



DU PAGE COUNTY

Home Advisory Group

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, April 1, 2025

11:45 AM

Room 3500B

****Or immediately following CDC****

1. CALL TO ORDER

11:35 AM meeting was called to order by Chair Lynn LaPlante at 11:59 AM.

2. ROLL CALL

Under the authority of the County Board, Chair LaPlante appointed member DeSart to serve as a temporary member of this committee to establish quorum.

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Amish Kadakia, Senior Accountant (Remote), Ashley Miller, Community Development Manager, Rebecca DeLaura, Housing & Community Development Planner

Assistant State's Attorney - Katherine Fahy

PRESENT	Bastian, Crandall, Flint, Honig, LaPlante, Schwarze, and DeSart
ABSENT	Barfuss, Bricks, Chassee, Krajewski, and Hennerfeind
REMOTE	Cronin Cahill, and Haider

MOTION TO ALLOW REMOTE PARTICIPATION

There has been a request to allow remote participation from Member Saba Haider and Member Cindy Cahill under Section 7 (a) of the Open Meetings Act; Pursuant to Section 7(a) of the Open Meetings Act, if a Quorum of the members of the public body is physically present, as required by Section 2.01, a majority of the public body may allow a member of that body to attend the meeting by other means, if the member is prevented from physically attending because of: **(5 ILCS 120/7(a). 7(a) permits attending electronically due to (i) Illness or disability, (ii) employment purposes or the business of the public body, or (iii) a family or other emergency.)** On a voice vote, the motion passed.

RESULT:	APPROVED
MOVER:	Michael Crandall
SECONDER:	Doug Flint

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES**4.A. [25-0899](#)**

Home Advisory Group - Regular Meeting - March 4, 2025

RESULT:	APPROVED
MOVER:	Andrew Honig
SECONDER:	Greg Schwarze

5. COMMITTEE VOTE REQUIRED**5.A. [25-0900](#)**

Recommendation for approval of Modification One to HOME Agreement HM21-02a between Catholic Charities, Diocese of Joliet, Inc. and the County of DuPage, increasing the amount of HOME funding by \$110,339 for a total HOME amount of \$410,339.

Julie Hamlin discussed the existing HOME agreement with for the tenant-based rental assistance they provide, which runs through November 14, 2025. Due to an increased demand, they have utilized their initial funding of \$300,00 more quickly than anticipated. As a result, they have approached us to request additional funding of \$110,339, which should allow them to fulfill their agreement through November 2025.

RESULT:	APPROVED
MOVER:	Michael Crandall
SECONDER:	Greg Schwarze

5.B. [25-0901](#)

Recommendation for approval of a \$2,400,336 preliminary set-aside of HOME Investment Partnerships (HOME) Program funds between DuPage County and Gorman & Company, LLC – Tower Court Residences – for new construction of 71 units of affordable rental housing development in Naperville, IL for seniors and persons with disabilities.

Julie Hamlin Administrator of Community Development reiterated Gorman & Co. applied for HOME funding to Will County, requesting gap financing for the construction of a 3-story, 71-unit affordable rental community. The project is designed to serve two target groups: low-income seniors aged 62 and older, and individuals with intellectual and/or developmental disabilities. The preliminary funds mentioned are a set-aside and do not represent a commitment at this stage. A formal conditional commitment recommendation will be presented once specific contingencies are addressed. Additionally, the City of Naperville, as part of the DuPage County Consortium, has opted

to include its Will County areas within the consortium. This decision facilitates the use of HOME investment funds in Naperville's Will County portions.

For full information, please visit the memorandum in the agenda packet.

The committee discussed the percentage of individuals that may or may not be from DuPage County. Mary Keating Director of Community Services responded that with federal funds, you cannot set restrictions that the residents come from DuPage County. Naperville could receive its HOME investment from the federal government directly, but they elect to partner with DuPage County to facilitate all the funds. Therefore, for the purpose of HOME funding, all of Naperville will be considered as DuPage County and not be eligible under Will County. Mary Keating and Julie Hamlin answered questions from the committee, clarifying that there have not been any other DuPage County projects in Will County for a very long time. There are no other development applications pending for DuPage County. There was concern regarding the project being in Will County and using DuPage County HOME funds. Mary Keating communicated the HOME funds for DuPage County is larger because the city of Naperville is included in DuPage HOME funds and that Will County does not receive any HOME funds based on Naperville's population.

RESULT:	APPROVED
MOVER:	Andrew Honig
SECONDER:	Saba Haider
AYES:	Bastian, Crandall, Flint, Honig, LaPlante, Schwarze, and DeSart
ABSENT:	Barfuss, Bricks, Chassee, Krajewski, and Hennerfeind
REMOTE:	Cronin Cahill, and Haider

6. OTHER BUSINESS

No other business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 12:24 PM

8. NEXT MEETING DATE - MAY 6, 2025