

**Minutes from the July 20, 2010 DuPage County Development Committee Relative to T-3-10 (see page 3 item 5.5)**

**NOTICE**

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**APPROVED MINUTES**

**DU PAGE COUNTY DEVELOPMENT COMMITTEE**

July 20, 2010

Vice Chairman Redick called the meeting to order at 11:01 a.m.

Members present at time of roll call: Dirk Enger, Debra Olson, Jeff Redick, and John Zediker.

Members absent at time of roll call: Thomas Bennington, Rita Gonzalez, Anthony Michelassi

Chairman's Report: None.

**Public Present:**

Michael Ribet, 4S175 Naperville Road, Naperville

Jim Segredo, Montini Catholic High School, 19W070 16<sup>th</sup> St, Lombard

Michael Mariani, York Township, 1502 S. Meyers Road, Lombard

Approve miscellaneous claims: Motion by Member Olson, seconded by Member Zediker to approve. On voice vote, all members voted "aye". Motion carried.

Approve minutes from June 15, 2010: Motion by Member Zediker, seconded by Member Olson to approve. On voice vote, all members voted "aye". Motion carried.

- 4.3 **FI-093-10 - RESOLUTION** - Acceptance and Appropriation of additional funding for the 36<sup>th</sup> Year of the Community Development Block Grant in the amount of \$158,654. (Fund 54 Agency 870)
- 4.4 **FI-094-10 - RESOLUTION** - Acceptance and Appropriation of additional funding for the 19<sup>th</sup> Year of the HOME Investment Partnership Program in the amount of \$151,789. (Fund 54 Agency 871)
- 4.5 **Budget Adjustment:** \$586,729.00 from 54-870-8701-3958 2010 HDF to 54-870-8701-3963 VP Water Main, 3964 WC Galena St. and 3938 Almost Home to fund "B" list projects from excess Housing Development Funds per direction from the CDC Executive Committee meeting of April 27, 2010
- 4.6 **Budget Adjustment:** \$560,000.00 from 54-820-3956 and 3961 to 54-820-3960 Housing Rehabilitation to move funding to address the true cost of rehabilitation
- 4.7 **DCp-004-10 - RESOLUTION** - Requisition #16517, issued to Hope Fair Housing for professional services to provide Technical Assistance and Consultation Services to conduct fair housing activities on behalf of the DuPage County Community Development Commission, for the period April 1, 2010 through March 31, 2011, for a contract total amount of \$50,000.00. Exempt from

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bidding per 55 ILCS 5/5-1-22 (c) (Other Professional Services/not suitable for competitive bids). (CDBG GRANT FUNDED)

Motion by Member Olson, seconded by Member Zediker to combine and approve items 4.3 through 4.7. On a roll call vote, all members voted "aye". Motion carried.

**Regulatory Services:**

5.1 **Out of Town Travel** – Request for out of state travel for Jay Puckett to attend the Harris Customer Conference (formerly Govern Software Annual User Group Conference) held October 20 through October 22, 2010 in Grapevine, Texas. Total cost \$1,102.90.

Motion by Member Olson, seconded by Member Zediker to approve. On a voice vote, all members voted "aye". Motion carried.

5.2 **SE-10-10: "Vegifest" Special Event:** August 7 and 8, 2010 at Science of Spirituality Center, 4 S 175 Naperville Road, (Lisle Township/District 5)

Motion by Member Zediker, seconded by Member Olson to approve. Michael Ribet was available for questions. On a voice vote, all members voted "aye". Motion carried.

5.3 **Z10-019 - ORDINANCE – Romano:** The Zoning Board of Appeals Recommended to Approve the following zoning relief:

A Variation to reduce west side yard setback from 3 ft. to 1.64 ft. for an existing shed

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, (York Township/District 2)

Motion by Member Olson, seconded by Member Zediker to approve. On a roll call vote, all members voted "aye". Motion carried.

5.4 **Z10-024 - ORDINANCE - Montini Catholic HS:** The Zoning Board of Appeals Recommended to Approve the following zoning relief:

A Conditional use to install four (4) 70 ft. tall poles with twelve (12), 1,500 Watt luminaries mounted on each pole inside the Montini Catholic High School Football Stadium

ZBA VOTE (to Approve): 7 Ayes, 0 Nays (York Township/District 2)

Motion by Member Olson, seconded by Member Enger to approve. Jim Segredo was available for questions. Member Enger asked if there were objections from neighboring residents regarding the lighting. Mr. Segredo explained there was a meeting held at York Township gymnasium and the proposal received a positive response. Member Redick stated that Montini has always been a very good neighbor and gone out of their way to work closely with the neighborhood. On a roll call vote, all members voted "aye". Motion carried.

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5.5 T-3-10 Text Amendments to the Zoning Ordinance Relative to Places of Assembly (Request to Conduct Public Hearing before ZBA)

Motion by Member Enger, seconded by Member Zediker to approve to send to the Zoning Board of Appeals. Member Olson voiced her concerns about sending this request to the ZBA without first entering into discussion with the people who had objected previously to amendments like this, many of which were leaders in different religious communities. She stated that she did not necessarily object to the amendments, but strongly objects to this process of going forward. Paul Hoss explained that this amendment was requested by County Board members. This amendment differs from the previous one. It creates a definition for a place of assembly use. The Zoning Board of Appeals would be used as the opportunity for public comment, not just for a certain select group of people but for everyone who was interested. Mr. Hoss mentioned this could consist of one hearing or multiple hearings. Member Redick felt that it was appropriate to send to the ZBA to utilize their expertise. He encouraged staff to reach out to those people who were interested in the previous text amendments and provide them with this information. Mr. Hoss explained the public hearing notice requirements. This item could be before the ZBA sometime in mid-August. On a roll call vote, members Enger, Redick and Zediker voted "aye". Member Olson voted "nay." Motion carried.

5.6 **Z10-031-ORDINANCE- York Township:** The ZBA recommended to Approve the following zoning relief:

1. Conditional Use for a new electronic message center sign;
2. Variation to reduce front yard setback from 15 ft. to 0 ft for a new sign;
3. Variation to increase height from 6 ft. to 7 ft. 9 inches for a new sign;
4. Variation to increase maximum allowable square footage from 24 sq. ft. to 41.6 sq. ft for a new sign. (York Township/District 2)

ZBA Vote (to approve) 6 Ayes, 0 Nays, 1 Absent

Motion by Member Olson, seconded by Member Zediker to approve. Michael Mariani was available for questions. On a roll call vote, all members voted "aye". Motion carried.

Community Development Commission:

- 6.1 **ES09-01a DEPARTMENT OF COMMUNITY SERVICES** - To approve the Modification to the Memorandum of Understanding for the purpose of increasing the stated amount of rental assistance available to an eligible client household in the emergency shelter homeless prevention pool from \$750 to \$2,000 within a twelve-month period.
- 6.2 **CD10-01 VILLAGE OF GLEN ELLYN** - To approve a CDBG Program Agreement with the Village of Glen Ellyn in the amount of \$300,000 for the replacement and installation of street lights on Briar Street, Surrey Drive, Heather Lane, Londonberry Lane, Brighton Place, and Valley Road.

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- 6.3 **CD10-16a ADDISON STUDENT PARTICIPATION CENTER, INC. (HENRY HYDE RESOURCE CENTER)** – To approve a CDBG Agreement with Addison Student Participation Center, Inc. in the amount of \$14,332 to partially support the salary of project key staff. The project provides a variety of coordinated, comprehensive services to youth and their families.
- 6.4 **CD10-16b ADDISON STUDENT PARTICIPATION CENTER, INC. (ADDISON SPC AFTER SCHOOL PROGRAM)** – To approve a CDBG Agreement with the Addison Student Participation Center, Inc. in the amount of \$13,268 to partially support the salary of project key staff. The project provides a variety of coordinated, comprehensive services for youth and their families.
- 6.5 **ES10-01a DUPAGE COUNTY COMMUNITY SERVICES** - To approve an Emergency Shelter Grant (ESG) Memorandum of Understanding with DuPage County Community Services in the amount of \$46,085 to partially support emergency funds to prevent homelessness and assist homeless families with security deposit or first month's rent or combination of security deposit and first month's rent on a one-time basis. The funds are drawn upon by three agencies that serve different geographical areas of the county on a first come, first served basis.
- 6.6 **ES10-01b CATHOLIC CHARITIES OF THE DIOCESE OF JOLIET, INC.** - To approve an ESG Agreement with Catholic Charities of the Diocese of Joliet, Inc. in the amount of \$46,085 to partially support emergency funds to prevent homelessness and assist homeless families with security deposit or first month's rent on a one-time basis. The funds are drawn upon by three agencies that serve different geographical areas of the county, on a first come, first served basis.
- 6.7 **ES10-01c HINSDALE COMMUNITY SERVICE** - To approve an ESG Agreement with Hinsdale Community Service in the amount of \$46,085 to partially support emergency funds to prevent homelessness and assist homeless families with security deposit or first month's rent on a one-time basis. The funds are drawn upon by three agencies that serve different geographical areas of the county, on a first come, first served basis.
- 6.8 **CD10-24a CHILDSERV** - To approve a Community Development Block Grant/Housing Development Fund (CDBG/HDF) Program Agreement with ChildServ in the amount of \$85,450 to fund rehabilitation of two existing group home residences located in Lisle and Downers Grove.
- 6.9 **CD10-24b RAY GRAHAM ASSOCIATION FOR PEOPLE WITH DISABILITIES** - To approve a CDBG/HDF Program Agreement with Ray Graham Association for People with Disabilities in the amount of \$294,800, to fund renovation of three existing CILA (Community Integrated Living Arrangement) group homes in Downers Grove, Addison, and Villa Park that house 16 extremely low-income individuals with disabilities.

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6.10 **HM10-03 BRIDGE COMMUNITIES, INC.** - To approve a HOME Investment Partnerships (HOME) Program Agreement with Bridge Communities, Inc. in the amount of \$290,000 to partially fund acquisition of a 6-flat apartment building in the southeastern area of DuPage County to be used as a program building for transitional housing, mentoring, and supportive services for homeless families who are extremely low to very low income.

Motion by Member Olson, seconded by Member Zediker to combine and approve items 6.1 through 6.10. On a roll call vote, all members voted "aye". Motion carried.

Old Business: None

New Business: Mary Keating explained that an agreement will be brought before the County Board regarding the Neighborhood Stabilization Program money. She further explained that the information was not available to put on this agenda, therefore the Development Committee and the Finance Committee will be discharged at County Board. Member Redick requested that the information be emailed to all committee members.

Adjournment: Motion by Member Zediker, seconded by Member Olson to adjourn the meeting at 11:22 a.m. On voice vote, all members voted "aye". Motion carried.

Respectfully submitted,

Mary Becker  
Recording Secretary