

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Minutes Report - Final

Wednesday, June 12, 2024

3:30 PM

Remote attendance is available via Zoom:

<https://us02web.zoom.us/j/86758047914>

Waukegan - 10th floor Assembly Room

Housing and Community Development Commission

1. Roll Call

Vice Chair Pederson called the meeting to order at 3:36 PM.

Commissioner Bethany Williams attended via Zoom.

Guests: Jerry Laux of Gurnee Garden Center; Doris Lawrence, resident; George Lawrence, resident; Bradford Evans, resident; Eric Foote of PADS Lake County; Ben Squires of Bethel Lutheran Church; Kerry Eagar, resident, Jorie Stuckwisch, resident; Linas Tomaitis, resident; Miriam J Argueta, Build to Empower; Rebecca Kotsinis, resident; Allen Swilley of PADS Lake County; Rachel Thieme, resident; Cari Wagner, resident.

Guest Via Zoom: Amanda Underwood, Barbara Nerroth, Bev Saiz of Clearbrook, Don Frick of Clearbrook, Joel Williams of Habitat for Humanity, JoEllen Erdman of Zacharias Sexual Abuse Center, Julianna Donelli, Karen Rozwadowski, Kent and Kerry Eagar, Laura Craemer of Allendale, Nahid Khumawala, Richard Koenig of Housing Opportunity Development Corporation, Ro Torres, Rob Anthony of Community Partners for Affordable Housing, and 12 other unidentified Zoom attendees

Staff: Eric Waggoner, Carissa Casbon, Dominic Strezo, Pamela Jeffries, Eric Tellez, Liz Nelson, Yazmin Albino, Penni Raphaelson, Courtney Cymerman, Malin Gembra, Michele Slav, and Danielle White.

Present 12 - Mary Ross Cunningham, Sandy Hart, Angelo Kyle, Kathleen O'Connor, Linda Pedersen, Billy McKinney, Bethany Williams, Anne Flanigan Bassi, Michael Meehan, Gina Roberts, Marah Altenberg and Stephanie Victor

Absent 7 - Janet Swartz, Dan Venturi, Ray Rose, Paras Parekh, Michael Knight, Marc Jones and Mary Dominiak

2. Approval of Minutes

2.1 [24-0636](#)

Approval of the April 10, 2024 minutes.

Attachments: [HCDC Minutes Draft 2024-04-10.pdf](#)

A motion was made by Commissioner Ross Cunningham, seconded by Commissioner Roberts, for the approval of minutes. The motion carried by the following voice vote.

Aye 11 - Commissioner Ross Cunningham, Ex-Officio Member Hart, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg and Commissioner Victor

Absent 7 - Commissioner Swartz, Commissioner Venturi, Chair Rose, Ex-Officio Member Parekh, Commissioner Knight, Commissioner Jones and Commissioner Dominiak

Not Present 1 - Commissioner Williams

3. Chair's Remarks

Vice Chair Pederson read the following: It's my understanding that we have some members of the public here this afternoon who have an interest in this particular item (item 6.3). So, before we hear staff's presentation, I thought it would be important to provide some general comments for the benefit of our public, so they have some more context for this item and the County's role in funding recommendations.

Specifically, the function of this Commission is to assess community needs and make funding decisions accordingly. Submission of these applications does not guarantee funding, nor will it guarantee project implementation.

Now, in contrast, zoning, and land use decisions are exclusively decided by the local jurisdiction. HCDC consistently approved funds for projects prior to securing the necessary zoning. In some cases, projects are never able to secure approvals. In such cases, HCDC is then charged with the reallocation of funding.

4. Public Comments (items not on the agenda)

No Public Comments.

5. Old Business

No Old Business.

6. New Business

6.1 [24-0642](#)

Presentation and Discussion - Lake County Consortium's five-year Consolidated Housing and Community Development Plan for Program Years 2025 to 2029.

Dominic Strezo, Community Development Administrator, introduced the needs assessment phase of the 2025-2029 Consolidated Plan. Lake County is required obtain feedback from the community to assess the anticipated community needs for the next five years. The feedback will be incorporated into the goals and needs of the Consolidated Plan.

6.2 [24-0634](#)

PUBLIC HEARING - Community Needs - U.S. Department of Housing & Urban Development Program Years 2025-2029 Consolidated Plan.

No public comments were made or received.

6.3 [24-0630](#)

Presentation - Illinois Department of Commerce and Economic Opportunity (DCEO) Community Development Block Grant Coronavirus (CDBG-CV) Shelter Construction Program Application.

Dominic Strezo presented two State of Illinois Community Development Block Grant (CDBG-CV2) Coronavirus Urban Shelter Program Applications. Information from a 2019 Gaps Analysis of the Homeless Response Crisis System in Lake County recommends the development of a fixed-site shelter in Lake County. The County plans on submitting two applications to the State of Illinois for \$2,000,000 each. The first location would be a

family shelter serving adults and children in Waukegan - 64 rooms (224 beds). The second location would be an adult only shelter in Gurnee - 30 rooms (90 beds). Both would be owned and operated by PADS Lake County. Dominic reiterated that the HCDC vote is for the approval to submit the two applications.

6.4 [24-0631](#)

PUBLIC HEARING - Illinois Department of Commerce and Economic Opportunity (DCEO) Community Development Block Grant Coronavirus (CDBG-CV) Shelter Construction Program Application.

The following are public comments made concerning to the Community Development Block Grant - Coronavirus Urban Shelter Program Applications (CDBG-CV2 applications).

Jorie Stuckwisch and Kerry Eagar, residents, made a joint statement as to why they believe an adult only low-barrier shelter is not an effective use of a CDBG grant to prevent homelessness, specifically the Fairbridge Inn location. They cited the close proximity of the shelter to in-home daycares, an elementary school and many school bus stops, playgrounds and parks, and a senior living facility as reasons why the location is not well-suited. They also believe there has been an increase in police and emergency activity at the Fairbridge Inn.

Becky Kotsinis, resident, read her public comment previously sent to Community Development: I do not represent any places of business. I have substitute taught in a few districts throughout Lake County, IL, so I have a passion for helping youth and teens. A fixed site low barrier shelter for adults will NOT end homelessness in Lake County. Offering \$2,000,000 to a property of Fairbridge Inn whose total market value on the Warren Township Assessor's website is ONLY \$1,019,190 is NOT a fiscally responsible decision. This project should NOT receive a CDBG fund grant. Instead, Let's partner together to explore alternative ideas from across Lake County and the world to invest CDBG grant funds in guiding our homeless and at risk youth and teens to further their education and careers to end homelessness in Lake County! For example, a youth café in Australia called Café Y this month celebrated 10 YEARS of "a successful initiative established to provide employment, training and work placements to young people who are facing disadvantage including homelessness." One potential alternative use for the CDBG funds is to invest in a similar new business here in Lake County to provide employment, training and work placements for youth facing homelessness here in Lake County IL. In January 2024, University of Chicago published "New Opportunities Prevention Strategy: A National Strategy to prevent Youth Homelessness." Page 5 indicates that "PREVENTION programs from health to Head Start produce significant long term gains." We need to "prevent risk from becoming crisis and prevent crisis from becoming homelessness." This document about preventing youth homelessness identifies a guiding principle strategy of "opportunity: Youth access affirming educational, employment and vocational opportunities consistent with their needs and aspirations." Right here in Lake County IL, one possible solution instead is to use CDBG funds to partner with experts from non-profit

organizations locally, possibly including Fill a Heart 4 Kids, Bernie's Book Bank, Youth Build Lake County, Habitat for Humanity and College of Lake County and others to educate, teach skills and employ our homeless youth and youth in crisis. If not familiar, Fill a Heart 4 kids was founded by a mom who welcomed a homeless baby into her home and daily life. Her non-profit provides educational support to homeless and foster children in a fiscally responsible way by training volunteers so every dollar donation is maximized to support homeless children and teens. So I urge you to vote AGAINST the fixed site low barrier shelter for adults that PADS offered \$2,000,000 for yet the TOTAL market value was ONLY assessed at \$1,019,190. This is NOT an example of fiscal responsibility and is NOT a way to end homelessness in Lake County, IL! Think of, for example, how many homeless teens and young adults up to 24 could be trained and paid at a new BUSINESS started AND economically develop at the East Grand gateway by partnering with Lake County organizations INSTEAD of voting for this grant to reimburse the Fairbridge property owner for \$980,910 BEYOND total market value? I signed the petition and am willing to volunteer with you to learn about alternative ways to spend this grant money in a more fiscally responsible way to help homeless teens. Please vote AGAINST the fixed site low barrier shelter adults only project that will NOT end homelessness in Lake County.

Rachel Thieme, resident, gave public comment in opposition of the CDBG-CV2 applications, specifically the Fairbridge Inn shelter location. One reason being she believes the area will suffer economically if a shelter is put in that location, further urging the commission to vote against the application.

Cari Wagner, resident, spoke in opposition of the CDBG-CV2 applications, specifically the Fairbridge Inn fixed-shelter location. She shared a zoning map for East Grand Gateway to point out the Fairbridge Inn's proximity to numerous parks, child daycares, and a senior living facility. She believes there has been an increase in criminal and/or unpleasant activities in the area of the Fairbridge Inn.

Jerry Laux, owner of Gurnee Garden Center, spoke in opposition to the CDBG-CV2 applications. He employs 53 individuals at his business, 22 young people and 27 women. He concerns if the shelter is located at the Fairbridge location, he would lose most of the employees. He believes a shelter in this location it will cost him his business.

Ben Squires, Pastor of Bethel Lutheran Church in Gurnee, said Bethel Church, support PADS Lake County and both of these shelters being established. He encouraged HCDC to vote in favor of submitting the CDBG-CV2 applications for the fixed-site shelters in both Waukegan and Gurnee. He named the following congregations as pledging their support as well: Christ Church in Lake Forest, Christian Neighbors in Waukegan, CrossLife in Libertyville, Gurnee Community in Gurnee, Joy! Lutheran in Gurnee, Lakeland in Gurnee, St. Paul's Lutheran in Waukegan, Street Chaplains/TransformNation, Waukegan Bible Baptist in Waukegan; Wesley Free Methodist in Waukegan, Love Inc Lake County and Islamic Foundation North in Libertyville.

Linus Tomaitis, resident, believes crime is already bad in their neighborhood and that the shelter will only make it even more unsafe, and does not support the CDBG-CV2 applications.

Eric Foote, Director of Operations for PADS Lake County, expressed concerns about the statements made in opposition and believes this will be a step up for the community. It behooves both groups to help make this building the best possible building it can be. He also explained how this application is to receive money from state funding specifically for fixed-site shelters and is not taking away from any other programs.

Allen Swilley, Director of PADS Lake County, wanted clear up two things: services will be available for their clients and programming is required at this shelter site. He shared the statistic that six percent of their clients have alcohol abuse issues, and three percent of their clients have drug use issues which is well below the thirty-two percent national average.

The following are written public comments received by Lake County Community Development, as they were received, and were read aloud:

Mark and Rose Froseth, resident:

To: Lake County Housing and Community Development Committee

I am a resident of Gurnee and a longtime supporter of PADS. I understand that you'll be voting soon on whether to submit the grant proposal to the state of Illinois for the 2 fixed-site shelters PADS is working toward. I ask you to please vote YES to submit the grant proposal. Those experiencing homelessness in Lake County will soon not have funding for their hotel rentals and churches are no longer able to support nightly housing for them. We desperately need the fixed site solution to not only provide a place to sleep and get out of the elements for those experiencing homelessness but also to provide services to help them transition into self-support. I would sincerely appreciate your support!

Cindy Bell, resident:

This is in regards to the Fairbridge Inn at 3740 Grand Ave Gurnee, a commercial property surrounded by commercial properties on Grand Ave and residential neighborhoods adjacent and across from it.

I've lived in the same house in East Gurnee for 30 years with my husband and 2 children. In the last 3-4 years there has been a major change in the area. Walking to local businesses with the grandkids, we don't do anymore, going on bike rides always involves packing the pepper spray and going to our local park only happens if grandpa can come us. There are people that don't live in the neighborhood frequently walking around, sometimes randomly yelling and swearing, sitting at the park or hanging around the businesses parking lots asking for money, and some can be quite frightening. PADS explained that putting this shelter at the location on Grand Ave would be an experiment!

Well PADS has already been housing homeless individuals at the Fairbridge Inn using government funds under the CARES Act, so we've been part of that experiment already and it doesn't seem to work well for the surrounding area. Having 2 parks, 6 daycares, an elementary school, within walking distance and a senior living facility right across the street, this is not an appropriate place for a shelter. PADS has been considering more than 30 other locations so there has to be a better location for it. PADS says approximately 30% of the people they house are substance abusers and 30% have mental health issues. The PADS screening process ONLY excludes sex offenders, but not other felonies and NO drug testing is performed. Police are always at the Fairbridge and I don't understand how it's going to get better when it will be housing 90 people in a 27 room hotel with limited supervision until their 10:00PM curfew. There will just be more people wondering our neighborhood than there is now. I surely DO not have a solution for the problem of homelessness, but as we can all agree, is out of control. This just is not the right place for a shelter like this.

Sara Martinez, resident:

*Concerns Regarding Homeless Shelter Placement in Our Neighborhood,
I am writing to express my deep concerns regarding the proposed establishment of a homeless shelter in our neighborhood. While I am a staunch supporter of initiatives aimed at improving our community, I strongly believe that placing a homeless shelter in this area may have detrimental effects. As a resident who cherishes our neighborhood and actively participates in efforts to enhance its well-being, I am worried about the potential consequences a homeless shelter could bring. Specifically, I am concerned about the safety of my three young boys, who enjoy playing outdoors and exploring the neighborhood. Additionally, I fear for the impact on the businesses and property values in our area, which we have all worked tirelessly to cultivate and maintain. Having moved here with high hopes for our family's future four years ago, I am reluctant to see our hard-earned sense of security jeopardized. However, I remain optimistic that there are alternative solutions that can benefit both the homeless population and our community at large. I urge the board to consider alternative locations for the shelter, such as the old Ramada on Greenbay Rd., where its presence may be less disruptive and more conducive to the well-being of all involved.*

Jay Stuckwisch, resident:

Hello, my name is Jay Stuckwisch and I am a resident of Gurnee, living less than half a mile from the proposed PADS shelter site. I am writing you today to voice my opposition to the conversion of the Fairbridge Inn into a homeless shelter and the CDBG-CV2 application. To be perfectly clear, I am not in opposition of helping the homeless and to be honest, I feel this decision to open a shelter in part of town would actually be a disservice to the homeless community. An adults only, low-barrier shelter is not an effective method of treating homelessness - it only puts a band-aid on an already broken system rather than actually fixing it. I also feel a shelter in this location is not a safe or wise idea. This area of Gurnee is already in desperate need of economic help and revitalization. The 10yr

construction for the route 41 overpass and Covid pandemic forced many businesses out of the area and lead to the growth of the homeless population in this area. An adult, low-barrier shelter of 90 people in 30 rooms, with minimal entry requirements at this location endangers the safety of my family and our neighborhood. I have checked into the Evanston PADS shelter and how it has impacted their neighborhoods. There are documented lawsuits that provide a picture of how the Evanston Margarita Inn Shelter has affected the community. The owner of the apartment building just north of the shelter filed suit in circuit court, claiming the shelter caused the building to "lose tenants, income and overall value". It further claimed that the shelter "has damaged the surrounding neighborhood, causing an increase in criminal activity, police and emergency services involvement and overwhelming panhandling and loitering, changing the area into an unsafe and unwelcoming environment". The suit claimed the city received "hundreds of complaints from residents...but that the city has failed and refused to enforce any of the nuisance ordinance provisions". A resident that lives 3 blocks from the Margarita Inn stated in an Evanston Now article, "the magnet effect is attracting vagrants and persons claiming to be homeless from all over the region to Evanston". In our neighborhood there are 6 daycares - one of which my child attends , 1 elementary school - which my other child attends, many school bus stops, 3 parks - that both my children use, and a senior living facility, all within one mile of the shelter site. East Grand Gateway is an economically distressed, underserved community, and I believe bringing homeless individuals from all across Lake Country will negatively impact the homes and remaining businesses in the surrounding area - similar to Evanston. I respectfully ask that you reject this grant request and alternately choose to work with the Neighbors for Revitalization of East Grand Avenue in exploring other options of how to help the unhoused rather than just sweeping them under a rug. I sincerely appreciate your time and consideration for our community.

Janet Andrews, resident:

Hello, I am not able to attend the meeting tonight regarding the new proposed PADS facility in Gurnee. We live a few blocks from the hotel that would become the permanent PADS location. I am very much in favor of the proposition. PADS has done extensive research and has proposed an option that will not only renovate an eyesore building, but will "renovate" people's lives! It's a win/win!

Bradford Evans, resident:

I am writing you today for voice my dismay and concern that the PADS organization is attempting to establish an adults only, low-barrier homeless shelter in the East Grand Gateway area. The property it plans on establishing the shelter is at the very entry of an extensive residential area, of which I am proud to say I am a part of. There are so many blessed good things about our community-neighborhood, (the residents, parks, an elementary school, many daycares and there is a sense of safety and security in our homes). If this adults only, low barrier homeless shelter is permitted to be established of which will consist of 90 members in 30 rooms, (and I'm guessing the majority of the homeless members will be adult males), will immensely decrease the safety felt by me

and my neighbors, as well as the safety of the children of my neighbors. This proposed homeless shelter is not going to solve the homeless shelter situation, especially when the homeless from all over Lake County could end up there. With our community already feeling the 'economical rope' around our necks for a long time now, and in this distressed, underserved community, we need more positive businesses constructed / established to get the community at large, up and running again. Opening an adult only, low barrier homeless shelter will only serve to deflate any progress for this desire. The homeless shelter will bring into the community all sort of 'Negative effects', and you can't have that effecting a chance of a 'Positive effect'. In closing, I'm a 74 year old resident of the East Grand Gateway area and have been fighting cancer (Acute Myeloid Leukemia) for nearly ten years now, but I was more than pleased to sign a petition to assist in any way I could to revitalize our community for the betterment of it's residents - but that does not include a fixed, low barrier homeless shelter. Thank you for your time and strongly pray for 'your conscience of the moral goodness' by not approving the requested funding to establish the shelter in the East Grand Gateway area.

Leslie White, resident:

Good morning, I'm writing in support of the conversion of the hotel at 41 and Grand into a PADS Shelter. The location is convenient and I believe the numbers show the need is heavier on the east middle to east side of the county. I work for law enforcement and we are having a constant battle in finding shelter for those in need. Since the elimination of church locations many have been left unsheltered. The Livingroom is a nice resource, but is often full to capacity. I also support the reuse of a structure that is already built, instead of building a new structure. Our county has so many vacant buildings not being utilized. I believe statistics show the definite need for a permanent structure to house the homeless population or those temporarily abandoned seeking shelter.

Barbara Nerroth, resident:

I am unable to attend this meeting, however, I want to voice my opinion that I do not feel this shelter is a good option for this area. This area has two family parks and six day care facilities as well as an elementary school and senior living facility in the neighborhood.

Here are my concerns:

- This is COMMERCIAL property surrounded by other commercial properties along Grand Avenue. This would certainly be a deterrent to attract any further businesses for any economic growth. Along with this is the unsightly state that this property has been for years--unkempt landscape, building unpainted and deteriorating. Since this property has already been used as a shelter, it is obvious why the property has been neglected and unkempt. I feel this would only worsen if the property was purchased by PADS. Would you locate your business here--probably not.*
- I am concerned with SAFETY issues as well. Already there is heightened awareness of unknown individuals walking in the neighborhood--would you let your child walk alone to Spaulding School?? I think not! Also, what about the local citizen who wants to go for a walk alone--Not! Increased traffic in an already compromised area (cut through on*

Crescent Ave to get to Grand Ave), speeding, loud vehicles, stop signs ignored, etc. is already a problem. I understand of the 90 residents planned for this property, there will be approximately 20% with vehicles--more congestion!

- I am also concerned about the effect of this shelter on PROPERTY VALUES. I am unaware of any impact studies performed to show the economic impact on our neighborhood property values, but can only believe that property values would decrease. Please rethink approving this \$2 million dollars for PADS.

Nahid M Khumawala, resident:

We are very opposed to having the Fairbridge Inn motel turning into a fixed homeless shelter in a very family oriented residential community. That commercial space can be used to enhance the neighbourhood not demoralized. There are other hotels/motels which are not surrounded with family/residential neighborhoods and those can be turned into fixed homeless shelters. East Grand Neighbourhood has at least four public schools, 3 days cares and constant school buses dropping and picking up kids. You are putting these kids in life danger by having them surrounded with 90 adult mental illness and/or substance addicted people. Please try to understand the impact and the safety of these kids. If this goes ahead, in no time, this neighbourhood will turn into Ghost Town! Gurnee will no longer be SAFE Suburbs! I REJECT including my two other family members, so three votes for REJECTION! Thank you for your understanding.

Mary Marquez Barrera, resident:

To Whom it May Concern, I am writing as a concerned Gurnee, Illinois resident. I have lived in Gurnee at 1575 Belle Plaine Ave. for 22 years. We moved to Gurnee because it was a safer place for our 6 children to grow up. And it was! Now, I have 7 grandchildren that are at our home frequently. Do I feel it's safe for them to play at the local park, which is 2 doors away? NO! We have problems already in the neighborhood with break ins, pot smoking in the park and repeated speeding and people running through stop signs. Next there is the local Jewel grocery store that I don't even shop at, Walgreens on Grand and Green Bay, and Speedway gas station, all of which I was approached and asked for money. Then we have pan handling at every major intersection near me. So with all the problems we have already, do we need another problem? NO! It makes me sad that my grandchildren can't stand at their bus stop in the morning (they live on Lee Ave.) or get off the bus safely after school. The Fairbridge Motel is not safe now! So I am asking you to please, reconsider the zoning. Let's keep the neighborhood the way it is! The whole Pads shelter has me concerned because of the intake process! The guidelines which has been shared with all of us, who live in this neighborhood is too lenient to be in our neighborhood! We have schools, parks, daycares, senior citizens and children here, please reconsider!

Gaby Carranza, resident:

Good afternoon, My name is Gaby Carranza, and I am a resident of Gurnee, living on Waveland Avenue. I operate a home daycare in this neighborhood. I am writing to express my significant concern and distress regarding the proposed plan to open a shelter for

homeless individuals in our neighborhood. I strongly believe that this location is unsuitable for such a facility, particularly due to its proximity to schools, home daycares, bus stops, and a nursing home, among other sensitive areas. As a childcare provider responsible for eight children, I frequently take them on walks around the neighborhood and to the park. The establishment of a shelter here would necessitate changes to our routines due to safety concerns. This situation affects not only the safety of our streets and homes but also the investments that my neighbors and I have made in our properties. I have been enhancing my home to improve the neighborhood's appearance and for my own comfort, and I worry that property values will decline if they are close to a homeless shelter. Overall, this situation is very upsetting and frustrating.

Lori Isaacson, resident:

Hello, My name is Lori Isaacson. I reside near Great America. I am very concerned about PADS' proposed homeless shelter where the Fairbridge Inn is located at 3740 Grand Avenue in Gurnee.

- An adults only, low-barrier shelter is not an effective method of treating homelessness.*
- An adult, low-barrier shelter of 90 people in 30 rooms, with minimal entry requirements at this location endangers the safety of the neighborhood. There are 6 daycares, an elementary school, many school bus stops, 3 parks, and a senior living facility, all within one mile of the shelter site.*
- East Grand Gateway is an economically distressed, underserved community, and bringing homeless individuals from all across Lake Country will negatively impact the homes and businesses in the surrounding areas.*
- In addition to the above valid opposing points, I am concerned there will be an escalation in assaults, accidents and crime due to the influx of people living nearby without any consequences. PADS will not require drug testing, curfew or valid drivers licenses/proof of Insurance. In addition, convicted felons will be allowed to reside at this location. I get alerts via my Ring device daily indicating dangerous scenarios less than a mile from my residence. This property should be converted with a focus to "serve" our community, not further the economic downturn facing our nearby residents and business owners.*

Paul & Diane Schranz, residents:

My name is Diane and both my husband and myself are against the low-barrier homeless shelter proposed at the existing Fairbridge Inn in Gurnee IL. I do not think a residential area is the right choice to place a low-barrier homeless shelter that will house 90 residents in 30 rooms. There are homes within a one to two block radius of the proposed shelter. This shelter will be in the vicinity of several children's parks, kitty corner to another vulnerable population, seniors living in a assisted living facility, plus several day care centers, an elementary school at the end of the road and several bus stops. The businesses along the East Grand Ave have suffered for a while due to about 10 years of road construction slowing the growth of their business. This area is zoned for commercial and I believe in order to help revitalize East Grand it needs to stay zoned commercial. I do

not think a low-barrier shelter will help enhance our area at all and fear the possibility of increased crime in the neighborhoods. I've done a bit of reading of just what a low-barrier shelter is and why some people think there is a need for them, and possibly there is, but not in a residential area. I've also read some statements from various homeless addicts that feel if they were in a low-barrier shelter with minimal requirements they would probably still be using today. There doesn't appear to be much information about this project. I for one just found out about it and none of my neighbors have heard anything about it either. It seems they are trying to sneak this in without any neighborhood input or to see just what the impact on our neighborhood will be. How much will crime increase, and how much will our property values will go down. There are many older residents and single mothers living in this area and I believe their safety should matter too. While I'm sure they will try to keep fighting and violence out of the shelter, but what happens in the neighborhood when they kick offenders out of the shelter? How will they release their pent up anger and frustration, hopefully not on the nearest house. I am sure there are better places where the shelter can be placed where it won't be in a neighborhood.

Kelly Donelli, resident:

My name is Kelly, I am a wife and a mother of four children. I am writing this letter about the PADS Shelter location in my neighborhood. We had recently heard of the news and after speaking with several neighbors along with my family this shelter is not wanted amongst the community. My children can no longer ride there bikes or drive there cars to certain parts of Grand Ave do to all the homeless hounding them and asking them for money. My children will no longer use the Speedway gas station located in are neighborhood because they are worried or scared about being approached. It is just inviting more trouble for our neighborhood. We have already had trouble with people walking and opening car doors looking for money. Also vehicles stolen on are block. We do not need to invite homeless that might have records into a residential neighborhood. This shelter should not be located near residential, assisted living homes, daycares and elementary schools. This will decrease are property value and raise the hell out of our property taxes. Do better Gurnee!!

Karina Cortez, resident:

Good afternoon, My name is Karina, mother of 3, and I live in the neighborhood where a homeless shelter (CDBG-CV2) is attempting to be placed and I firmly oppose to the idea of the location for the safety of my children as well as all the families in our neighborhood. This location is also a very high traffic area which will endanger many more families not to mention the businesses that surround the area and all the panhandlers in the corner of 41 and Grand. This location is not the best suited for the wellbeing of our community and I propose to search for a better location for the Homeless Shelter where there will be less population, families and businesses endangered.

Andy Thieme, resident:

To whom it may concern, My name is Andy Thieme. I am a resident of east Gurnee and live a mere 2 blocks from the property being discussed today. I am married and have 3

children under the age of 18. For the record; I am NOT in favor of rezoning the Fairbridge Inn for use as a homeless shelter. There are several reasons why I feel this way. First, this area needs an economic infusion! East Gurnee has been robbed of economic opportunities as a result of almost 10 years of construction projects at the intersection of Grand and 41. A homeless shelter will generate no sales tax or bring any economic benefit to the surrounding families. Second, I am concerned about the safety of the neighborhood with a homeless shelter imbedded in it. It is my understanding that PADS has already been housing the homeless at the Fairbridge Inn since COVID through a government funded program. PADS own statistics state the 30% of the homeless are drug addicts/alcoholics. At a 90 person facility this means 30 individuals under 1 roof are drug addicts or alcoholics. I don't know the statistics; but I will guess this won't result in a decrease in crime. It would be interesting to see the Gurnee Police departments data on how many visits their officers have made to that location over the past 4 years. Having seen multiple squad cars there several times a week; I would not be surprised if it is in the hundreds! Our children will not be safe in their own neighborhood! Finally, I think it is clear. The community surrounding this facility is NOT in favor of a homeless shelter in this neighborhood! I'm sure come election day the community will remember which elected officials were for our community and those who voted against our wishes. I hope when the time comes; our voices are heard and we can get a business in there that will help; not hinder; the community.

Candy Reimholz, resident:

To whom it may concern, I'd like to express my support for the proposed Pads project of a fixed shelter at the East Gurnee (Fairbridge Inn) location. With the exception of 4 years in college, I have spent my entire life in Lake County, and more specifically Gurnee. My entire (very large) family has deep roots in Waukegan and Gurnee. I care deeply about this community and consider this the only home I've ever known. I'd like to live in a community that looks for creative and compassionate solutions to problems, a community that has a safety net for their residents, a community that takes care of their own, and a community that unites even when we disagree with each other. This is what we must do for the homelessness crisis we are facing, and we must do it now. Lake County is at a critical turning point. We can lead the way and be an example to other communities dealing with these same issues, or we can bury our heads in the sand and keep passing the buck to the next town over and the next generation. If you think of some of the most effective policies and programs over the years, you'll find that many were unpopular in the beginning. (Gun buy backs, needle exchanges, planned parenthood, etc.) But these things save lives. They don't lose their humanity while helping our most vulnerable. I hope that Lake County and Gurnee end up on the 'right side' of history with this decision. Doing nothing is no longer an option.

Betzaida Rivera, resident:

To whom it may concern, I am a resident of the Gurnee area who lives 2 miles away from the location where a homeless shelter is in plan to be put it. I feel that this is not a proper

location as myself along with other families with children live here. I have teenage kids who want to hang out with friends who live by, want to go to the gas station or dollar store and I don't feel comfortable letting them go as they have already bumped into some homeless people within the streets or alley doing inappropriate things, asking for money and so on. I don't don't feel this is a suitable place for this shelter.

Laurie Mueller, resident:

To Lake County Housing and Community Development Committee: I am a Lake County / Libertyville resident fully supportive of PADS Lake County as they serve those experiencing homelessness and housing insecurity. I am grateful to them for leading on the proposed fixed-site shelter locations in Waukegan (current Travelodge on Lewis Ave.) and Gurnee (current Fairbridge Inn on Grand Ave.). The dignity and support that a fixed location can provide to families experiencing these challenging times is so much greater than the overnight rotating sites of the past. Because of this change in model, my husband and I have become financial supporters of PADS Lake County in recent years. Thank you for the work you have done to secure the funding necessary for these sites. I encourage the HCDC to vote to approve submitting the grant applications to the State for Waukegan and Gurnee. This is our shared Lake County. Homelessness is our shared concern, and we will share in finding solutions. The churches of Lake County have supported PADS for many years with the church-site model, which was meant to be a stop-gap measure until fixed-site locations could be established. Fixed-site locations doesn't mean the end of church support; the churches will continue to provide many vital parts of serving people at the sites. I look forward to continuing to be part of the solution, along with other leadership in Lake County.

6.5 [24-0632](#)

Joint Resolution authorizing the submission of an application to the Illinois Department of Commerce and Economic Opportunity (DCEO) for the purpose of the development of a fixed site shelter in Waukegan, Illinois.

- Lake County Community Development is proposing to apply for \$2,000,000 to support PADS of Lake County for the development of a fixed-site shelter located at 3633 Lewis Avenue in Waukegan.
- The Illinois DCEO made \$15,000,000 available to support construction, reconstruction, rehabilitation, or acquisition of property for homeless shelters.
- Lake County is submitting the grant application on behalf of PADS Lake County, because eligible applicants are limited to Community Development Block Grant (CDBG) entitlement communities.

Attachments: [CDBG-CV2 Waukegan Application 2024](#)

A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Ross Cunningham, that this original commission action item 24-0632 be approved. The original item 24-0632 includes two applications that will support PADS of Lake County for the construction/acquisition of two shelters, one located at 3633 Lewis Avenue in Waukegan and 3740 Grand Avenue in Gurnee. The Gurnee application

was taken forward on item 24-0801. The motion carried by the following roll call vote:

Aye 10 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg and Commissioner Jones

Nay 1 - Commissioner Victor

Absent 6 - Commissioner Swartz, Commissioner Venturi, Chair Rose, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

Not Present 2 - Ex-Officio Member Hart and Commissioner Williams

6.6 [24-0626](#)

Presentation and Discussion - United States Department of Housing & Urban Development Program Year 2024 proposed Annual Action Plan and Lake County Affordable Housing Program PY24 funding recommendations.

Dominic Strezo presented the adjustments made to the 2024 Proposed Annual Action Plan (AAP) since the March HCDC meeting. The Department of Housing & Urban Development (HUD) final allocations are \$2,773,774 for Community Development Block Grant (CDBG), \$31,054 less than estimated; \$1,450,501 for HOME Funding Program (HOME), \$324,304 less, and \$224,552 for Emergency Solutions Grant (ESG), 4,495 more. Four updates since the March HCDC meeting are (1) the PY24 HUD funding amounts are confirmed, (2) Catholic Charities will be reprogramming leaves \$224,119 available to be reallocated, (3) ERA2 reallocation to the Midlothian Manor project, and (4) Lake County Land Bank determined CDBG Ineligible.

6.7 [24-0629](#)

PUBLIC HEARING - United States Department of Housing & Urban Development Program Year 2024 proposed Annual Action Plan.

No public comments were made or received.

6.8 [24-0628](#)

Joint resolution approving the United States Department of Housing & Urban Development (HUD) Program Year (PY) 2024 proposed Annual Action Plan (AAP), an emergency appropriation of \$29,947 of CDBG and HOME Program income, and \$4,574,316 in funding recommendations.

- Lake County is the recipient of HUD Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) entitlement funding in the amount of \$4,544,369.
- This resolution includes approval of an emergency appropriation of \$29,947 of CDBG and HOME Program income to be included as part of the PY 2024 AAP funding.
- As a condition of entitlement funds HUD requires the development and submission of an AAP detailing planned activities and expenditures.
- PY2024 AAP includes \$4,574,316 of funding recommendations and was approved by the Lake County House and Community Development Commission (HCDC) on

June 12, 2024.

Attachments: [PY24 AAP DRAFT](#)

[Emergency Appropriation 2024-07 PY2024.pdf](#)

A vote was taken on everything except Coalition Legal.

A motion was made by Commissioner O'Connor, seconded by Commissioner Ross Cunningham, that this resolution be approved. The motion carried by the following roll call vote:

Aye 11 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 6 - Commissioner Swartz, Commissioner Venturi, Chair Rose, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

Not Present 2 - Ex-Officio Member Hart and Commissioner Williams

A vote was taken on Coalition Legal.

A motion was made by Commissioner O'Connor, seconded by Commissioner Victor, that this resolution be approved. The motion carried by the following roll call vote:

Aye 10 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 6 - Commissioner Swartz, Commissioner Venturi, Chair Rose, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

Not Present 2 - Ex-Officio Member Hart and Commissioner Williams

Recuse 1 - Commissioner Roberts

6.9 [24-0635](#)

Joint resolution approving the Program Year (PY) 2024 Lake County Affordable Housing Program (LCAHP) grant awards in the amount of \$282,250.

- In December 2023, Lake County Community Development received applications for eligible affordable housing programs and projects.
- There are \$282,250 LCAHP Funds available to distribute, which include, \$270,000 budgeted in Fiscal Year 2024 for Affordable Housing, a partial PY 2023 reallocation of \$11,250, and \$1,000 in program revenue from Prairie View Apartments.
- Funding recommendations include \$90,000 to Habitat for Humanity of Lake County, \$160,333 to Community Partners for Affordable Housing, \$11,250 to Coalition Legal, and \$20,667 for ineligible CDBG acquisitions costs in a prior year award.

Attachments: [LCAHP PY24 Funding Recs](#)

A motion was made by Commissioner O'Connor, seconded by Commissioner Ross Cunningham, that this resolution be approved. The motion carried by the following roll call vote:

Aye 10 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 6 - Commissioner Swartz, Commissioner Venturi, Chair Rose, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

Not Present 2 - Ex-Officio Member Hart and Commissioner Williams

Recuse 1 - Commissioner Roberts

7. Staff Reports

8. Adjournment

Meeting Adjourned at 5:33 PM.