



DU PAGE COUNTY

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

Community Development Commission Final Regular Meeting Agenda

Tuesday, April 7, 2026

11:30 AM

Room 3500B

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
 - 4.A. [26-1162](#)
Community Development Commission - Regular Meeting Minutes - Tuesday, April 1, 2025
5. COMMITTEE VOTE REQUIRED
 - 5.A. [26-1163](#)
Approval of the FY2026 Slate of Officers and Community Development Commission Executive Committee as Presented.
 - 5.B. [26-1164](#)
Recommendation for approval of a 1st Modification to a Community Development Block Grant-CARES Act (CDBG-CV) Program Agreement with the Hanover Park Park District, Project Number CDCV21-04, incorporating newly effective requirements under the Illinois Prevailing Wage Act.
6. INFORMATIONAL
 - 6.A. [26-1165](#)
PowerPoint presentation for our full Community Development Commission meeting.
7. OTHER BUSINESS
8. ADJOURNMENT
9. NEXT MEETING DATE - APRIL 6, 2027



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: 26-1162

Agenda Date: 4/7/2026

Agenda #: 4.A.



DU PAGE COUNTY

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Community Development Commission Final Summary

Tuesday, April 1, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER

11:30 AM meeting was called to order by Acting Chair Lynn LaPlante at 11:41 AM.

2. ROLL CALL

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	Crandall, DeSart, Eckhoff, Garcia, Honig, Rutledge, Schwarze, Bastian, Evans, Childress, Flint, Galassi, LaPlante, Farrell, Gascoigne, Hennerfeind, Jones, Poeicha, and Pozsgay
ABSENT	Covert, Krajewski, Tornatore, Zay, Bricks, Cage, Chassee, Franz, Hocking, Yoo, Franz, Gargano, Gombac, Govind, Headley, Krol, McLaughlin, Page, Popovich, Stone, Barrett, and Smetana
REMOTE	Haider, and Cronin Cahill
LATE	Ozog

MOTION TO ALLOW REMOTE PARTICIPATION

There has been a request to allow remote participation from Member Saba Haider and Member Cindy Cronin-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.)**

RESULT:	APPROVED
MOVER:	Lucy Evans
SECONDER:	Michael Crandall

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES

4.A. [25-0904](#)

Community Development Commission - Regular Meeting - April 2, 2024

RESULT:	APPROVED
MOVER:	Lucy Evans
SECONDER:	Kari Galassi

5. COMMITTEE VOTE REQUIRED

5.A. [25-0905](#)

Approval of the FY2025 Slate of Officers and Community Development Commission Executive Committee as Presented.

The specifics are available in the memo included in the agenda packet.

RESULT:	APPROVED
MOVER:	Paula Garcia
SECONDER:	Lucy Evans
AYES:	Crandall, DeSart, Eckhoff, Garcia, Honig, Rutledge, Schwarze, Bastian, Evans, Childress, Flint, Galassi, LaPlante, Farrell, Gascoigne, Hennerfeind, Jones, Poeicha, and Pozsgay
ABSENT:	Covert, Krajewski, Tornatore, Zay, Bricks, Cage, Chassee, Franz, Hocking, Yoo, Franz, Gargano, Gombac, Govind, Headley, Krol, McLaughlin, Page, Popovich, Stone, Barrett, and Smetana
REMOTE:	Haider, and Cronin Cahill
LATE:	Ozog

5.B. [25-0906](#)

Recommendation of approval to engage with the Hanover Park Park District regarding the possibility of using available Community Development Block Grant-Coronavirus (CDBG-CV) funds for improvements to the Hollywood Park Playground in the Village of Hanover Park

Recommendation of approval to engage with the Hanover Park Park District regarding the possibility of using available Community Development Block Grant-Coronavirus

(CDBG-CV) funds for improvements to the Hollywood Park Playground in the Village of Hanover Park.

A recommendation was made to approve engagement with the Hanover Park Park District to explore the possibility of utilizing available Community Development Block Grant - Coronavirus (CDBG-CV) Funds for improvements to the Hollywood Park Playground. DuPage County received approximately \$6.6M in Community Development Block Grant - Coronavirus (CDBG-CV) funding in 2021 and must be expended by June 4, 2027. Several projects have already been successfully completed, leaving a remaining balance available for additional initiatives \$407,522.06. We are bringing forth this request and recommendation, so we can move one final project along with the available funding. Our proposal is to adjust our administration and planning amount so we can book a little extra money into a public facility improvement project. Allowing \$391,000 to do that park improvement. This project was initially identified in October 2024, following our open call for neighborhood investment applications for 2025 and 2026 program years. As part of those applications, we allowed parks and recreational facilities improvements to be applied for. We received two projects that met that park and recreational facility improvement requirement and decided Hanover Park, Park District project was a good fit. The Park Improvement project aims to replace a 30-year-old playground that has exceeded its useful life. Located in a residential neighborhood where 86.6% of households are classified as low to moderate income, the project aligns with HUD guidance for the CDBG-CV program. Upon review of requested documentation and confirmation of the project is eligible under CDBG-CV rules and requirements, a formal recommendation for a CDBG-CV agreement will be present to this committee. Concerns about Hannover Park being in Cook County and DuPage County were raised. Concerns that Hanover Park Park District isn't part of this right now, Julie Hamlin explained that we have not engaged with them in regard to using CDBG-CV funds because as part of our 2025/2026 funding process they were informed that that project wasn't recommended for the CDBG allocation, but Hanover Park Park District would be a great fit for CDBG-CV.

Julie Hamlin discussed Hanover Park would have to come up with general funds to cover costs for Architectural, engineering, construction management and the bulk of the Hanover Park Park district requested funds are funds from CDBG. Mary Keating suggested Julie Hamlin to first permission to engage with Hanover Park Park District in this project, given that this is an unusual situation. Normally, once an organization applies for a specific funding opportunity, the matter is considered closed. Additionally, communities spanning multiple counties can choose to either divide their population between two urban counties or align entirely with one.

RESULT:	APPROVED
MOVER:	Lucy Evans
SECONDER:	Kari Galassi
AYES:	Crandall, DeSart, Eckhoff, Garcia, Honig, Rutledge, Schwarze, Bastian, Evans, Childress, Flint, Galassi, LaPlante, Farrell, Gascoigne, Hennerfeind, Jones, Poeicha, and Pozsgay
ABSENT:	Covert, Krajewski, Tornatore, Zay, Bricks, Cage, Chassee, Franz, Hocking, Yoo, Franz, Gargano, Gombac, Govind, Headley, Krol, McLaughlin, Page, Popovich, Stone, Barrett, and Smetana
REMOTE:	Haider, and Cronin Cahill
LATE:	Ozog

6. OTHER BUSINESS

No other business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 12:05 PM.

8. NEXT MEETING DATE - APRIL 7, 2026



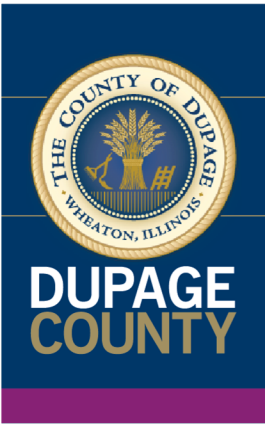
Action Item

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

File #: 26-1163

Agenda Date: 4/7/2026

Agenda #: 5.A.



COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupagecounty.gov
www.dupagecounty.gov/community

Community Development
630-407-6600
Fax: 630-407-6601

Family Center
422 N. County Farm Rd.
Wheaton, IL 60187
630-407-2450
Fax: 630-407-2451

Housing Supports and Self-Sufficiency
630-407-6500
Fax: 630-407-6501

Intake and Referral
630-407-6500
Fax: 630-407-6501

Senior Services
630-407-6500
Fax: 630-407-6501

To: DuPage Community Development Commission

From: Nominating Committee
Lynn LaPlante – District 4
Michael Crandall – Village of Addison
Mary Keating – Community Services Director

Date: April 2, 2026

RE: **Nominations for 2026 Officers and CDC Executive Committee**

The following members are nominated for positions on the CDC Executive Committee:

Officers: Michael Crandall – Addison (Chair)
Lynn LaPlante - District 4 - (Vice Chair)

Municipal Members: Don Bastian – Carol Stream
Caron Bricks – Roselle
Douglas Flint – Glendale Heights
Joseph Hennerfeind – Westmont
Vacancy – **Nomination to be taken from the floor**

County Members: Cindy Cronin Cahill – District 1
Saba Haider – District 5
Andrew Honig – District 2
Brian Krajewski – District 3
Greg Schwarze – District 6



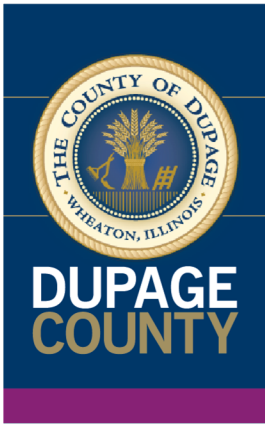
Action Item

421 N. COUNTY FARM
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WHEATON, IL 60187
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File #: 26-1164

Agenda Date: 4/7/2026

Agenda #: 5.B.



COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupagecounty.gov
www.dupagecounty.gov/community

TO: Community Development Commission

FROM: Mary A. Keating, Director,
Department of Community Services

DATE: March 26, 2026

SUBJECT: Community Development Block Grant Coronavirus (CDBG-CV)
Agreement CDCV21-04 Hanover Park Park District – Agreement
Modification One

Community Development
630-407-6600
Fax: 630-407-6601

Family Center
422 N. County Farm Rd.
Wheaton, IL 60187
630-407-2450
Fax: 630-407-2451

Housing Supports and Self-Sufficiency
630-407-6500
Fax: 630-407-6501

Intake and Referral
630-407-6500
Fax: 630-407-6501

Senior Services
630-407-6500
Fax: 630-407-6501

Action Requested: CDC staff recommend approval of Modification One to the Community Development Block Grant Coronavirus (CDBG-CV) Agreement CDCV21-04 between DuPage County and the Hanover Park Park District to incorporate newly effective Illinois Prevailing Wage Act requirements.

Details: The project was adopted by the County Board under Resolution #HS-R-0014-25 on 07/08/2025. The CDB-CV Agreement was entered into on 08/19/2025 to grant \$335,136 in CDBG-CV funding for removal and replacement of existing playground equipment located at Hollywood Park, 1529 W. Celebrity Circle, Hanover Park, IL.

Modification One to the Agreement incorporates newly effective requirements under the Illinois Prevailing Wage Act, which state the Act will apply to all federal construction projects administered or controlled by a public body if the prevailing rate of wages is equal to or greater than the prevailing wage determination by the United States Secretary of Labor for the same locality for the same type of construction used to classify the federal construction project.

MODIFICATION ONE TO COMMUNITY DEVELOPMENT BLOCK GRANT-CARES ACT
(CDBG-CV) PROGRAM AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND
HANOVER PARK PARK DISTRICT CDCV21-04

THIS MODIFICATION ONE TO AGREEMENT is entered into this 28th day of April 2026, by and between the COUNTY OF DU PAGE, Illinois (hereinafter called “COUNTY”) and the HANOVER PARK PARK DISTRICT, an Illinois Municipal Corporation, with a principal place of business located at 1919 Walnut Ave, Hanover Park, IL 60133 (hereinafter called “SUBGRANTEE”). The purpose of this MODIFICATION ONE TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement CDCV21-04, which was approved by the County Board on July 8, 2025, as part of Amendment #8-Substantial to the 2019 Action Plan under Resolution #HS-R-0014-25, to grant funding in the amount of \$335,136.00 of which \$335,136.00 is unexpended, for the purpose of removal and replacement of the existing playground equipment located at Hollywood Park, 1529 W Celebrity Circle, Hanover Park, IL 60133. Including the removal of existing paving, playground equipment and surfacing, site preparation, tree protection, and construction fencing, site improvements: asphalt paving, concrete sloped entry, concrete paving, playground curb, and engineered wood fiber; and site amenities: play equipment, benches, litter receptacle; and site utilities: playground underdrainage, drain cleanout, sewer connection; along with landscape and restoration all in Hanover Park, IL (hereinafter, together with any previous modifications thereto, called “Agreement”).

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement in accordance with Section XIII. A. of the Agreement:

1. Section II. D. 3. is hereby added in its entirety, and states the following, “This contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates, and the contractor/subcontractor has an obligation to check the Department’s website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. The call for bids for a contract, project specifications, awarded contract, and all subcontracts must include requirements of the Act. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties. Illinois Prevailing Wages will apply if the prevailing rate of wages is equal to or greater than the Davis-Bacon Act prevailing wage rate for the same locality for the same type of construction used to classify the federal construction project.”

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the dates recited below:

HANOVER PARK DISTRICT,
an Illinois Municipal Corporation

By: _____
Stephen A. Bassette
Executive Director

Date: _____

Attest: _____
Signature

Printed Name

Title

COUNTY OF DU PAGE, a body politic in the
State of Illinois

By: _____
Deborah A. Conroy
DuPage County Board Chair

Date: _____

Attest: _____
Jean Kaczmarek
DuPage County Clerk



Presentation

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: 26-1165

Agenda Date: 4/7/2026

Agenda #: 6.A.



DUPAGECOUNTRY

Community Development Commission



Community Development

2025 Program Year (PY):
April 1, 2025 – March 31, 2026

This presentation provides highlights of projects administered during PY2025 as well as an overview of projects anticipated in PY2026.

Community Development Block Grant (CDBG):
\$3,703,858.00

Emergency Solutions Grant (ESG): \$286,929.00

HOME Investment Partnership Program (HOME):
\$1,570,831.61

January 31, 2025: Timeliness Ratio: 1.0

Deborah A. Conroy
DuPage County Board Chair





Neighborhood Investment Projects

Village of Bensenville – Argyle and Twin Oaks Roadway & Watermain Improvements

- Total Project: \$1,610,836.11
- CDBG Funding: \$600,000.00



Village of Addison – Janice Ln/Marilyn Terrace/Valerie Ln Watermain & Street Improvements

- Total Project: \$1,896,915.12
- CDBG Funding: \$574,320.37





Neighborhood Investment Projects

Village of Glendale Heights – Cambridge Ln and Westchester Dr Watermain Improvements

- Total Project: \$1,687,655.36
- CDBG Funding: \$600,000.00



City of West Chicago– Bishop St & East Brown St Watermain & Street Rehab

- Total Project: \$2,030,724.88
- CDBG Funding: \$600,000.00





Capital Improvements

United Cerebral Palsy Seguin of Greater Chicago – Home is where the heart is, group home project.

Acquisition and rehabilitation of an Americans with Disabilities Act (ADA) compliant Community Integrated Living Arrangement (CILA) in Villa Park.

- Total Project: \$662,036.00
- CDBG Funding: \$526,124.00
- Beneficiaries: 4 low-income adults with development disabilities
- Conveniently located near a UCP Seguin Employment and Life skills Center in Villa Park





Public Service

Supporting housing services needs in DuPage County through housing navigation, rent or mortgage assistance, case management, or Tenant-Based Rental Assistance (TBRA) administration.

Catholic Charities Diocese of Joliet

- Emergency Services/Homeless Prevention/Rapid Rehousing and Daybreak Transitional Housing project addresses the needs of low-income households who are homeless or at risk of homelessness in DuPage County.
- CDBG Funding Awarded: \$165,000
- Beneficiaries Served: 1,118*

DuPage County Community Services

- Housing Resource Unit project assists low-to moderate-income households to obtain or stabilize housing.
- CDBG Funding Awarded: \$160,000
- Beneficiaries Served: 392*

*Data as of 01/2026



ESG

Catholic Charities Diocese of Joliet

- **Emergency Shelter*** – Hope House - Provided short-term shelter and support services to assist clients in find employment and permanent, stable housing, leading to self-sufficiency.
- ESG Funding Awarded: \$50,000

DuPage County Community Services

- **Homelessness Prevention*** – Assisted eligible at-risk households to avoid eviction and homelessness or to shorten the time persons lack permanent housing.
- ESG Funding Awarded: \$46,596
- **Homeless Management Information System (HMIS)** - HUD required system used to collect client-level data on the provision of housing and services to individuals and families at risk of or experiencing homelessness. HMIS is used to collect, analyze, report, and coordinate care.
- ESG Funding Awarded: \$46,596

DuPage Pads

- **Emergency Shelter*** - Interim Housing Center (IHC) - provided families and individuals experiencing homelessness with centralized, on-site access to year-round emergency shelter, food assistance, and connections to case management and intensive supports to streamline their ascent to housing stability.
- ESG Funding Awarded: \$100,000
- **Street Outreach*** - serves unsheltered homeless persons in DuPage County. The team identifies, finds, and connects with these individuals and families experiencing homelessness to offer them support and to connect them to programs and benefits.
- ESG Funding Awarded: \$22,044

*Beneficiary data is collected through HMIS and compiled as part of the Consolidated Annual Performance Report (CAPER), which is prepared by CDC staff beginning mid-April.



HOME – TBRA

Tenant-Based Rental Assistance

Eligible Families are selected off the Continuum of Care (CoC) Coordinated Entry System (CES) prioritization list maintained by the Homeless Management Information System (HMIS) and given a preference if homeless. Households cannot have an income exceeding 50% median family income for DuPage County, at initial occupancy. Families must establish a self-sufficiency plan through the subrecipient and contribute 30% of adjusted monthly income to the rental payment. Eligible program costs include rental assistance, security deposit payments, and costs associated with determining the income eligibility of families.

Catholic Charities Diocese of Joliet

- HOME Funding: \$300,000
- Beneficiaries: 15 households (30 individuals, including 11 children)

DuPage PADS

- HOME Funding: \$200,000
- Beneficiaries: 9 households (15 individuals, including 8 children)



HOME

Alden Addison Horizon

New construction of a 3-story, 62-unit, affordable rental housing for independent seniors, aged 62+, located at 500 N. Denise Court in Addison.

Unit Breakdown

- 62 Total Units
- 50 1-BR
- 12 2-BR
- 57 affordable units
- 5 market rate units
- 30 County HOME units (24 high-HOME; 6 low-HOME)
- 16 PBV units

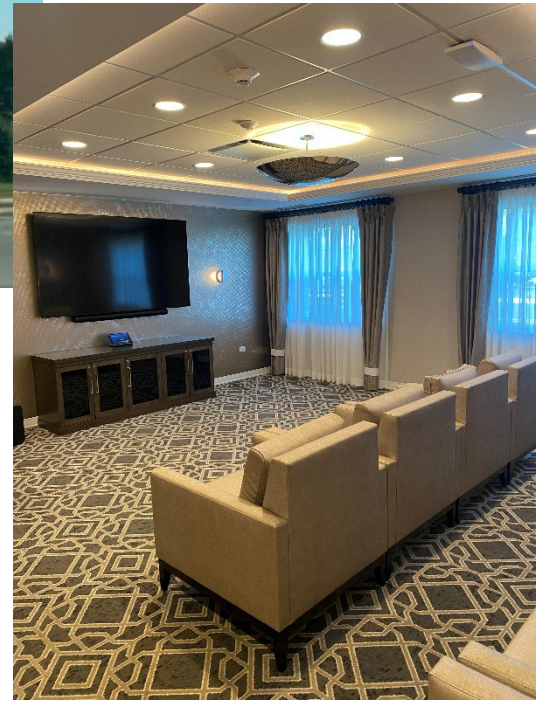
County HOME units will serve those at or below 60% AMI at initial occupancy and will remain affordable under HOME regulatory requirements for 20-years. The County has imposed an additional 20-year extended use period, providing affordability for at least 40 years.

Financing Layers

- Bank Mortgage
- LIHTC
- DuPage County HOME Funds
- ComEd Grant
- IHDA CAHGP Sponsor Loan
- Green Energy Credits
- Deferred Developer Fee
- Total Development Costs: \$25,966,142.00
- County HOME Funds: \$5,250,000.00



Alden Addison Horizon





Looking Ahead

CDBG Projects

- **4 NIV Projects (underway):**
 - Village of Glendale Heights - Jill Ct - Marilyn Ave Water Main Improvements
 - Village of Addison - Rozanne, Lenore, Mavis Water Main Replacement & Resurfacing
 - City of West Chicago - York Ave Area Water Main & Street Rehabilitation
 - City of Warrenville - Shaw Drive Street Rehabilitation
- **2 Public Service Projects (anticipated):**
 - Catholic Charities - Emergency Services/Homeless Prevention/Rapid Rehousing and Daybreak Transitional Housing Support
 - DuPage County Community Services Housing Resource Unit – Housing Supports
 - People’s Resource Center – Homelessness Preventions Support
- **HOPE Fair Housing (anticipated)** – Fair housing outreach, education, and enforcement activities



Looking Ahead

ESG Projects Anticipated

Street Outreach

- DuPage PADS' Street Outreach Program

Emergency Shelter

- Catholic Charities Hope House
- DuPage Pads' Interim Housing Center (IHC)

Homeless Prevention

- DuPage County Community Services

HMIS – Homeless Management Information System



Looking Ahead

HOME Project Underway **Full Circle Communities – Taft & Exmoor**

New construction of a three-story, forty-two (42) unit integrated permanent supportive affordable rental housing development to serve both working families and persons with disabilities. The development will be located at 640 Taft Avenue, Glen Ellyn, IL 60137.

The development will include a mix of studio, one, and two-bedroom apartments and many common area amenities, including the following: on-site laundry, a business center, a resident lounge, a community room, and a fitness room. There will also be 45 surface parking spaces. In addition, tenants will be able to access optional supportive services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services. FCC will partner with the Association for Individual Development (AID) to offer services free of charge.



Looking Ahead

Full Circle Communities – Taft & Exmoor

Unit Breakdown

- 42 Total Units
- 11 Efficiency
- 17 1-BR
- 14 2-BR
- 10 County HOME units (all designated as low-HOME)
- 26 PBV units

County HOME units will serve those at or below 50% AMI and will remain affordable under HOME regulatory requirements for 20-years. The County has imposed an additional 20-year extended use period, providing affordability for at least 40 years.

Financial Closing: March 18, 2026
Construction Completion Anticipated: April 2027
Lease-Up Anticipated: August 2027

Financing Layers

- Bank Mortgage
- LIHTC
- DuPage County HOME Funds
- ComEd Grant
- Illinois Affordable Housing Tax Credits
- Deferred Developer Fee

Total Development Costs: \$21,820,653
County HOME Funds: \$1,750,000



Looking Ahead

Taft & Exmoor





Looking Ahead

Taft & Exmoor





Questions

Questions?