

# Lake County Illinois

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



## Meeting Minutes - Final-revised

**Wednesday, May 15, 2019**

**3:30 PM**

**10th floor Assembly Room  
18 N. County Street, Waukegan**

**Housing and Community Development Commission**

**1. ROLL CALL**

*Chairman pro tem Venturi called the meeting of the Housing and Community Development Commission (HCDC) to order at 3:35 p.m.*

*Guests: Dora Maya and Bil Dybas of Arden Shore; Katie Holley of A Safe Place; Jane Grover of Chicago Metropolitan Agency for Planning; Dulce Ortiz of Mano a Mano; Ben Richards of the Waukegan Park District; Robbie Gorman of Mercy Housing Lakefront; Ken Barber of Adelante Center for Entrepreneurship; and Dakisha Wesley of the Lake County Administrator's Office*

*Staff: Eric Waggoner, Jodi Gingiss, Dominic Strezo, Eric Foote, Irene Marsh-Elmer and Laura Walley*

**Present** 9 - Dan Venturi, Anne Flanigan Bassi, Mary Dominiak, Stephen Henley, Adam Didech, Mary Cunningham, Steve Carlson, Janet Swartz and Billy McKinny

**Excused** 7 - Michael Meehan, Ray Rose, Bethany Williams, Jennifer Clark, Linda Pedersen, Diane Hewitt and Sharaka Leonard

**2. APPROVAL OF MINUTES**

**2.1 [19-0729](#)**

Approval of the April 10, 2019 Minutes

**Attachments:** [4.10.19 Minutes.pdf](#)

**A motion was made by Commissioner Swartz, seconded by Commissioner Dominiak, to approve the April 10, 2019 minutes. The motion carried by the following vote:**

**Aye** 9 - Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham, Ex-Officio Member Carlson, Commissioner Swartz and Commissioner McKinny

**3. CHAIR'S REMARKS**

*Chairman pro tem Venturi welcomed Mayor Billy McKinney to the Housing and Community Development Commission. Commissioner McKinney provided a brief history of his time in Lake County, including his recent election as the Mayor of Zion.*

**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 [19-0859](#)**

Presentation of Chicago Metropolitan Agency of Planning (CMAP) OnTo 2050 Plan.

**Attachments:** [2050 ExecSummary](#)  
[2050 Presentation](#)

*Presented by Jodi Gingiss, Community Development Administrator, and Jane Grover, from Chicago Metropolitan Agency of Planning (CMAP)*

**6.2 [19-0862](#)**

Presentation: 2019 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; Eric Foote, Grant Administration Specialist; Irene Marsh-Elmer, Housing Grant Administration Specialist; and Dominic Strezo, Environmental Project Coordinator*

**6.3 [19-0860](#)**

PUBLIC HEARING: 2020-2024 Community Needs AND 2019 Update to the 2014 Lake County Analysis of Impediments to Fair Housing Choice (AI)

*Chairman pro tem Venturi requested a motion to open the Public Hearing.*

*Motion: To open the Public Hearing at 4:40 p.m.*

*Motion Made By: Mary Cunningham*

*Motion 2nd By: Adam Didech*

*Motion approved*

*Ken Barber, Executive Director of Adelante Center for Entrepreneurship (Center), said that his company's mission was to help create wealth in communities with economic challenges through entrepreneurship, community development and living-wage job creation. Waukegan will be the Center's focus for the next three years, as it is felt that strong local businesses and affordable housing require a viable, sustainable community.*

*Motion: To close the Public Hearing at 4:43 p.m.*

*Motion Made By: Mary Dominiak*

*Motion 2nd By: Anne Flanigan Bassi*

*Motion approved*

**6.4 [19-0867](#)**

Presentation: Final 2019 Annual Action Plan for the U.S. Department of Housing & Urban Development (HUD)

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

**6.5 [19-0864](#)**

PUBLIC HEARING: Final 2019 Annual Action Plan - U.S. Department of Housing & Urban

Development (HUD)

*Chairman pro tem Venturi requested a motion to open the Public Hearing.*

*Motion: To open the Public Hearing at 4:49 p.m.*

*Motion Made By: Mary Dominiak*

*Motion 2nd By: Adam Didech*

*Motion approved*

*There were no public comments.*

*Motion: To close the Public Hearing at 4:50 p.m.*

*Motion Made By: Mary Cunningham*

*Motion 2nd By: Janet Swartz*

*Motion approved*

**6.6 [19-0863](#)**

Joint resolution authorizing Program Year (PY) 2019 of the United States Department of Housing and Urban Development (HUD) Annual Action Plan.

**Attachments:** [2019 AAP](#)

*Jodi Gingiss, Community Development Administrator, asked for a vote that would exclude the City of Zion's Sidewalk Replacement Project, as Commissioner McKinney is the Mayor of Zion and must abstain from the vote.*

*Motion: To approve the joint resolution authorizing the Program Year 2019 Housing and Urban Development Annual Action Plan, excluding the funding recommendation for the City of Zion's Sidewalk Project.*

*Motion Made By: Anne Flanigan Bassi*

*Motion 2nd By: Mary Dominiak*

*Motion approved*

*Chairman pro tem Venturi asked for a motion to approve Zion's Sidewalk Project.*

**A motion was made by Commissioner Cunningham, seconded by Commissioner Didech, to approve the funding recommendation for the City of Zion's Sidewalk Replacement Project and to include it within the PY2019 Action Plan. The motion carried by the following vote:**

**Aye** 8 - Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham, Ex-Officio Member Carlson and Commissioner Swartz

**Abstain** 1 - Commissioner McKinney

**7. STAFF REPORTS**

*Jodi Gingiss, Community Development Administrator, updated the HCDC on the failed Busy Brains Children's Museum project, for which Lake County holds a lien for repayment of CDBG expended funds. She said that the property is under contract and the funds will be repaid. She then informed the Commission about the status of the Lakeview Pointe Affordable Housing project, as the need for ethylene oxide testing has delayed the completion of the environment review. Staff is working directly with HUD on this project's environment review. Depending upon the length of time needed, the HCDC might have to make decisions on pending projects, due to HUD's spending ratio requirements. Staff will update the HCDC on the status of the projects during the June 12th meeting.*

**8. ADJOURNMENT**

**A motion was made by Commissioner Cunningham, seconded by Commissioner Dominiak, to adjourn the meeting at 5:04 p.m. The motion carried by the following vote:**

**Aye** 9 - Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham, Ex-Officio Member Carlson, Commissioner Swartz and Commissioner McKinny