards.

Planning (Context & Standards Analysis)

Analysis Overview: Meeting the Standard

Proposal Background and Basis

- Zoning Context
- Planning Context
- Land Use Context
- Land Use Impact

Special Use and Text Amendments Standards

- Preserves & Promotes the Public Welfare
- Consistent with Village Plans
- Comparable to Adjacent Properties
- Conforms to Applicable Ordinances

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Mr. Kisiel proceeded to describe the current uses in the neighborhood (East Grand Gateway Overlay District) of the site—the planned/expected future use—and areas of change per the 1997 Comprehensive Plan, the 2004 Planning Study, and the 2016 ULI TAP Rep.

He then offered an estimate of land use impacts on:

- Public Utilities
- Traffic & Parking
- Public Services
- Police
- EMS/Fire
- Schools
- Land Value Impacts
- Beneficial Attributes

Outlining Text Amendment Standards—

- (1) The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.*
- (2) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.*
- (3) The consistency of the proposed amendment with the intent and general regulations of this Ordinance.*

And, Special Use Standards—

- (1) The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.*
- (2) The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.*
- (3) The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted Village land use policies.*
- (4) The special use shall, in all other respects, conform to the applicable regulations of this ordinance, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Board.*

Mr. Kisiel concluded that the proposal...

- Meets Standards for Text Amendments & Special Uses
- Fulfills an urgent public need and provides a facility proximate to vulnerable populations

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- Renovates and re-invigorates a dilapidated structure and provides much needed investment in an important commercial corridor where private investment has been lacking for decades

And therefore, respectfully, submitted that a positive recommendation for the proposal from the Village of Gurnee Planning and Zoning board is deserved.

April Redzic, President and CEO of DuPage PADS, spoke of her experience and observations at similar such facilities ran by PADS in DuPage county.

Betty Bogg, CEO of Connections for the Homeless, spoke of her organization's own such shelter, The Margarita Inn of Evanston. Accompanying her was Lauren Taylor, a resident of the Inn, who spoke of how his stay improved his quality of life as he fell onto hard time that left him unhoused.

After the petitioner's presentation ended, Mr. Sula had to remind—due to tensions rising, impatience, and shoutouts from the audience—that it was then time from Board members. When randomly asked by an audience member how long that would take, he responded that it would take as long as need be, and maintained that due process must be served. Mr. Winter stepped in, advising that it would be a long meeting, and suggested that such outbursts would only make it that much longer.

Mr. Sula then asked the Board members who would like to start the discussion.

Liliana Ware acknowledged the importance of the work PADS has done, and thanked them for their support. She then received backlash from the audience who contested her point that the site is not within walking distance of a school. After Mr. Sula scolded the audience for its outburst—but, along with Ms. Ware herself, acknowledging her error—proceeded and Ms. Ware then asked for clarification regarding the planned security system—specifically, to make sure residents are “not out loitering the streets.” Mr. Swilley explained that participation in programs—obeying curfew—and whether or not someone leaves cannot be forced; it would affect a resident's eligibility, but can't be forced. He noted that the security features are primarily about safety, and must also adhere to fire codes. Pressing the issue, Ms. Ware called out mentioned of trying to “them to stay off the streets during the daytime as well as night,” and asked how they would do that. Mr. Swilley stressed the motivation of residents to participate in the programs in exchange for the security offered.

Ms. Ware then asked if participated in the programs are required, and—if so—how is that enforced. Mr. Swilley explained that all clients are given a service plan, customized to customized to their needs—seeking employment, assistance with substance abuse, medical and mental health services. Again, Mr. Swilley stressed this assistance as a motivation to participate in the programs, and that nonconformance would lead to such assistance, perhaps, being in jeopardy.

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Ms. Ware then asked about drug testing and what, if any, substances are allowed—such as, smoking? Mr. Swilley responded that no controlled substances are allowed, but drug tests aren't conducted. Harm reduction policy is offered, as substance use is a disability, but they do not allow for substance use on the property.

Mr. Campbell also thanked PADS for their service, and asked for elaboration on some of the programs. Mr. Swilley responded by pointing out the severity of the gap in skills among workers in Lake County, and explained that helping clients learn skills (will help from area job centers) will be a priority and focus. Assistance will be given in resume creation and developing skills in interviewing; a goal of two applications a week is set for residents who need employment. Access to the Internet will be maximized as possible to help residents with their job searches. In regard to help with mental health issues and substance abuse, Mr. Swilley explained that Nicasa will be in-house to assist residents with substance abuse, and the PADS is currently hiring for a behavioral health specialist as well as one for the Gurnee facility; both are full-time positions.

Then, Mr. Campbell confirmed with Mr. Swilley that floors of the facility may or may not be coed, but that rooms will not be (even for married couples, as the logistics would be too difficult).

Ms. Martin also thanked PADS, then inquired as to the transitioning from hotel to shelter. After Mr. Swilley attempted to answer, Mr. Sula stepped in to clarify that it was the timeline of the proposal that Ms. Martin was asking about. Mr. Swilley then answered that, according to their architect, they plan is for the shelter to be open in the spring.

Ms. Martin then asked about the employees of the shelters— Do they have staff at this time? Are they seeking to hire, and—if so—trained professionals, or will they be trained in-house? Mr. Swilley responded that they have many employees who will work with clients, and that some will be trained. Many of the existing employees have been trained at other facilities, and that professionals with specific skills in working in mental health and substance abuse—as well as those in marginalized populations—will be hired with proper credentials.

Ms. Martin then asked if PADS would be open to forming a community partnership in which residents are involved, updated on how the construction is going on, the transition, reporting incidents, etc. Mr. Swilley enthusiastically responded that that is exactly what they hope for, and that they would love both the support and accountability.

Ms. Martin then asked about the utilization of local businesses. Mr. Swilley responded with several businesses they have in mind to work with, and have already hired.

Mr. Nordentoft acknowledged that tools (zoning code, zoning ordinance, and comprehensive plan) speak to our community vision and are our guides; it has been suggested that what we have is out of date, and we could debate that. But, there is some substance to it that is timeless as far as he's concerned, and—the East Grand area was identified a long time ago as a sensitive part of our community that had needs, okay, above and beyond a lot of the other, part of

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Gurnee. In the end, he's not convinced of the economic development side of this proposal. Mr. Swilley countered with the opportunities to enlist in the businesses and services in the area-- gainful employment with said businesses when achieved by their clients—and, the eventual increase in property values (as measured by current rents in the area compared to neighboring areas) as example of the potential economic development in the area.

Mr. Sula had questions for Village staff. He asked--in terms of public safety, building codes, and such--whether the site plan as presented is satisfactory. Mr. Ziegler answered in the affirmative, adding that there is definite benefit to improving the the driveway access a Grand--definitely a traffic benefit to that. He also noted the landscaping and that a good close look was taken at that. Elaborating, he felt it would be a nice enhancement to the area. Regarding parking, he felt the lot would remain safe, as the existing access is more than adequate to support the the the facility itself. The building itself, a hotel building constructed in 1985, is dated; it doesn't meet current codes. With the renovations, they would have to bring several things up to code. Overall, he feels this would be an improvement to the site as it is now.

Mr. Sula then stated it was time for public comment.

Jorie Stuckwisch, 987 Belle Plaine Avenue, Gurnee

Ms. Stuckwisch indicated that she serves as a spokesperson for the community members opposed to the proposed PADS adult low barrier shelter location. She noted that the only fixed site shelters in Lake County are located in Zion and Waukegan and suggested that the responsibility for providing shelter for the unhoused should be borne across the County versus saturating one area. She feels that the Gurnee shelter as proposed would negatively affect Gurnee public safety and welfare and is not consistent with the 2040 Gurnee comprehensive plan and land use policies. Ms. Stuckwisch questioned why PADS has not made efforts to improve the conditions at the Fairbridge given that its clients have been housed there. She shared an opinion that Grand Avenue, a four lane highway, creates hazardous conditions for shelter occupants, a mobile population traveling on foot and that it would worsen traffic conditions as PADS' plan to close the Grand Avenue curb cut will divert traffic onto Waveland Avenue. She questioned the adequacy of staffing levels of 8-10 staff during the day and 2-3 overnight. Ms. Stuckwisch referenced fixed site shelters in Cook County and DuPage County noting police and EMS activity and alleged loss of property value nearby. She stated that special use standards require compatibility with the land use of adjacent properties and noted that the East Grand Gateway overlay district is primarily retail, service, and office. She characterized East Grand Gateway area business owners and residents as an economically distressed community, more vulnerable to the effects of a shelter. Ms. Stuckwisch expressed concern that PADS success rate in transitioning households into stable, permanent housing is 66% and those who do not make the transition will remain in the area when they leave the shelter. She asserts that the Fairbridge Inn has violated the Village's hotel ordinance and if it becomes a fixed site shelter, this ordinance will no longer apply and the Village will not have the ability to implement the requirements and penalties.

Keith Owens, 6464 Doral Drive, Gurnee

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Mr. Owens shared that when he first heard that the Fairbridge Inn was proposed to become a PADS shelter, he was prepared to speak in favor of it because the unhoused issue in this country is appalling and getting worse every day. However, the data has changed his perspective. He shared police statistics on reportable offenses before and after PADS use of the Fairbridge property. He expressed concern about individuals being mobile in the neighborhood when programming ends in the evening. He noted that Lake County needs more temporary shelters for the unhoused; however this location is not appropriate.

Erica Fishman, Waukegan

Ms. Fishman introduced herself as a lifelong resident of Waukegan, characterizing the homelessness and drug issues as prevalent and inescapable. She was asked by Gurnee residents to attend this meeting and provide details of her experience living near PADS facilities in Waukegan. Ms. Fishman asserted that PADS says that they will be good neighbors but since they have moved to her neighborhood it has gotten worse and there is no accountability. She acknowledged that PADS does in fact help people but there are certain realities to running these types of businesses that need to be considered.

Rachel Cheniere, 3445 Grandville Avenue, Gurnee

Ms. Cheniere introduced herself as a resident for seven years, living less than a half mile from the proposed site, and as the executive director of Family First Center of Lake County, where she has worked for 15 years. In this role, she has seen firsthand the struggles of individuals and families facing homelessness. Every person regardless of circumstance deserves the basic human right of a place to sleep. She urged the Commission to approve PADS proposal noting that there are many people, including herself, who are afraid to speak up because for fear of becoming a target of the opposition. She too has seen the changes in the neighborhood because her home is next to the opening of the fence between Jewel Osco but feels that change starts at home and we should follow facts and not fear. Ms. Cheniere pointed out that homelessness does not discriminate or conform to stereotypes.

Bill Hamm, 3433 Crescent Avenue, Gurnee

Mr. Hamm indicated agreement with many of the points already made. He questioned why the motel has been allowed to operate as it has, with drugs drinking, and loitering. He feels it should have been closed long ago. Mr. Hamm inquired whether illegal immigrants would be allowed to use the facility.

Mr. Sula referenced the PADS presentation regarding eligibility for services if an individual could prove that their last address was in Lake County.

Attorney Winter indicated that staff is noting questions asked and at the close of the public hearing, either staff or the applicant will have an opportunity to answer those questions.

Jessica Albers, 4125 Charles Avenue, Gurnee

Ms. Albers indicated that she works for Gurnee School District 56 and is concerned about students walking to and from bus stops if a homeless shelter is located nearby. She has

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observed destructive and lewd behavior from residents of the motel. She questions the ability of PADS to prevent this continuing based upon an experience with their Waukegan location.

Hanna Bothmann, 34443 N. Circle Drive, Round Lake

Ms. Bothmann has been a volunteer at a church site for PADS for several years and has had positive interactions with clients and learned their stories. She emphasized that the homeless are no different from us, their circumstances are just different. They need shelter and encouragement, which the proposed PADS shelter will provide.

Amy Bothmann, 34443 N. Circle Drive, Round Lake

Ms. Bothmann indicated that in her role with Love In the Name of Christ (Love INC), for 6+ years, they have served many of Lake County's homeless providing household essentials to get them back into permanent housing. It is been her experience that they are loving, caring individuals, working hard to get through tough circumstances. She believes that the residents of a fixed site shelter will pose no greater threat than anyone else and the shelter will be a blessing to many groups – elderly, those with disabilities, veterans, and individuals who are out of work. The long-sighted approach, focused on the greatest good for Gurnee would be to support this fixed site shelter. She believes PADS has done its due diligence in identifying the most feasible site for such a shelter.

Kierrah Lawrence, 1558 Auburn Lane, Gurnee

Ms. Lawrence shared that she has lived in Gurnee and Waukegan for about a decade. She is a PADS board member. Many of us are one misfortune away from homelessness, so “us/they” isn't accurate or productive. If shelters are disallowed, the homeless will still be on Grand Avenue but without access to resources. When they find jobs they can contribute to the economy through taxes and commerce. Unless there's another investor willing to put seven million dollars into the Fairbridge it will continue as unsupervised blight, susceptible to crime. PADS does not currently have authority over this property or the way it's operated today. There is no way to know if some of the poor behavior cited is actually by a PADS resident. The need for services for the homeless is growing and she has confidence in PADS leadership to help address it.

Dr. Lynn Florian, 3067 N. Augusta, Wadsworth

Dr. Florian is 8th Ward Alderperson for the City of Waukegan. She was pleased for Waukegan to be the site of the first fixed site shelter in Lake County and supports the proposed PADS shelter in Gurnee, believing it will promote public safety by taking unhoused individuals off the street and providing job training, mental health support, and other services. Having a shelter in the neighborhood encourages residents to engage with and support vulnerable populations. Some of the individuals that will be served in this shelter are parents, so by helping them to become whole again it will be supporting their families as well.

Gary Garland, 339 Lakewood Avenue, Waukegan

For the past three years, Mr. Garland has been executive director of Love In the Name of Christ (Love INC) and is speaking on behalf of the board and staff in favor of the proposed PADS

Approved

shelter. For seven years, Love INC has operated the thrift store, Loved Twice, at 3621 Grand Avenue; protecting its staff, volunteers, and customers is of paramount importance, thus if he perceived a threat, he would be speaking up about it. Unlike the current hotel, PADS will screen residents, have 24/365 security, supervision by PADS staff, contracts with residents that enforce a 10pm curfew, allow no substance abuse, no visitors, no unsafe behavior, and mandate involvement in programming leading to self-sufficiency. In a prior role, for 30 years, he worked with the homeless who were far less stable than those at a PADS shelter will be. He encourages support of the PADS proposal as an upgrade of which the community can be proud.

Claress Pettengill, PO Box 7555, Gurnee

Ms. Pettengill is speaking as a PADS staff member and a Gurnee resident of 24 years, voicing full support of the PADS fixed site shelter. She has experienced deeply shared connections over the years with her Gurnee neighbors in times of joy and turmoil. Her hope is that we continue to be a loving and caring community. The unhoused share the same joys and heartbreaks we all have. PADS has responded to calls from area police, libraries, schools. Waukegan and Gurnee are among the top five municipalities whose residents request shelter and housing resources. Most of us have a support system to fall back on, a safety net if we fell on hard times. This proposed shelter will fill in significant gaps. We are called to love our neighbors and this includes people who are experiencing homelessness.

Jerry Laux, 797 Waveland Avenue, Gurnee

Mr. Laux and his wife, Shirley, have owned and operated the Gurnee Garden Center for 50 years, 20 feet away from the Fairbridge Inn. Several of their employees have indicated they will not return to work if the PADS shelter replaces the motel. He believes clients of the shelter will make customers uncomfortable and they'll stop patronizing the garden center. The problems brought by the shelter will be detrimental for the East Grand Corridor. No new businesses will come in. Many will be forced to close, including his, and Gurnee will have empty storefronts. The homeless don't patronize local businesses. Putting 90 individuals into an aged wooden frame structure built like a garage leaves them susceptible to catastrophe from a wind or fire event. The greenhouse building is state of the art but the only way to get fair market value when they go to sell it is if it's still viable as a garden center.

Gail Grimsic, 3550 Grove Avenue, Gurnee

Ms. Grimsic has lived on Grove since 1986. She has worked with PADS. She now has her daughter and granddaughter living with her and already is concerned due to observed loitering on nearby properties. PADS should be focused on helping families, not just individuals but that is not being discussed for this property. She is opposed to the project as it doesn't make sense for the area.

Lizabeth Rivas, 3414 Meadow Crest Circle, Gurnee

Ms. Rivas stated her opposition to the proposal and noted that the employees and board members of PADS' opinions should not be taken into consideration. She questioned why this facility is proposed just for individuals, not families. The homeless are already walking through

Approved

their neighborhoods causing problems. There are many young children in the neighborhood, including hers, and she wouldn't feel safe for them to be outside.

Dr. Daniel Woestman, 34090 N. Almond Road, Gurnee

Dr. Woestman is Superintendent at Warren Township High School (WTHS). PADS is taking a strategic approach to a problem they see regularly with their students. He cited an example of two WTHS students whose mother has experienced inconsistent housing and so the children have been living with their aunt who lives in Gurnee. The superintendent's job is to advocate for children. He sees students benefiting when their parents have stability and support.

13-year old, resident of Waveland Avenue, Gurnee

A River Trail School student told the Village Board that she used to enjoy walking to the gas station but now avoids it because she observes people standing around and problems happening. She's afraid for her younger sibling to walk to the bus stop alone. She cited statistics indicating the percentages of homeless population abusing alcohol or drugs and the percentage of sexual assault events involving the use of those substances and fear that her family's and others' safety could be more at risk. She is supportive of the idea of a homeless shelter but not in this location.

Lauren Fish, 305 West Street, Gurnee

Ms. Fish has been an eastside Gurnee resident for 28 years. Her family's home is within a half-mile of the Fairbridge. She is a local realtor and involved with the WTHS alumni association and is requesting approval of this shelter. Addressing a growing need in our community is a continuation of the opportunities that Gurnee has always afforded. She has not worked with PADS or for PADS but has seen them in action and in recent weeks has listened closely and has full faith in PADS' ability to own, operate, and enhance this location. MLS data 2019-2023, which includes years that PADS residents have been staying at the Fairbridge, indicates that the average sales price of a home within a one-mile radius of the Fairbridge has increased 47% while Gurnee as a whole by comparison has increased 33%. PADS has the ability to turn an eyesore that has been there her entire 28 years into a beautified and controlled building.

Josef Swabo, 3405 Meadow Crest Circle, Gurnee

Josef Swawbo a resident of Gurnee has worked for the Navy for 17 years. He opposes the proposed PADS shelter opening in a residential neighborhood due to potential negative impact on the area. He believes that drug testing for employment is not illegal, including for non-profit businesses, despite claims otherwise. Mr. Swabo has encountered multiple issues with homeless individuals. He has concerns about the impact of the homeless shelter on property values and overall community well-being. He believes that the current regulations should be upheld and opposes the establishment of the homeless shelter in the area.

Mary Ross Cunningham, 417 W Ridgeland Avenue, Waukegan

Mary Ross Cunningham, Vice Chair of the Lake County Board, supports the PADS initiative to address homelessness. She states that homelessness and crime are widespread issues throughout Lake County, not limited to specific areas. Homelessness can affect anyone

Approved

unexpectedly, as seen in the case of a friend from Libertyville. She references a misconception about a violent incident involving an assumed PADS resident, and she clarified the misinformation. Ms. Cunningham urges the board to consider the needs of those sleeping on the streets and invites opponents of PADS to join her in January for a firsthand experience of the challenges faced by the homeless. She emphasizes the importance of approaching the issue with empathy and kindness.

Carissa Casbon 36659 N. Yew Tree Drive, Lake Villa

Carissa Casbon, a former school board member and Lake County board member for district 7, supports the fixed site shelter project in Gurnee. She based her decision on engaging with community members and relevant staff. While understanding the concerns of the opposition, she believes the shelter will improve the neighborhood and is necessary to house vulnerable community members. She highlights the partnership and leadership role of the Village of Gurnee in the county. Ms. Casbon advocates for approving the rezoning necessary for the PADS fixed site shelter and encourages the village to continue as a leader with heart and vision.

Andy Thieme 1046 Waveland Avenue, Gurnee

Mr. Thieme expresses concern about the proposed location of a shelter in the community. He believes that the area needs a business that the community can support, especially due to recent economic decline and closure of various businesses. Mr. Thieme suggests finding a better location for the shelter, emphasizing the need to consider the impact on the surrounding residential community. He advocates for finding a C3 zoned property in Lake County that would be more suitable for a shelter. Overall, Mr. Thieme emphasizes the importance of finding a solution that benefits both the homeless population and the surrounding community.

Dan Weyerhaeuser, 6298 Winchester Court, Gurnee

Dan Weyerhaeuser, a resident of Gurnee for 38 years, and a senior pastor at Lakeland Church in Gurnee for 24 years shares that there are 27 congregations in Lake County that support the work of PADS in addressing homelessness. He acknowledges and appreciates the work of PADS and expresses trust in the screening process used by the organization. He named the 27 congregations that have expressed their support for the proposed fixed site shelter. He is grateful for the opportunity for PADS to be in Gurnee and expresses his enthusiasm for it.

Linas Tomaitis, 1029 Magnolia Avenue, Gurnee

Linas Tomaitis and his family oppose the construction of a shelter near their home due to concerns about the impact on their children. While they are sympathetic to the life of homeless individuals, they feel that the proposed location is not suitable. Additionally, he is worried about potential issues related to substance abuse, mental health, and the ability to meet the complex needs of homeless individuals. Mr. Tomaitis discusses the relationship between homeless individuals and violent crime. He mentions statistics showing that 61% of crimes committed by homeless individuals are violent, as well as specific violent incidents involving homeless offenders in Los Angeles and San Francisco. He expresses concern about the impact of homeless-related violence. He asks the board to not vote for the fixed site shelter because he fears it will invite violence into the community.

Approved

Dave McClellan, 1188 Boulevard View Avenue, Gurnee

Dave McClellan, a resident of 1188 Boulevard View Avenue, expresses concern about recent changes in his neighborhood. He discusses the need for improvement on the east side corridor. Mr. McClellan worries about the safety of his son, due to the presence of panhandlers in the area. He supports helping the homeless but opposes having a homeless shelter near the neighborhood, citing potential safety issues. He also raises concerns about the presence of individuals with mental health issues and highlights the differences between the east and west sides of town.

13-year-old resident, Gurnee

A 13-year-old 8th grader at River Trails School, is concerned about the issue of homelessness in the community. He highlights the inadequacy of the proposed shelter in accommodating the growing homeless population due to its limited capacity and lack of privacy. He emphasizes the need for a larger and more suitable facility that can better serve the homeless community and provide the space and resources necessary for individuals to rebuild their lives and reintegrate into society.

Carrie Wagner (Address not given)

Ms. Wagner questions the support for the specific location of the homeless shelter and raises concerns about crime in the area and the experiences of the residents. She questions the separation of men and women in the shelter, and expresses concerns about violent behavior from men, and discusses the lack of screening for criminal background and drug use in a low barrier shelter. Ms. Wagner talks about the difference between low barrier and high barrier shelters and expresses doubt about the effectiveness of forced programming in a low barrier shelter. She expresses concern about living in a low barrier shelter with potentially dangerous individuals and references PADS data. Ms. Wagner concludes that one of the reasons the hotel was chosen is because it's empty and supports PADS already.

Mike Morse, 6079 Indian Trail Road, Gurnee

Mike Morse expresses support for the proposed fixed site shelter location at 3740 Grand Avenue and addresses concerns regarding the behavior of the PADS homeless guests. He shares personal experiences and emphasizes that the homeless guests have consistently demonstrated kindness, respect, and good behavior. He highlights the positive impact of the proposed fixed site shelter on privacy and dignified living conditions for the guests, as well as the significant decrease in the homelessness rate. To close, Mr. Morse requests the Gurnee Planning and Zoning Board to approve the proposed shelter location.

Laura Ramirez 4975 Glendale Dr. Gurnee, IL 60031

Laura Ramirez, a long-term resident of Gurnee, is deeply concerned about the increasing need for social services in the community, especially for the low-income population. She emphasizes the importance of addressing the issue of homelessness and has personally witnessed the positive impact of organizations like PADS. She highlights the necessity of approving the proposed plan which will prevent unsheltered homeless individuals from living in unsafe

Approved

conditions. She emphasizes that these individuals are our residents, neighbors, and the families we interact with every day.

Rachel Thieme, 1046 Waveland Avenue, Gurnee

Rachel Thieme, has been a long-time resident in the neighborhood where a low barrier shelter for the homeless is proposed to be located. She has observed an increase in loitering, police activity, litter, and drug paraphernalia in the area since the shelter began housing homeless individuals. The increased activity has led to safety concerns for her children and has affected local businesses negatively. Ms. Thieme argues that the proposed shelter is not compatible with the general land use of adjacent properties and properties within the immediate vicinity. Ms. Thieme concludes by saying that she used to allow her children to walk and ride their bikes to Viking Park and Viking School, but due to safety concerns, they no longer allow it. She has a question for PADS regarding where individuals will go after leaving the program and the admission policies for men and women. She supports the need for a shelter but expresses concern about the specific location due to the vulnerability of the community and the presence of young children, families, and elderly people in the area.

Sanchus Armstrong, 3 Lilac Avenue, Fox Lake

Mr. Armstrong recounted his experience as a PADS graduate. He noted he was successful in school and had been a business owner. He had a serious car accident 8 years ago and some health issues, which resulted in the loss of his legs, businesses and home. He stated PADS had provided confidence, comfort and he had transitioned to handicap accessible senior housing. Mr. Armstrong was grateful for PADS and cautioned against other commenters' fears about PADS.

Jude Squires, 1098 Fuller Road, Gurnee

Mr. Squires stated he was a recent WTHS graduate. He voiced his support for PADS, describing positive prior experiences with PADS clients. He noted PADS clients were just like the general public, but had wound up in less fortunate situations. Mr. Squires stated he believes the PADS shelter would benefit the organization and broader community.

Bruce Johnson, Nicassa Behavioral Health Services, 31979 N Fish Lake Rd, Round Lake

Mr. Johnson is the CEO of Nicassa Behavioral Health Services, a retired police chief and Marine veteran. He described the range of substance abuse, mental health, education, advocacy and outreach services Nicassa offers. Nicassa collaborates with PADS Lake County to provide services to homeless individuals. On behalf of Nicassa, Mr. Johnson urged the PZB to approve the proposed fixed site shelter and directed the Board to a letter he had sent.

Rose Froseth, 525 Prescott Lane, Gurnee

Ms. Froseth, a Gurnee resident for 26 years, discussed her support for the proposed PADS fixed shelter. She stated that homelessness affects residents throughout the County and should be addressed by the whole county. She cited DuPage PADS' data showing fixed shelter models as the safest and most stable form of shelter. Ms. Froseth recounted her experience with volunteering for a church PADS site, noting the proposed three people to a room would provide

Approved

more privacy and dignity than church sites with 60-90 people. She stated the PADS plan would improve the property and provide a safer, more successful path to rehousing; asking the Board to approve the PADS fixed shelter.

Craig Worrall, 102 Chestnut Circle, Lindenhurst

Mr. Worrall, a preschool teacher has been Lake County resident for about 10 years. He cited two legal cases related to zoning issues. He stated the case of Reed v. Town of Gilbert declared it illegal to make laws against panhandling, noting the Village of Gurnee website suggests supporting local assistance organizations instead of panhandlers. He stated the case of Catherine H. Barber Memorial Shelter, Inc v. Town of North Wilkesboro resulted in the shelter winning the case after they were denied a zoning waiver due to “safety and harmony in the community”. He noted that this case was similar to concerns from other commenters.

Candy Reimholz, 4754 Crest Court, Waukegan

Ms. Reimholz has been an area resident for 42 years, stating she lives on the border of Gurnee and Waukegan and grew up on the east side of Gurnee. She noted empathy for homeless individuals and that she had a voice but they do not. She read a letter from Lake County Coroner Jennifer Baneck supporting the project. Ms. Baneck’s letter noted her office had investigated the deaths of 32 unhoused individuals since 2020. Ms. Baneck’s letter stated that research shows fixed shelters are the safest, most stable form of housing, offering comprehensive wraparound programming and achieving an 80% success rate in securing permanent housing for residents. Ms. Baneck’s letter noted that rejecting establishing a fixed shelter could potentially contribute to further tragic outcomes for individuals in our community, asking readers to imagine that any of those 32 lives might have been saved if they had access to a fixed shelter and its resources.

John Fallon, 414 N McAree Road, Waukegan

Mr. Fallon noted he has lived in the Waukegan/Gurnee area for 27 years and currently lives 2.5 blocks from the PADS main shelter/administration. He recalls the condition of this motel as being less than ideal for many years, as far back as the mid-1980’s. He noted that this is a strong project and if it fails due to zoning issues, federal grant funding which could have benefitted this area will be lost as it will instead flow to another state. He notes the Margarita Inn does achieve the 80% success rates. He is also familiar with Beds Plus in LaGrange and with PADS and urges approval of this project.

Eric Foote, 1462 Sunflower Court, Grayslake

They had speakers lined up to speak both for and against the project but in the interest of time and the late hour is opting to provide letters to the PZB.

Shawn Depke, 4606 Old Grand Avenue, Gurnee

Mr. Depke questioned why the property has been allowed to exist in poor condition. He asserts that this project is not good for Gurnee, will not bring tax revenue, and the majority of people do not want it. He expressed his opinion that the east side and downtown Gurnee have been forgotten.

Approved

Mary Marquez Barrera, 1575 Belle Plaine Avenue, Gurnee

Ms. Marquez Barrera expressed her frustration that this project is being considered in her neighborhood. She feels there are other locations that could be found. She indicated that there is a homeless person living in her backyard and offered photos.

Lori Isaacson, 1418 Deer Run Road, Gurnee

Ms. Isaacson shared that prior to moving to Gurnee she lived in west Los Angeles. She has volunteered extensively through her place of worship and is sympathetic to the needs of the homeless. This is not a question of need but of location. She suggests that the extended stay hotel property at 5724 Northridge Drive would be a more suitable location for a fixed site shelter citing amenities such as kitchenettes and laundry, and is centrally located.

Susan Squires, 1098 Fuller Road, Gurnee

Ms. Squires inquired whether PADS could verify assertions made regarding police activity around the Evanston shelter location and also suggested that if this facility is approved perhaps PADS can work with the neighborhood to address issues that have been cited in residents' comments.

Matt Kearney, 2809 Salem Boulevard, Zion

Mr. Kearney is a Zion resident who leads a ministry called Street Chaplains. He stated that Street Chaplains supports the project. He explained that Street Chaplains does public outreach in the surrounding area, including the area being discussed, to people in poverty and those impacted by crime. He noted that as a father of three, he understands the residents' concerns. If this shelter is not approved and the Fairbridge Inn is demolished, there will still be crime in the community east of Route 41. The issues residents have been experiencing are multi-faceted. Services they need are proximate to this location, many located in Waukegan. He urges the Board to endorse this plan.

Karen Raswadowski, 1432 Belle Plaine Avenue, Gurnee

Ms. Raswadowski has been a Gurnee resident for 37 years. She referred the Board to an email she had sent. She described her life experiences, noting that the area for the proposed shelter is in her neighborhood and near her son and grandchildren. She stated that her son is rethinking his house on Magnolia. She stated she lives kitty corner from a park and is concerned with what she sees. She noted her empathy for homeless individuals but opposes the project in her neighborhood.

Mateen Khumawala, 1169 Waveland Avenue, Gurnee

Mr. Khumawala stated he lives 2 blocks north of the Fairbridge Inn. He noted that different faith congregations support this cause, but urged consideration for the location in an established residential neighborhood. He agreed with a prior commenter that a proposed residential development on Tri-State Parkway was good, but it had been denied by the PZB. He asked the PZB to consider the effect the project would have on the neighborhood, noting the difference in appreciation and property values between the east and west side of Gurnee. He

Approved

noted concerns that PADS had not reached out to the surrounding neighborhood, that residents had found out about the proposal through word of mouth and that a Trustee on the Village Board is associated with PADS.

Chairman Sula closed the floor to the public.

Questions noted by Village Attorney Winter to be answered by the applicant:

- Will undocumented immigrants be allowed to stay at the proposed shelter?

Allen Swilley stated that if individuals can show that they are Lake County residents, which means if their last stable address is from Lake County, then they can be considered for shelter.

- How will couples be accommodated at the proposed shelter?

Allen Swilley responded that currently, PADS has two options. It can allow for those kinds of relationships. However, the structure of the shelter would make it so that it would be almost impossible to do that. What is meant by that is three beds to a room means that there would be someone that is not a part of that relationship that would sleep in that room. So the structure of the rooms themselves makes it difficult for us to have couples stay in a room together.

- Can the applicant provide additional information about room assignments for women versus men within the proposed facility?

Allen Swilley responded that PADS cannot, elaborating that it will always be equitable. One thing that was mentioned is that there are more rooms up top than there are on the bottom, which is why what PADS may not be able to separate gender by floors, but they will be able to separate them by room.

- If a client leaves the site after curfew, will they be allowed readmission during curfew hours?

Allen Swilley responded that if we have clients that are not compliant with our shelter curfew hours, and they do come back into shelter, we will let them back in so that they are not on the street, and then we will reevaluate them in the morning.

- Can you provide information about placement locations for clients after they leave the proposed shelter?

Allen Swilley responded when we exit clients, they return to our processing center at 1800 where they work with a case manager to determine what their next steps are.

Approved

- Are there any other questions that you wish to respond to?

Allen Swilley responded that no matter how you vote tonight, PADS will continue to serve Gurnee. They'll continue to do the hard work. It would just make it that much harder to do without this opportunity.

Allen Swilley noted that some data that was misinterpreted when it came to the Evanston location. The CEO of Connections wanted to share that over the last two and a half years, there have been only 75 police, fire and ambulance calls to that location, and that the radius is a much larger radius representative of downtown Evanston where bars and other businesses are.

The other thing is, PADS is more than happy to enter into a community agreement with one option for this being a 24 hour line where people can call with concerns. We're more than willing to host monthly meetings to share updates. Whatever it takes to build that trust, I'm willing to take that step.

- Why hasn't the Village closed the hotel at the site under emergency or other closure provisions?

Attorney Winter responded that a hotel regulation ordinance was cited a couple times. The Village ordinance does reference nuisance incidents. However, under state law and case law, hotels cannot be strictly held responsible for the acts of third persons or their customers. What the ordinance provides that if hotel authority personnel consent to, facilitate, cause, allow, or encourage a nuisance incident, the Village then can charge the hotel with a nuisance violation. So the fact that crime or criminals or alleged criminals are staying at a hotel, what incepts the ordinance is if the front staff or someone else aids and abets illegal activity. I can also report that as part of that ordinance every hotel lobby now in the Village does have surveillance video. So if there is an incident, the police can demand to look at that video to see how their front desk and their personnel acted, to see whether there was any indications that somehow, they were assisting in illegal activities.

- A clarification that sex offenders would be disqualified from staying at this location

Allen Swilley responded Yes, they would be disqualified.

- what is the citing for drug test prohibition?

Allen Swilley responded per our funding, if an individual comes to us and, states that they have a substance use issue and we can identify that they have a substance use disorder, a disability is included within the American Disabilities Act, and our funding requires us to support them in that. So 6% of our shelter population has, alcohol substance use issues, and 3% has, drug substance use issues.

- Can you reiterate your drug and alcohol regulations on site?

Approved

Allen Swilley responded we do room checks, twice per shift. So that's four times per day and once overnight to ensure that people are where they are supposed to be. In addition, we will do hourly property walks.

Chairman Sula re-opens the floor to the public.

Mr. Jerry Laux questioned who will address panhandling once the residents leave the facility.

Chairman Sula closed the floor of the public.

Allen Swilley responded we typically don't see sheltered clients panhandle. Not all panhandlers are homeless. Our clients are people, and they will walk. They will walk to the bus stop. They're going to walk to work. They're going to walk to the store.

Chairman Sula inquired about the role of the private security that you that you employ and how do they coordinate with the Gurnee PD?

Allen Swilley responded our staff will coordinate with Gurnee PD first then the security team.

Atrian Fard inquired given the location of the property along Grand Avenue how are you guaranteeing the safety of your residents reliant on foot for traveling?

Allen Swilley responded that the residents are adults with an understanding of public transportation and pedestrian rules.

Chairman Sula asked if there was anything further.

Allen Swilley responded and discussed the difference in the hotel program that is currently being utilized at a cost of \$300,000/ month versus moving to the fixed site shelter program due to the elimination of funding and the growing need.

Chairman Sula responded to the comment about why the Village was entertaining this request and responded that the Village is obligated to hear and respond to any request from a property owner in the Village.

Chairman Sula called for deliberation on the proposed text amendment by the Board. He stated that emergency shelters is a broad term, and it just doesn't incorporate the specific proposal we talked about today. It also opens up the door for other shelters other than the petitioner.

David Nordentoft inquired if that a good thing or not a good thing?

Chairman Sula noted that he thinks it's an okay thing.

Approved

Chairman Sula indicated that the Planning & Zoning Board is a recommending body to the Village Board which makes the final decision. Attorney Winter clarified that it's customary for a motion to be made in the affirmative but that does not presuppose the vote of the Commissioner making the motion or the second.

R. Todd Campbell made a motion to forward a favorable recommendation to on the petition to amend article 7.1.2 titled, "Use Permissions" as follows:
7.1.2 section a), add 'Permitted Use', and section b), add 'Emergency Shelter' as a Special Use.

Second by Mr. Nordentoff.

No further discussion on the motion

Roll call vote

Campbell – Aye

Nordentoft – Aye

Martin – Aye

Ware – Aye

Sula - Aye. Motion carries 5-0

4. PUBLIC HEARING: PADS Lake County – Special Use Permit

PADS Lake County is seeking Special Use Permit to allow establishment and operation of an Emergency Shelter at 3732-3740 Grand Avenue.

Chairman Sula calls for discussion on the Special Use permit Application.

David Nordentoft shared his views on realistic development potential along East Grand and the applicability of the compatibility standard for the Special Use Permit. His conclusion being that the proposed use is not compatible with adjoining properties.

Liliana Ware noted that she listened to both sides and concurs with Commissioner Nordentoft

Roneida Martin noted the difficulty of the decision and concurs with Commissioner Ware

R. Todd Campbell noted the opposing arguments of helping the homeless versus the obligation to the citizens of Gurnee, ending with his belief that this is not a viable location for the shelter.

Chairman Sula discussed the emotional response of what the site could be versus the reality of what is there now. He recognizes the benefits of the physical improvements to landscaping and the streetscape and compared the use to an Extended Stay Hotel.

Approved

Roneida Martin further discussed the potential for what the site could be versus the current condition.

R. Todd Campbell spoke briefly of three conditions being placed on the Special Use Permit.

R. Todd Campbell made a Motion to forward a favorable recommendation on the petition of PADS Lake County for a special use permit to allow the establishment and the operation of an emergency shelter on property located at 3732 - 3740 Grand Avenue in substantial conformance with the materials submitted as part of the application with three additional conditions:

- 1) that the total number of building occupants is limited to the maximum permitted by the building code,
- 2) that the shelter operates as a fixed shelter only, and any changes in PADS management that leads to conversion into any other shelter type requires a major SUP modification, and
- 3) the residents' stay is limited to 90 days with a valid extension based on progress in finding housing and or employment.

Roneida Martin seconded the motion.

No further discussion

Roll call vote

Campbell – Nay

Nordentoft – Nay

Martin – Nay

Ware – Nay

Sula - Aye. Motion fails 1-4

Chairman Sula reminded the petitioner and the audience that the PZB is a recommending body and that the Village Board will make the final decision.

5. Next Meeting Date: August 7, 2024

Mr. Sula confirmed with Village staff that, as of yet, there are no Public Hearings scheduled for the next meeting, so whether or not there will be a meeting on August 7 is yet to be determined.

6. Adjournment

R. Todd Campbell made a motion to adjourn

David Nordentoft seconded the motion

Approved

Voice vote:

Chairman Sula announced the voice vote. All "ayes". Motion carried.

The meeting was adjourned at 1:26 a.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary