



DU PAGE COUNTY

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

Community Development Commission Final Summary

Tuesday, April 2, 2024

11:30 AM

Room 3500B

1. CALL TO ORDER

Chair LaPlante called the meeting to order at 11:30a.m.

MOTION TO ALLOW REMOTE PARTICIPATION

“There has been a request to allow remote participation from Member Gosia Pociecha 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:	Patty Gustin
SECONDER:	Paula Garcia

2. ROLL CALL

Staff Present: Mary Keating, Community Services Director (Remote); Julie Hamlin, Community Development Administrator; Momina Baig, Housing and Community Development Planner (Remote); Chloe Harrington, Housing and Community Development Planner (Remote); Alyssa Jaje, Housing and Community Development Planner (Remote); Amish Kadakia, Senior Accountant (Remote), and Thomas Schwertman, Housing and Community Development Planner.

Assistant State’s Attorney - Trevor Prindle.

PRESENT	Bastian, Bricks, Chassee, Chaplin, Crandall, DeSart, Eckhoff, Garcia, Heniff, LaPlante, Ozog, Schwarze, Tornatore, Farrell, Franz, Franz, Gascoigne, Headley, Pozsgay, Smetana, Evans, Galassi, Gustin, Todorovic, Yoo, Cage, and Hennerfeind
ABSENT	Barrett, Covert, Gargano, Gombac, Jones, Krajewski, Page, Popovich, Rutledge, Zay, Stone, Cronin Cahill, Childress, McLaughlin, and Halloran
REMOTE	Poeicha

LATE	Govind, and Gadde
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3. PUBLIC COMMENT

The following Public Comments were delivered via the Public Comment Web Page.

Submitted at 01/23/24 12:06 PM

Meeting Date: 12/07/23

Meeting: Community Development Commission

Name: Annita Zver

Organization: Casa Bella Estates

Address: 188 Annalisa Court

Bloomington, IL 60108

Daytime

Phone: (630) 782-5749

Subject: Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development. It brings to many residences and too much traffic to our area. I didn't move to my area to support this. Many other problems also that have been stated for our neighborhood. Please...NO, NO, NO!

Mrs Annita Zver

Submitted at 02/13/24 6:14 PM

Meeting Date: 02/20/24

Meeting: Community Development Commission

Name: Roger Wittersheim

Organization:

Address: 353 Donna Lane

Bloomington, IL 60108

Daytime

Phone: (630) 310-6903

Subject: Medinah Road Residents

Comment:

I strongly oppose the construction of a 70 unit apartment complex. In this area. This property should be used for single family residences not multi family apartments. Medinah road south of Lake street has been congested with traffic already .

Submitted at 02/14/24 6:52 AM

Meeting Date: 02/20/24

Meeting: Community Development Commission

Name: Susan Wittersheim

Organization:

Address: 353 Donna Lane

Bloomington, IL 60108

Daytime

Phone: (630) 310-2647

Subject: Medinah Road Residents

Comment:

I strongly oppose of this 70 unit Apartment complex to be built on Medinah Road property should be used as single family homes not multi family apartments.

Submitted at 03/14/24 1:48 PM

Meeting Date: 03/19/24

Meeting: Community Development Commission

Name: Susan Wittersheim

Organization:

Address: 353 Donna lane

Bloomingtondale , IL 60108

Daytime

Phone: (630) 310-6903

Subject: 70 unit apt complex on Medina rd

Comment:

We are opposed to this 70 unit apt building being proposed to our area on Medinah Road this property should be used for single family housing not multi family apartments.already Medina road is traffic congested.

4. APPROVAL OF MINUTES

4.A. [24-1103](#)

Community Development Commission - Regular Meeting - Tuesday, April 4, 2023

On a Voice Vote, the April 4, 2023 Minutes were Approved.

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Patty Gustin

5. COMMITTEE VOTE REQUIRED

5.A. [24-1092](#)

Approval of the FY2024 Slate of Officers and Community Development Commission Executive Committee as Presented.

Chair LaPlante explained to the Committee that every year the Chair position switches off between a County Board Member and a Municipal Member. For Program Year 2024, the Chair will be a Municipal Member.

Officers:

Lori Chassee - West Chicago (Chair)

Lynn LaPlante - District 4 (Vice Chair)

Municipal Members:

Don Bastian - Carol Stream
 Caron Bricks - Roselle
 Edmond Cage - Clarendon Hills
 Michael Crandall - Addison
 Mike Todorovic - Glendale Heights

County Members:

Michael Childress - District 3
 Patty Gustin - District 5
 Brian Krajewski - District 1
 Greg Schwarze - District 6
 Yeen Yoo - District 2

On a Roll Call Vote, the Motion Passed.

At this point, former Chair LaPlante turned the meeting over to Chair Chassee.

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Patty Gustin
AYES:	Bastian, Bricks, Chassee, Chaplin, Crandall, DeSart, Eckhoff, Garcia, Heniff, LaPlante, Ozog, Popovich, Schwarze, Tornatore, Farrell, Franz, Franz, Gascoigne, Headley, Pozsgay, Smetana, Evans, Galassi, Gustin, Todorovic, Yoo, Cage, and Hennerfeind
ABSENT:	Barrett, Covert, Gargano, Gombac, Jones, Krajewski, Page, Rutledge, Zay, Arguilles, Stone, Cronin Cahill, Childress, McLaughlin, and Halloran
REMOTE:	Poeicha
LATE:	Govind, and Gadde

6. INFORMATIONAL

6.A. [24-1094](#)

Informational Item – Single Family Rehab Program (SFR) Project #1818 – Grant Funding Overage.

Hamlin informed the Committee that the Department tries to keep project costs at or under \$15,000. In the best interest of the client, Staff felt it was appropriate to move forward with the Change Order.

RESULT:	NO ACTION REQUIRED
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6.B. [24-1095](#)

Informational Item – Community Development Block Grant-Disaster Recovery

(CDBG-DR) Program Review.

The CDBG-DR (Community Development Block Grant-Disaster Recovery) PowerPoint can be viewed in the Minutes Packet

Julie Hamlin, Community Development Administrator, introduced herself to the Committee. This project is near Closeout. Discussed was the flood event that took place on April 18, 2013.

Additional Comments:

Slide 2 - The Federal Government can appropriate disaster recovery funding under the Community Development Block Grant Program when it is in response to Presidentially-declared disaster.

Slide 3 - Rain fall for DuPage County fell in the 5 to 8 inch rainfall category.

Slide 4 - It was the County's responsibility to assess damage. This was performed through outreach with the general public, municipalities and close partnership with DuPage County Stormwater Division. Identified was where flooding took place, how to rebuild/replace structures, and to assist homeowners that were impacted by the event. Recovery needs were established through outreach.

Slide 5 - DuPage County Stormwater assisted in getting projects completed. The County also worked closely with its Municipal partners. Buyouts were completed throughout nine municipalities. Infrastructure projects focused on culvert replacements, flood plain enhancements, river restoration, water retention and water detention facilities.

Slide 6 - Over \$7 million was leveraged in additional funding. Low-to-moderate infrastructure improvements were in census tract block groups that met the low-mod requirement at the time of the flooding event. "Urgent Need" were projects that did not meet the low-mod requirement but were identified as an urgent need due to the flood event.

Slide 8 - Funding could be leveraged with FEMA Hazard Mitigation Grant (HMGP) Program. HMGP came in with 75% of the funding and CDBG-DR could match that at 25%.

Slide 9 - The Bensenville project was one of the smaller infrastructure rebuilds but had a big impact on the community.

Slide 10 - The CDBG-DR funding provided 60% of low-mod benefit. The regulatory requirements were at least 50%. The County went above and beyond the low-mod requirement. Ten municipalities benefited from these projects.

At this time Sarah Hunn, Director of Stormwater Management was introduced. Hunn went on to say the ability to perform in response to this flooding event occurred due to

the great planning in DuPage County, both from the Stormwater Management Planning Committee and Municipalities. With the limited amount of time to get projects underway all municipalities and departments, all came together with a list of projects.

Hunn said the Community Development Commission was very accommodating and informative on the CDBG-DR grant, especially since Stormwater Management had not dealt with this grant previously. This was the first grant that Hunn said they were able to utilize Federal funds to use as match with other Federal funds.

Flood prone properties, specifically in Lisle, were devastated in this flood event. Hunn noted that FEMA has a rule if you live in a flood plain and your home was damaged by 50% of the value over a tracking period of time, no rehab could be performed on that home. The Lisle homes could not be repaired and had to be removed from the flood plain. The only choices were to elevate or demolish.

RESULT: NO ACTION REQUIRED

7. OTHER BUSINESS

Hamlin informed the Community that this year is CDBG’s 50th anniversary. HUD and local communities are working together to highlight projects that have been funded through CDBG. The County has decided to do a social media campaign starting this month identifying and highlighting all types of projects done over the last few years. There will also be testimonials from those who have received CDBG funds. April is Community Development Month, HUD also has something planned for August. The County will keep the social media campaign going from now until the end of the year.

RESULT: NO ACTION REQUIRED

8. ADJOURNMENT

On a Voice Vote, all Ayes, the meeting adjourned at 11:46a.m.

RESULT: ADJOURNED
MOVER: Patty Gustin
SECONDER: Yeena Yoo

9. NEXT MEETING DATE - APRIL 8, 2025