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COMMUNITY DEVELOPMENT COMMISSION OF LAKE COUNTY, ILLINOIS

ARTICLE I - BASIS, PURPOSE AND INTENT

SECTION 1 - PURPOSE & INTENT

Lake County and several of its included units of local government intend to cooperate in undertaking, or assist in undertaking, essential community development and housing assistance activities, including urban rehabilitation & renewal and publicly assisted housing.

These aforementioned governing bodies have investigated the United States Housing and Community Development Act of 1974 (P.L. 93-383, hereafter known as the "Act"), and find and declare that:

- Joint action by the County and its units of local government is the most effective way to accomplish the purpose of this Act.
- There is an urgent need in the incorporated and unincorporated portions of Lake County which will requires aid in preventing or eliminating blight, and which will also require assistance in the provision of housing and housing opportunities for persons of low and moderate income, including the elderly and handicapped, which can best be accomplished through joint action and with the aid of federal grants available through the Act.
- Therefore, it is the purpose and intent of the Community Development Commission of Lake County, Illinois (hereafter known as the "Commission") to act as a representative body of elected officials and citizens in ascertaining facts, preparing plans and programs, coordinating activities, setting priorities for funding, and undertaking such other activities as are necessary or appropriate to accomplish the purpose(s) of the Act. These plans and programs, as approved by the Commission, shall then be submitted to the Lake County Board for consideration and acceptance.

SECTION 2 - GOALS

The Commission shall have the following goals:

1. Continuously plan and implement activities that further the purpose of the Commission.
2. Be informed and active in legislative issues related to community development. Empower Commissioners and other constituents to take action on such issues.
3. Actively compile and disseminate information on trends, issues and best practices impacting community development.
4. Provide education, training and technical assistance to community development organizations.

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5. Increase the visibility of the Commission, including its activities, Commissioners and staff. Develop working relationships within multiple levels of government throughout Lake County, including municipal, township, and special districts.
6. Foster relationships with community development professionals, elected officials, and the general public to further community development.
7. Provide input into county and regional planning efforts.
8. Provide funding recommendations for community development projects.

ARTICLE II - POWERS & AUTHORITY

The Commission shall have such powers as are set forth in a resolution of the Lake County Board. It shall act as an advisory board to the Lake County Board for community development activities, and shall apprise the Board of its work on a regular basis. It also has the authority to:

1. Interpret the provision of these bylaws.
2. Approve amendments or changes to projects, plans or policies consistent with the Citizen Participation Plan.
3. Render final judgment on decisions made by the Commission and/or staff.
4. To perform the undertakings, duties and responsibilities of the Commission set forth in these bylaws, and those that are established by law or by the Lake County Board.

ARTICLE III - MEMBERSHIP

SECTION 1 - NUMBER

The Commission shall consist of 15 members.

SECTION 2 - APPOINTMENT & QUALIFICATIONS

The County Board Chairman shall appoint five (5) County Board members to serve on the Commission. The Chairman of the County Board and the Chairman of the Lake County Health and Community Services Committee shall serve as ex-officio members of the Commission and of the Commission's Executive Committee.

The County Board Chairman shall also appoint five Mayors, Village Presidents, or Township Supervisors, each from a different County Board district.

In addition to the above appointed members, the County Board Chairman shall also appoint five representative citizens of Lake County, persons who in the past have evidenced an interest and concern in the needs of Lake County and its people. Each citizen participant shall be a resident of a different County Board district.

To achieve equitable geographic representation of the entire County on the Commission, membership on the Commission shall be limited to no more than one resident per municipality or unincorporated area of any one township. This provision shall be in effect for any Commission appointment made after September 30, 2007.

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SECTION 3 - TERM

Each County Board Member shall be appointed for a two-year term. Each Citizen Member and each Mayor/Village President/Township Supervisor Member shall be appointed for a four-year term. Citizen and Mayor/Village President/Township Supervisor Members shall be appointed to staggered terms.

SECTION 4 - VACANCY

When a position becomes vacant by reasons of completion of term of office, the expiration of the term of appointment to this Commission, resignation or death, or any other reason, the vacancy shall be filled at the time in the same manner of appointment as was first designated for the remainder of the unexpired term and by a person of the same qualifications as specified in MEMBERSHIP.

SECTION 5 - MEMBER'S ABSENCE

Henceforth, whenever a member of the Commission or his/her alternate fails to attend three regular meetings during the course of a twelve month period without notification previously given to the Chairman or staff of the Commission, or fails to attend five regular meetings during the course of a twelve-month period, irrespective of notification to the Chairman or staff of the Commission, it shall be the mandatory duty of the Chairman to submit to the Chairman of the County Board a written memorandum of the attendance record of such member and his/her membership shall be deemed terminated. The Chairman of the Lake County Board shall then appoint, subject to the approval of the Board, a new member to fill out the unexpired term.

SECTION 6 - ALTERNATES

Each member of the Commission may designate an alternate, with the exception of Officers of the Commission.

An alternate must be registered by each Commission member, with the Community Development Commission Chairman, by January 1st of each year, or within thirty (30) days of the member's appointment to the Commission.

Substitution of an alternate may be made during the year by written notice received by the Commission Chairman at least 7 days in advance of a meeting.

In the absence of the member at any Community Development Commission meeting, the alternate has all of the privileges of voting, debate and participation in the proceedings, to which the member is entitled.

ARTICLE IV - OFFICERS

SECTION 1 - SELECTION

A Chairman and Vice-Chairman shall be elected by the full Commission to serve as officers of the Commission for a term of two years. This election shall take place at the June Commission meeting following the regular appointment of County Board members to the Commission. In the event that the election does not take place in June due to extenuating circumstances, the election shall be held at the next available opportunity.

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The Commission may elect such other officers as it may deem necessary, and specify their duties. In any case, no more than one-half of the offices shall be filled by County Board members.

SECTION 2 - DUTIES

A CHAIRMAN

The Chairman shall preside at meetings, and shall conduct them according to Roberts Rules of Order. The Chairman shall appoint special committees, and perform such other duties as are normally associated with the position of Chairman.

B VICE-CHAIRMAN

The Vice-Chairman shall perform all duties of the Chairman in the event of absence or disability, and shall assist the Chairman as requested.

ARTICLE V - MEETINGS

SECTION 1 - GENERAL

Meetings shall be scheduled by the Chairman on such dates as are necessary to fulfill the duties of the Commission in ample time to meet the U.S. Department of Housing and Urban Development (hereafter called "HUD") requirements for community development and housing applications

A minimum of 10 days notice of meetings and public hearings must be given.

Meetings shall be held on the tenth floor of the County Building, Waukegan, unless some other place is designated for good reason.

~~All Commission meetings shall be subject to the provisions of the Illinois Open Meetings Act.~~

SECTION 2 - REQUIRED MEETINGS

A minimum of four meetings of the Commission shall be convened each program year. The subjects of these meetings shall be as prescribed in the Federal Regulations governing Housing and Community Development Consolidated Plans, and in the County's Citizen Participation Plan for the Housing and Community Development Consolidated Plan.

SECTION 3 - OPEN MEETINGS

All Commission meetings shall be open to the public and, ~~whenever required if appropriate~~, advertised as public hearings. It shall be the policy of the Commission to encourage interest in its affairs and promote attendance at its meetings among all local officials, the press and the public. All Commission Meetings shall be subject to the provisions of the Illinois Open Meetings Act.

SECTION 4 - PUBLIC HEARINGS

Public Hearings, called for specific purposes and/or formally soliciting comments from the general public, will be identified as such by the Commission following an established process for conducting Public Hearings, which shall be outlined in the Lake County Citizen Participation Plan.

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ARTICLE VI - COMMITTEES

The Chairman of the Commission may establish with consent of the members of the Commission any number of Standing or Special Committees as appropriate.

SECTION 1 - EXECUTIVE COMMITTEE

The Executive Committee shall consist of six members selected by the full Commission, with two members coming from each of the three groups of Commission members: 1) County Board members; 2) Mayors, Village Presidents, Township Supervisors; and 3) citizen representatives. The six members shall include the Chairman and Vice –Chairman of the Commission.

The selection of Executive Committee members shall occur at the same meeting as the meeting at which election of Commission officers occurs. A Chairman and Vice-Chairman of the Executive Committee shall be elected by members of that committee at the first meeting of the committee after its appointment.

The Executive Committee shall perform the following duties:

- Review recommendations from Application Review Committees to ensure compliance with regulations and consistency with funding availability, and make recommendations to the full Commission regarding such matters.
- Hear and render judgment on formal appeals (as outlined in the Citizen Participation Plan) of any decisions made by the staff or Commission in regard to its programs or policies. The decision of the Executive Committee shall be final.
- Assign Commissioners to an Application Review Committee.
- Assist in the development of plans for informational and/or educational presentations to the full Commission.
- Coordinate and share information in order to maintain a working relationship with the Affordable Housing Commission.
- ~~Review recommendations regarding the methodology of disbursing funds and make recommendations to the full Commission regarding such matters.~~
- ~~Develop program policies and procedures to provide guidance in the delivery of program services.~~
- ~~Hear appeals of any decisions made by the staff or Commission in regard to its programs or policies and make recommendations to the Commission regarding such matters.~~
- ~~Formulate strategies and programs which will further the goals of the Commission and comply with present and future regulations and recommend their acceptance to the full Commission.~~

~~All Executive Committee meetings shall be subject to the provisions of the Illinois Open Meetings Act.~~

SECTION 2 - APPLICATION REVIEW COMMITTEES

There shall be four (4) standing Application Review Committees (ARC), each with the same responsibilities. The standing committees shall be: 1) Public Infrastructure ARC; 2) Housing ARC; 3) Public Services ARC; and 4) Homeless Assistance ARC. The Chairman of the Commission shall determine what ARC shall review applications for funds based on the scope of the committee and the type of application. Applications that do not clearly fit within the scope of a standing ARC may be reviewed by a special ARC created by the Chairman with membership determined by the Executive Committee.

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The Public Infrastructure ARC, Public Services ARC, and Homeless Assistance ARC shall each have four members. The Housing ARC shall have three members, and shall also contain one member from the Affordable Housing Commission. The Chairman of the Affordable Housing Commission is responsible for suggesting potential members to the CDC Executive Committee for appointment to the Housing ARC.

The Executive Committee shall appoint each Commissioner to one ARC for a term of two years, to be reappointed at the same meeting as the election of Executive Committee Officers.

Application Review Committees shall perform the following duties:

- Review applications or requests for funding.
- Make recommendations of projects to be funded to the Executive Committee.
- Provide feedback to Community Development staff on scoring and ranking decisions in order for appropriate technical assistance to be provided.

ARTICLE # - PUBLIC HEARINGS

All Commission meetings shall be open to the public and, whenever required, advertised as public hearings. It shall be the policy of the Commission to encourage interest in its affairs and promote attendance at its meetings among all local officials, the press and the public.

ARTICLE VII - RIGHT TO ADDRESS COMMISSION

In accordance with its Citizen Participation Plan, the Commission shall allow and encourage public comments at its regular meetings along with Public Hearings.

SECTION 1 - COMMISSIONER COMMENT

Any Commissioner shall have the right to address the Commission at any regular Commission meeting on any matter relating to CDC business for a maximum of five (5) minutes, unless a time extension is granted by the Chair of the Commission. The Commissioner has the option of presenting the subject matter either by having the item placed on the agenda (in advance) or from the floor.

SECTION 2 - ELECTED/APPOINTED OFFICIALS & STAFF COMMENT

County appointed officials, elected officials or staff may address the Commission upon the request of any Commissioner or recognition of the Chair of the Commission.

SECTION 3 - PUBLIC COMMENT

The Chair of the Commission, with assistance from the Secretary of the Commission, shall: manage the public comment section of the agenda and review speaker requests; call upon speakers at the appropriate time; and enforce the rules governing public comment.

Any individual or any spokesperson for a group shall be permitted time to address the Commission on matters before them at any given meeting. Such matters are those that appear on the agenda of a regularly scheduled meeting.

Public comment shall be limited to three (3) minutes per individual, or spokesperson, and may be made at the time the item is on the floor for consideration or at the discretion of the Chair. For items not on the agenda, recognition of individuals shall be made by the Chair at the designated time for such

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comments on the agenda. The Chair may impose a reasonable total time limit on public comment on any single issue. The Chair may also limit or preclude comment which is repetitive, redundant, cumulative, irrelevant to the business of the Commission, or promoting or supporting a candidate for public office or political in nature.

Members of the public shall be afforded time to comment on matters germane to the business of the Commission but that are not on the agenda of the meeting subject to the following constraints.

- Such public comment shall be limited to 15 minutes total under Public Comment.
- Individual comments shall be limited to three (3) minutes which shall be controlled by a timing device. A speaker shall be notified when two (2) minutes have elapsed. The time limit shall be controlled by the Chair.
- Individuals wanting to speak must complete a public comment card indicating the topic on which they wish to comment.
- Time for such comments shall be assigned on a first-come, first-serve basis as determined by the Chair.
- Persons addressing the Commission shall not be permitted to make statements or remarks that concern only the private activities, lifestyles, or beliefs of others, including individual employees of the County or its elected officials, unrelated to the business of the Community Development Commission or the professional duties and performance of its employees or the employees of its elected officials. Persons addressing the Commission shall refrain from statements, remarks, or conduct that is uncivil, rude, vulgar, profane or otherwise disruptive to the conducting of the Commission's business. Any person making such prohibited statements or remarks or engaging in such conduct shall be requested to leave the meeting and may be barred by the Chair from further audience before the Commission.

ARTICLE VIII - TECHNICAL ASSISTANCE

The Commission shall utilize and direct the necessary technical services of the Staff of the Lake County Department of Planning, Building and Development, and such other Lake County employees as are necessary to accomplish the work of the Commission. All such technical services provided by the County, or municipal staffs, shall be fully and exclusively reimbursed from funds received under the provisions of the Act.

ARTICLE IX - CONFLICT OF INTEREST

All Commission members shall be subject to the Conflict of Interest provisions contained in the Federal regulations for the Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program, which prohibit Commission members from obtaining a financial interest or benefit from a CDBG or HOME-assisted activity.

All Commission members shall also be subject to the Illinois Public Officers Prohibited Activities Act, which prohibits direct or indirect financial interest by a Commissioner in any contract or work in which the Commissioner may be called upon to vote.

In order to avoid any appearance of a conflict of interest, no Commissioner who is associated in any official capacity with an applicant for funds shall serve on any Application Review Committee whose

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purpose is to review funding applications that include an application from the entity with which the Commissioner is associated.

ARTICLE X - DURATION OF COMMISSION

The Commission shall continue in operation until all funds which may be received from the Department of Housing and Urban Development have been expended, returned, or otherwise accounted for to the satisfaction of the said Department.

ARTICLE XI - AMENDMENT

These bylaws may be amended by resolution of the County Board, by simple majority of those voting at any regular or special meeting thereof. ~~or by the~~The Commission, with a two-thirds (2/3) vote at any regular or special meeting thereof, may propose amendments for County Board approval.

ARTICLE XII - SEVERABILITY

If any provision of these bylaws is invalid for any reason, such invalidation shall not affect other provisions of the bylaws which can be given effect without the invalid provisions, and to this end, the provisions of these bylaws are to be severable.