

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, April 10, 2019

3:30 PM

2nd floor Conference Room - Central Permit Facility
500 W. Winchester Road, Libertyville

Housing and Community Development Commission

1. ROLL CALL

Vice-Chairman Pedersen called the meeting of the Housing and Community Development Commission (HCDC) to order at 3:33 p.m.

Guests: David Fries of Catholic Charities; Ben Richards of the Waukegan Park District; Kori Larson of Glenkirk; Amanda Levinson of Arden Shore; Clint Van Winkle of Independence Center; Rob Anthony of Community Partners for Affordable Housing; Tim DeBruler of The DeBruler Company; Diana Helt of Great Lakes Adaptable Sports Association; Anna Viveros of Prairie State Legal Services; Richard Koenig of Housing Opportunity Development Corporation; Nimrod Warda of the City of North Chicago; and Shantelle Franklin of the Lake County Administrator's Office
Staff: Eric Waggoner, Jodi Gingiss, Dominic Strezo and Laura Walley

Present 9 - Dan Venturi, Janet Swartz, Bethany Williams, Mary Dominiak, Adam Didech, Jennifer Clark, Linda Pedersen, Diane Hewitt and Sharaka Leonard

Excused 6 - Joel Sikes, Michael Meehan, Ray Rose, Anne Flanigan Bassi, Stephen Henley and Mary Cunningham

2. APPROVAL OF MINUTES

2.1 [19-0658](#)

Approval of the March 13, 2019 Minutes

Attachments: [3.13.19 Draft Minutes.pdf](#)

A motion was made by Commissioner Clark, seconded by Commissioner Dominiak, to approve the March 13, 2019 minutes. The motion carried by the following vote:

Aye 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Williams, Commissioner Dominiak, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt and Commissioner Leonard

3. CHAIR'S REMARKS

Vice-Chairman Pedersen had no remarks.

4. PUBLIC COMMENTS (items not on the agenda)

There were no public comments.

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

6.1 [19-0644](#)

Approval of Lake County HOME Homeownership Value Limits

Attachments: [95% Rule Executive Summary and Market Study.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Williams, seconded by Commissioner Swartz, to approve the proposed Lake County HOME Homeownership Value Limits. The motion carried by the following vote:

Aye 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Williams, Commissioner Dominiak, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt and Commissioner Leonard

6.2 [19-0645](#)

Presentation: Preliminary Update of 2014 Lake County Analysis Impediments to Fair Housing Choice (AI)

Attachments: [Lake County 2014 AI with full public comment.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

6.3 [19-0649](#)

PUBLIC HEARING: 2020-2024 Community Needs AND Key Factors to Consider in an Update to the 2014 Lake County Analysis of Impediments to Fair Housing Choice (AI)

Vice-Chairman Pedersen asked for a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:02 p.m.

Motion Made By: Mary Dominiak

Motion 2nd By: Jennifer Clark

Motion approved

Diana Helt, of Great Lakes Adaptive Sports Association (GLASA), explained that her agency provides physical activity, health and wellness programing for people with physical disabilities. She was pleased to note, during the Analysis of Impediments (AI) presentation, that important issues affecting those with disabilities would continue to be included within the diversity discussion. Ms. Helt said that it was imperative that those with disabilities be considered when it came to provision of housing and programmatic access. She noted that GLASA has benefited from Community Development Block Grant awards, which has allowed great strides with the area's youth becoming involved in physical activity, leading to accomplishments with their academic and career objectives. She thanked Lake County for its consideration.

Anna Viveros, of Prairie State Legal Services (PSLS), informed the Housing and Community Development Commission of the agency's mission to assist the elderly, the disabled and low-income citizens with legal issues concerning housing need and fair housing. PSLS investigates complaints of housing discrimination, illegal housing practices and habitability problems. The agency is working closely with Community Development staff to gather and analyze data for the 2019 AI. She then spoke about the testing that PSLS carries out to determine if discrimination is being practiced by housing providers.

Motion: To close the Public Hearing at 4:11 p.m.

Motion Made By: Janel Swartz

Motion 2nd By: Sharaka Leonard

Motion approved

6.4 [19-0655](#)

Presentation on the Second Amendment to the 2015-2019 Consolidated Plan

Presented by Jodi Gingiss, Community Development Administrator, and Dominic Strezo, Environmental Project Coordinator

6.5 [19-0654](#)

PUBLIC HEARING: Second Amendment to 2015-2019 Consolidated Plan for U.S.
Department of Housing & Urban Development

Vice-Chairman Pedersen requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:15 p.m.

Motion Made By: Daniel Venturi

Motion 2nd By: Bethany Williams

Motion approved

There were no public comments.

Motion: To close the Public Hearing at 4:16 p.m.

Motion Made By: Mary Dominiak

Motion 2nd By: Sharaka Leonard

Motion approved

6.6 [19-0652](#)

Joint resolution approving the Second Amendment to the 2015-2019 Consolidated Plan for United States Housing & Urban Development (HUD).

Attachments: [2nd Amendment ConPlan REDLINE.pdf](#)

Vice-Chairman Pedersen requested a motion on the Second Amendment.

A motion was made by Commissioner Williams, seconded by Commissioner Hewitt, to approve the resolution approving the Second Amendment to the 2015 - 2019 Consolidated Plan. The motion carried by the following vote:

Aye 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Williams, Commissioner Dominiak, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt and Commissioner Leonard

7. STAFF REPORTS

Jodi Gingiss thanked those in attendance for their close attention to the Analysis of Impediments to Fair Housing Choice issues that remain to be addressed. She asked that

anyone with insights on how to overcome these issues please contact her prior to the May meeting. She then gave an update on Community Partners for Affordable Housing's LakeView Pointe multi-family housing project, located in a zone containing ethylene oxide emissions. No expenditures have taken place to date, as Lake County awaits new monitoring data. It seems unlikely that this issue will be resolved prior to the August land-purchase option deadline.

8. ADJOURNMENT

A motion was made by Commissioner Hewitt, seconded by Commissioner Clark, to adjourn the meeting at 4:22 p.m. The motion carried by the following vote:

Aye 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Williams, Commissioner Dominiak, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt and Commissioner Leonard