

Midlothian Manor Update Meeting

February 8, 2015



**RESIDENTS FOR AN
ENGAGED COMMUNITY**

Agenda

- Organizational update
- Legal/Administrative action update
- Q&A
- Our Position
- Volunteer support opportunities
- Volunteer break-outs



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Organizational Update

- Formulated “Residents for an Engaged Community” organization
- Identified 300 supporters
- Identified 100 contributors and volunteers
- Organized structure/membership
- Created legal funding capability
- Raised \$20,900 contributions



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Our Objective and Structure

Residents for an Engaged Community was formed to provide an **operational and governing structure** to lead and to facilitate an immediate goal of **pausing the Midlothian Manor initiative**; to represent those in the **community** who share the same **common purpose** with **urgency, consistency, integrity, and intentional collaboration**; all grounded with a solid system of checks and balances.

- **Fundraising and Volunteer Recruitment**
- **Financial Oversight and Management**
- **Legal Liaison and Government Affairs**
- **Communication and PR**
- **Administration Chair**



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Our purpose

We believe:

- In PADs mission and purpose
- That all people, regardless of circumstances, disability, and condition deserve care, food and shelter
- That residents in a residentially zoned area deserve the right to information and due process on trial-based programs that could create new demands to an existing infrastructure
- In a solution where the overall well-being of local families, businesses, and the new proposed residents of Midlothian Manor are considered, cared for, and aligned



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What we are really about!

- The stories imply that we lack compassion for homeless-Of course, this is NOT true!!
- The Real story- We expect that our officials;
 - “work within the zoning laws to ensure the best interest of all involved”
 - engage with the community transparently and proactively
 - work within the proper process to address zoning changes if needed

**Please forward all media inquiries to our team*

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Lake County | updated: 2/6/2015 5:04 PM

Homeless housing plan near Lake Zurich delayed by appeal

Facebook 15 Twitter Google+ LinkedIn Email Print Comments 3

Angry residents question PADS choice for homeless housing

Email Facebook 2 Twitter 1 3+1 0

Laura Pavin, Special to the Tribune
3:55 pm, January 12, 2015

People are still angry about the homeless facility that Midlothian Manor is soon to become.



Laura Pavin for Pioneer Press

The roughly 75 people who gathered at Ela Area Public Library Jan. 12 were apparently angriest about the quiet way in which the Lake County Housing Authority decided to lease Midlothian Manor out to PADS of Lake County.

Joel Williams, executive director for PADS Lake County, answers questions from the audience about Midlothian Manor.

Lake County Group Gearing Up To Fight Homeless Plan

January 29, 2015 10:01 AM

Facebook Share 4 Twitter Tweet 3 Email Share 4 View Comments

Related Tags: homeless, Lake County, Lake Zurich, Midlothian Manor, Mike Krauser, north chicago, PADS Lake County

Legal Update

- Larry Schaedel



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Legal/Administrative actions

- Retained legal counsel (1/28)
- Met face-to-face with local zoning officials (1/30)
- Attempted contact with other involved agencies
- Attended LZ Board mtgs asked for resolution and join action
- Requested support of IL House and Senate representatives
- Filed a civil lawsuit against LC / LC-PBD (2/2)
- Requested a temporary restraining order (2/2)
- Filed an administrative appeal for neighbors in the immediate vicinity with the Zoning Board of Appeals of the Lake County Planning & Building Development office (2/5)



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What we've done

- The appeal was accepted which results in:
 1. A public hearing with the Zoning Board of Appeals where our voices can be heard
 2. A pause in the current occupancy permit process
- Appeal process typically takes 2-3 months per UDO
- The appeal and the civil suit will proceed on separate but parallel tracks, simultaneously



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Paused process- Now what?

In summary:

- We've met our immediate goal to pause the process!

What's next:

- Resolved to see this through by holding our Lake County/elected officials accountable to
 - to comply with applicable zoning laws
 - Act within their statutory authority
 - Follow Due Process on any changes and ENGAGED and involved the Community they represent



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Our Legal basis

- The property is zoned low density, Residential R-1
- The proposed use category of “**Government Use**” is permitted in this R-1 Residential zoning district, *however*
- We believe that the use is mis-categorized and should be properly categorized as “**Group Living**” – which is **NOT** permitted in an R-1 zoning district

When zoning and use categories do not align there are by design limitations to what an area has to offer to its residents in the form of transportation, sidewalks, first responders, and public safety



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UDO Use Categories

Household



2 or more persons related to one another by blood, marriage, or legal adoption, living together as a single housekeeping unit

up to 8 persons with physical or developmental disabilities and an attendant support staff living together as a single housekeeping unit in a single dwelling unit.

Assisted Living



Assisted Living may or may not include 24-hour care givers on site.

The Assisted Living structure shall contain a common food preparation area and may contain individual kitchenettes for occupants.

Other Illinois Law says 80% of residents must be over 55 years of age

Government



A building or structure owned or leased by a unit of government and used by the unit of government in exercising its statutory authority.

Hours of operation shall be limited to 8 a.m. to 8 p.m.; any assembly occurring outside these established hours of operation shall require a temporary use permit

Group Living

Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of household living.

Tenancy will be arranged on a monthly or longer basis.

Residents may receive care, training, or treatment and care givers may reside at the site.



Conclusion & call to action

Based on our understanding, our officials had two options:

1. Follow the applicable zoning laws and rezone the property following the appropriate processes including community ENGAGEMENT through public comment
2. Overstep authority/misinterpret applicable zoning(UDO),
 - working fast, under radar
 - Pass blame, not accepting responsibility/accountability
 - Not engaging the community proactively



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**We have to hold them accountable
and need your help in doing so**

Questions?



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Volunteer Orientation

- Doug Noland



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Volunteer opportunities

- **Fundraising**/getting the word out to friends and neighbors
- **Letter writing** to elected officials
- **Lead generation** - do you know people of influence in the community, business, media, politics, churches?
- **Legal support** – research, etc.
- **Special skills** – Legal, notary, paralegal, research, clerical, printing/copying, meeting space, hospitality, etc.



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Volunteer small group sessions

- Fundraising/getting the word out to friends and neighbors **Amy and Doug Noland**
- Letter writing to elected officials **Joyce Rae**
- Leads-do you know people of influence in the community, business, media, politics, churches? **Cheryl Gorey**
- **Legal, research, paralegal, etc.-Larry Schaedel**
- Special skills-notary, clerical, printing/copying, meeting space, hospitality, etc. **Mary Miske**



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Volunteer small group sessions

- Objective and instructions-we want to give you a chance to help by letting you know our needs and get you in action today.
 - Learn about and brainstorm various activities
 - The group leaders have talking points and materials to support you
 - You can sign up for specific activities



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Questions?



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