



DU PAGE COUNTY

Home Advisory Group

Final Summary

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

Tuesday, July 1, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER

11:30 AM meeting was called to order by Chair LaPlante at 11:32 AM.

2. ROLL CALL

Staff Present: Mary Keating, Community Services Director; Ashley Miller, Community Development Manager; Momina Baig, Housing & Community Development Planner (remote); Chloe Harrington, Housing & Community Development Planner (remote); Alyssa Jaje, Housing & Community Development Planner (remote); Rebecca DeLaura, Housing & Community Development Planner (remote)

Assistant State's Attorney - Katherine Fahy

People in attendance: Juan Luna Nunez, Project Analyst, Full Circle Communities; Matt Burbach, Development Project Manager, Gorman & Company

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

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES

4.A. [25-1632](#)

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RESULT:	APPROVED
MOVER:	Andrew Honig
SECONDER:	Saba Haider

5. COMMITTEE VOTE REQUIRED

5.A. [25-1633](#)

Request to waive the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. and recommendation of a Conditional Commitment of \$2,400,336 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, Illinois, for seniors and persons with disabilities.

Mary Keating, Director of Community Services, provided an update regarding the approval process for HOME funds. This process involves multiple steps. It starts with a preliminary set-aside, created mainly for projects applying for Low-Income Housing Tax Credit (LIHTC) through Illinois Housing Development Authority (IHDA). Since only about 30% OF LIHTC applications are approved, the preliminary set-aside serves as a conditional letter of intent, showing potential support without fully committing funds. The next step is a conditional commitment, which happens when a project is nearly ready, pending legal agreement among all funding sources. Both current projects have received LIHTC and aim to close by the end of August. To avoid delays, the request is to issue the conditional commitment now, even though not all details are finalized. This allows legal documents to move forward and helps meet necessary committee and board schedules. A risk analysis is still being completed, but will be finished before final County Board approval, where actual funds are committed. The Home Advisory Group remains advisory and does not secure funding.

Chair LaPlante added that a lot of work has gone into both projects especially the Glen Ellyn project. Many advocates from that community have done an excellent job raising awareness and engaging with the county board. It is a great roadmap for future efforts like this project.

On a Roll Call Vote, all Ayes, the motion passed.

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

5.B. [25-1634](#)

Request to waive the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. and recommendation of a Conditional Commitment of \$1,750,000 of HOME Investment Partnerships (HOME) Program funds between DuPage County and Full Circle Communities, Inc. – Taft and Exmoor Development – for new construction of 42 units of affordable rental housing development in Glen Ellyn, IL for families and persons with disabilities.

Reference Item 25-1633.

On a Roll Call Vote, all Ayes, the motion passed.

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

6. OTHER BUSINESS

Chair LaPlante referenced information that was shared by Mary Keating in Human Services meeting regarding the 211 programs. 211 flyers were provided and Chair LaPlant encouraged all municipal partners to take the information and distribute to constituents as the flyer contains valuable information. Mary Keating provided updates regarding the 211 system that DuPage County launched in 2023.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 11:43 AM.

8. NEXT MEETING DATE - AUGUST 5, 2025