

# **Lake County Illinois**

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



## **Minutes Report - Final**

**Wednesday, January 15, 2025**

**3:30 PM**

**Join via Zoom: <https://us02web.zoom.us/j/85130955009>**

**10th floor Assembly Room**

**Housing and Community Development Commission**

**1. Roll Call**

*Chair Rose called the meeting to order at 3:40 PM*

*Members via Zoom: Commissioner Marah Altenberg, Commissioner Michael Meehan*

*Guests via Zoom: Kelly Jimenez with UMMA, and Asimina Chremos with UMMA*

*Staff: Dominic Strezo, Eric Waggoner, Ruthanne Hall, Penni Raphaelson, Eric Tellez, Pam Jeffries, Malin Gembra, Courtney Cymerman, Yazmin Albino, Michele Slav, and Danielle White*

**Present** 16 - Kathleen O'Connor, Janet Swartz, Dan Venturi, Billy McKinney, Bethany Williams, Anne Flanigan Bassi, Michael Meehan, Ray Rose, Michael Knight, Stephanie Victor, Marc Jones, Esiah Campos, Gina Roberts, Sara Knizhnik, Mary Ross Cunningham and Marah Altenberg

**Excused** 1 - Mary Dominiak

**2. Approval of Minutes**

**2.1 [25-0129](#)**

Approval of Minutes October 9, 2024.

**Attachments:** [HCDC Minutes Draft - 2024-10-09.pdf](#)

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

**Aye** 16 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Knight, Commissioner Victor, Commissioner Jones, Commissioner Campos, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**3. Chair's Remarks**

*No Chair Remarks*

**4. Public Comments (items not on the agenda)**

*No Public Comments*

**5. Old Business**

*No Old Business*

**6. New Business**

**6.1 [25-0127](#)**

Nomination and election of Commission officer - Vice-Chair.

- The HCDC bylaws call for the election of the Chair & Vice-Chair by the full Commission.
- The role of the Chair is to preside at meetings and to appoint special committees and a Vice-Chair to perform all the duties of the Chair in the event of absence or

disability.

- Nominations will be taken from the floor, followed by the election of the Vice-Chair.

**A motion was made by Commissioner Roberts, seconded by Commissioner Williams, to nominate Mary Ross Cunningham as HCDC Vice Chair. Motion failed by the following voice vote.**

**Aye** 8 - Commissioner McKinney, Commissioner Williams, Commissioner Victor, Commissioner Jones, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**Nay** 8 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Knight and Commissioner Campos

**A motion was made by Commissioner Swartz, seconded by Commissioner Williams, to nominate Dan Venturi as HCDC Vice Chair. Motion failed by the following voice vote.**

**Aye** 8 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Knight and Commissioner Campos

**Nay** 8 - Commissioner McKinney, Commissioner Williams, Commissioner Victor, Commissioner Jones, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**A motion was made by Commissioner Knight, seconded by Commissioner Williams, to nominate William McKinney as HCDC Vice Chair.**

*Prior to voting, Commissioner McKinney withdrew his name from the running.*

*Commissioner Venturi rescinded his name prior to the second vote for HCDC Vice Chair.*

**Another roll call vote was taken for Mary Ross Cunningham as HCDC Vice Chair.**

**Aye** 15 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Flanigan Bassi, Chair Rose, Commissioner Knight, Commissioner Victor, Commissioner Jones, Commissioner Campos, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**Nay** 1 - Commissioner Meehan

## 6.2 [25-0126](#)

Nomination and election of Executive Committee members.

- The HCDC bylaws call for the election of Executive Committee members at the same meeting at which election of Commission officers occurs
- The Chair & Vice-Chair of the full Commission are automatically members of the Executive Committee; the remaining four members of the Executive Committee are to be elected by the full Commission.
- The six members of the Executive Committee, per the HCDC bylaws, shall be comprised of two members from each of the three groups of Commission members: County Board members; Mayors, Village Presidents, Township

Supervisors; and citizen representatives.

- Nominations will be taken from the floor, followed by the election of these Executive Committee members.

**A motion was made by Commissioner Venturi, seconded by Commissioner Williams, to nominate Gina Roberts to serve as a member on the Executive Committee. The motion carried by the following voice vote.**

**Aye** 16 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Flanagan Bassi, Commissioner Meehan, Chair Rose, Commissioner Knight, Commissioner Victor, Commissioner Jones, Commissioner Campos, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**6.3** [25-0140](#)

Joint resolution approving an Intergovernmental Agreement (IGA) between Lake County and the Jewish Community Centers of Chicago (JCC) for the completion of an Environmental Review Record (ERR).

- The Jewish Community Centers of Chicago (JCC) is the recipient of HUD Community Project Funding (CPF) for their Lake Zurich Campus Expansion Project, which requires an Environmental Review Record (ERR), which is a written record that documents compliance with applicable environmental regulations for a project.
- Lake County, as a unit of general local government, is a Responsible Entity (RE) and is authorized to perform the ERR for certain funding entities that do not meet the definition of a RE, such as JCC.
- The terms of the attached Intergovernmental Agreement (IGA) have been reviewed by the State's Attorney's Office (SAO) and are consistent with previous IGAs to perform ERRs.
- The terms indicate that Lake County will be reimbursed for all expenses incurred in completing the ERR and will be used to offset the expenses incurred.

**Attachments:** [IGA Environmental Review CPF JCC](#)

*Dominic Strezo, Community Development Administrator, requested approval of an agreement between Lake County and the Jewish Community Centers of Chicago (JCC) to perform Environmental Review Records (ERR) on JCC's behalf. JCC does not meet the definition of a responsible entity to be able to prepare these reports and Lake County does.*

**A motion was made by Commissioner Knizhnik, seconded by Commissioner Jones, that this commission action item be approved. The motion carried by the following voice vote.**

**Aye** 16 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Knight, Commissioner Victor, Commissioner Jones, Commissioner Campos, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham and Commissioner Altenberg

**7. Staff Reports**

**8. Adjournment**

*Meeting adjourned at 4:30 PM.*