

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT OPERATIONS COMMITTEE  
MONDAY, JULY 21, 2014**

**1. Opening of Meeting**

The meeting was convened by Chair. Turner at 7:25 p.m.

**2. Roll Call**

**Members Present:** Chair. Turner, Ald. Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Martin, Krieger, and Bessner

**Absent:** Lewis

**3. Omnibus Vote**

Budget Revisions – June 2014

Motion by Ald. Stellato, second by Silkaitis to approve the omnibus items as presented.

**Voice Vote:** Unanimous; Nays: None; Absent Lewis. Chrmn. Turner did not vote as Chairman.  
**Motion carried.**

**4. Community & Economic Development Department**

**a. Update regarding the Quad of St. Charles.**

**Rita Tungare:** There are two items related to the Quad St. Charles previously known as Charlestowne Mall. First item is an update subsequent to approval of the preliminary plan in April 2014, and then the City entering into a Sales Tax Revenue Agreement in May 2014. Since that point the developer and applicant have been working diligently with staff and fine tuning the rendering drawings, developing a construction schedule, and are available tonight to respond to any questions you may have.

The second item which is for a recommendation to approve a Minor Change to PUD Preliminary Plan for the Quad St. Charles (Charlestowne Mall PUD) and specifically the minor changes is one section of the diagram shown is being shifted further north to accommodate for additional parking for the out lots fronting Rt. 64. Second change is for reduction of the depth of out lot B which is slated for future retail development – southeast of the Carson's store. Third minor revision is for the layout of the utilities serving the Main Street out lots specifically related to a water main. We are seeking approval for this minor change before they can initiate any site work on the project.

**Chuck May, 185 Heathrow Court, Lake Bluff, IL, Project Director for redevelopment of the Quad on behalf of Krausz Company:** We are now commencing with the staff to start construction next month with the site work necessary to redevelop the pads in the front, bringing

the utilities down and complete that in November. We will have all the grading and relocation and installation for those pads completed by then. We'll break for the holidays and the building construction will commence in the first part of next year. We will be breaking ground on August 4 and actual construction on August 11. This is an earthwork and utility development for this coming fall. This brought us to the minor change for the PUD; as we got into the parking allocation for the out lots it was apparent that we needed additional parking in the out lots and we moved the ring road slightly to the north to create another row of parking into the out lots. Our PUD requires us to be self-sufficient in the parking for whatever use we have there; so to do the right thing we have put in additional parking. We are still well above the PUD requirements for parking. We are close to 4.7 cars as opposed to the 4.0 that is required by the PUD. We straighten out a road in parcel B to have a better intersection, and our engineers redesigned the water loop in how the water is provided to these pads. We are looking forward to getting on the site and getting the bulldozers moving.

**Ald. Lemke:** In the area off of Rt. 64 the 38<sup>th</sup> Street entrance looks shorten?

**Chuck:** We didn't move that at all – it's exactly the same. The entrances are the same as they were. It's the roads themselves we just bowed them up a bit.

**Chrmn. Turner:** When do you expect to actually work on the mall itself?

**Chuck:** January.

**b. Recommendation to approve a Minor Change to PUD Preliminary Plan for the Quad St. Charles (Charlestowne Mall PUD).**

Motion by Ald. Lemke, second by Martin to recommend approval of a Minor Change to PUD Preliminary Plan for the Quad St. Charles (Charlestowne Mall PUD).

**Voice Vote:** Unanimous; Nays: None; Absent Lewis. Chrmn. Turner did not vote as Chairman.  
**Motion carried.**

**5. Finance Department**

**a. Recommendation to approve funding requests for St. Charles 708 Mental Health Board for FY14/15.**

**Chris Minick:** Each year as part of the property tax levy the City sets aside 4 cents out of each property tax levy in support of organizations that provide mental health services to residents of the City. The amount available this fiscal year is \$520,600. The City Council has established the 708 Mental Health Board to receive applications, hear presentations, and allocate out those funds recommended to City Council on an annual basis. City Council has established criteria that any organization that receives more than \$25K annually in funding from the City has to make a presentation on their activities to City Council. There are five agencies that are receiving more than \$25K and are here tonight. The five organizations are Association for Individual Development

(AID), Ecker Center for Mental Health, Lazarus House, Renz Addiction Counseling Center, and TriCity Family Services.

**AID, Lynn O'Shea, Director; we have headquarters in Elgin and Aurora - 309 New Indian Trail Court:**

- Last year 96 St. Charles individuals benefited from services we provide.
- AID was organized in 1961 for parents with children of disabilities.
- We offer early intervention and for those who were leaving the school system.
- We provide job placement and training.
- We offer two group homes in St. Charles where people need assistance in daily living and are taught skills to live more independently.
- We also have a number of individuals who have their own apartments in St. Charles where we provide drop-in support.
- Last year we provided a number of hours in outpatient services for people who have behavioral health challenges and some with mental illness.
- Our biggest challenge we face is not having enough resources. I stated we currently serve 96 St. Charles residents but we have 156 with development disabilities on the waiting list and 122 with mental illness on the waiting list. We have a long list to service and the needs will only continue to grow.

**Ecker Center for Mental Health, Karen Beyer, Executive Director, 309 Walnut Street, St. Charles and we also have offices in Elgin and Streamwood:**

- Some statistics are that 25% of the population have some mental illness and of those, 6% have very serious mental illnesses.
- The Ecker Center has been around for 59 years and provides a comprehensive array of mental health services.
- We don't create a waiting list – our policy is when people need help we want to be there immediately to provide that service.
- We have psychiatry and nurses to provide medications, case management to help people apply for Social Security disability, Medicaid to help them find doctors/dentists they can afford.
- We have therapy: individual, group, marital.
- This last year the Larkin Center closed and we took over their counseling program, so we are doing a wider range of therapy now.
- This year we added a new intensive outpatient program for people who are in really severe mental health crises and come for a number of hours of therapy during the day and go home at night. This is generally a 2-week program.
- We also have 24-hour Crisis Residential Program where people actually stay with us and have access to psychiatry and nursing and that is a 2-week stay also. This serves as one step below hospitalization; so this helps to avoid them having to go to the hospital.
- We also have 24-hour emergency services located at Sherman Hospital by walk-in and by phone.
- We have other adult programs, two 24-hour supervised group homes, and have apartments where there's staff on site during the day.

- We have a pharmacy at our Elgin office and the VNA provides health care for people who use our services.
- Last year we served 285 St. Charles residents and provided 2,177 hours of services and these numbers will be bigger next year due to the Affordable Care Act.

**Lazarus House – Liz Eakins, 214 Walnut Street, St. Charles:** Told a feel good story of an individual on hard times and through combine efforts of partnerships he came to Lazarus House and was able to turn around his life to a better situation. Through the City's generosity and collaborative efforts of other organizations they are able to give people their life back.

- Lazarus is an emergency shelter – our primary focus.
- They serve approximately 160 St. Charles residents.
- The trends we are seeing lately are a lot more young people (ages 18-29 years old) and a lot of people 55 years and older. These are folks who are having difficulty in getting rehired now that the recession has receded.
- We do have an individual recruiter who is volunteering some of her time to work closely with these folks to rebuild their employment skills and getting them back out in the workforce.
- With the young adults, what we are seeing is when families have a child who is suffering from a mental illness which may be compounded with substance abuse; parents can only take so much. They are finding a reassuring place where they can safely have their children go, know they are going to be care for, know they are in town and will be linked to the important services that are going to give them a life moving forward.

We work collaboratively with many of the agencies in the 708 Mental Health Board and are able to come together as a community to get these young folks back on track and get them linked to the services and treatments that they need and that is what you are offering us the ability to do.

**Renz Addiction Counseling Center – Deb Howe, Marketing and Development Director filling for Jerry Skogmo. Renz Center has a location that we share with Ecker Center at 309 Walnut, St. Charles and our Elgin address is One American Way, and we have a Streamwood address.**

- We have been providing services since 1961 and our primary services are substance abuse disorder, treatment services, and provide a lot of prevention services for substance abuse disorders and HIV and other sexually transmitted diseases.
- We provide early intervention which is primarily with adolescents for someone who is experimenting with drugs and alcohol that may not have a substance abuse disorder yet; as well as we provide regular outpatient and intensive outpatient which is when people require more services up to 12 hours a week.
- We are open 9:00 – 9:00 Monday through Thursday and 9:00 – 12:00 on Fridays.
- We provide DUI services for individuals as well as gambling problem addiction services.
- We have a new program called “Support” funded by Federal government for minority females and in addition to substance abuse treatment, it will give them a lot of wrap around services, such as, mental health treatment, psychiatric services, free child care, free transportation, access to a recovery coach and a case manager. All these services are free to

minority females and this is a collaborative program with Community Crisis Center, VNA, and other partners to provide these services. This is also for all of Kane County.

- We are also in collaboration with Lazarus in providing services to our homeless clients through a Federal grant which will be ending next year.
- We served 185 individuals from St. Charles and provided 3700 hours of service. Of the 185 count, 13 were veterans, 87 were dually diagnose with substance abuse/mental health disorders.
- Heroin has come in as people's drug of choice but most of them come in stating that alcohol is their primary drug of choice and second to that is marijuana.
- Our clients come in at all age ranges – teenagers to senior citizens.

**TriCity Family Services – Jim Otepka, Executive Director, 1120 Randall Court, Geneva:**

- Our organization provide family counseling and therapy on a sliding scale fee basis to residents of the TriCity community and four townships west and south.
- Annually just over 3,000 individuals are served by our agency.
- Last year we serve 1,425 residents of St. Charles in our counseling, prevention, and early intervention programs which represent about 37% of our total service efforts.
- Our therapists provide services, such as, case management, crisis intervention, client advocacy, and social work. They provide after-hour emergencies and telephone consultations to school staff, consult with DCFS when necessary, help clients find services with rent and utilities, obtain order of protection from an abusive partner, or mediated a parenting conflict.
- Our services are not ancillary in nature – they are crucial to our mission and to the work we do in particular to high risk and poorly resource families that we serve.
- We serve all ages and all issues that span a family life cycle from post pardon depression, anxiety, marital conflict, to a wide range of child/adolescent focused issues such as acting out behaviors.
- We also deal with issues related to aging and lost and grandparents providing parenting to their grandchildren.
- Last year we launch a new program for eating disorders and are pleased this program is doing well – 4 children were St. Charles residents in the program. We look forward to growing this program.
- We offer many programs and support groups for children and family and have one outstanding program “Wilderness Program”
- We open our services to all income levels and exist primarily to serve those who have mental health issues where services are financially out of reach for them.
- Your funding allows us to make clinical services affordable and our group programs affordable and enables us to do the important work of networking in the community and collaborating with partners.
- We are increasing our services to Spanish speaking clients which is a growing concern.



All the agencies conveyed their thanks for the generous contributions they received from the City of St. Charles and acknowledge the St. Charles 708 Mental Health Board for their time and effort they put into this process.

**Chris:** This concludes the presentations for the groups who are receiving \$25K or more. The remaining allocations are included in your packet too. Also Bab Gacic, Chairman of the Mental Health Board is in the audience this evening if anyone has any questions. Staff is seeking a recommendation for approval.

Motion by Ald. Stellato, second by Martin to recommend approval of funding requests for the St. Charles 708 Mental Health Board for FY14/15.

**Voice Vote:** Unanimous; Nays: None; Absent Lewis. Chrmn. Turner did not vote as Chairman.  
**Motion carried.**

**b. Recommendation to approve funding allocation schedule of the Visitors Cultural Commission for FY14/15 and the related funding agreements**

**Chris Minick:** The City also allocates a portion of the budget each year for arts and cultural activities within the City. The City Council has established the Visitor's Cultural Commission to solicit proposals for funding, hear presentations from the related institutions that provide those events, evaluate the proposals, and recommend allocations of funding for the promotion of arts and cultural services within the City of St. Charles. Funding of support that the City provides to these agencies comes from the hotel/motel tax. The budget for the Visitor's Cultural Commission for FY2014/15 is \$89,400. We had 11 groups apply to this commission and 10 were recommended for funding and allocations are enclosed in your packet. Dr. Anne Becker, Chair of Visitor's Cultural Commission will say a few words.

*Ald. Stellato recused himself.*

**Anne Becker, 1312 S 3<sup>rd</sup> Street, St. Charles:** Told a feel good story of a situation for supporting the arts on a trip to Prague, Central Europe and how the City Council fit into that situation. The 11 groups that submitted applications are very appreciative for the funding; and I really appreciate that you all care about the arts and culture for our city. Coming back home I see how very lucky we are. I don't want you to give that up and sometimes we forget about that.

We had a workshop in May here in St. Charles that was sponsored by Print Lab and Steel Beam Theatre talking about the arts in our community. Other communities joined in on this. St. Charles is a gem of a place in terms of the arts and I'm really proud of us. Chris has done a fabulous job with the documentation you received.

Motion by Ald. Silkaitis, second by Martin to recommend approval of funding requests for the St. Charles 708 Mental Health Board for FY14/15.

**Voice Vote:** Unanimous; Nays: None; Absent Lewis. Chrmn. Turner did not vote as Chairman.  
**Motion carried.**

**Ald. Payleitner:** To both the Mental Health Board and Visitor's Cultural Commission, I appreciate the inclusion of the draft minutes. Even though they weren't official, it really gave me the appreciation for the thoughtfulness of making the allocations and the process.

*Ald. Stellato returned.*

Motion by Ald. Silkaitis, second by Bancroft to enter into Executive Session at 8:13 p.m. to discussion Property Acquisition and Review of Minutes of Executive Sessions.

**Roll Call:** Ayes: Payleitner, Lemke, Bancroft, Martin, Krieger, Bessner, Stellato, Silkaitis; Nays: None; Absent: Lewis. Chrmn. Turner did not vote as Chairman. **Motion carried.**

**5. Executive Session - None**

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining
- Review of Minutes of Executive Sessions

**6. Additional Items**

None.

Motion by Ald. Lemke, second by Silkaitis to return from Executive Session at 9:00 p.m.

**Roll Call:** Ayes: Payleitner, Lemke, Bancroft, Martin, Krieger, Bessner, Stellato, Silkaitis; Nays: None; Absent: Lewis. Chrmn. Turner did not vote as Chairman. **Motion carried.**

**7. Adjournment**

Motion by Ald. Stellato, second by Bessner to adjourn meeting at 9:00 p.m.

**Voice Vote:** Unanimous; Nays: None; Absent: Lewis. Chrmn. Turner did not vote as Chairman.  
**Motion carried.**

:tn