



DU PAGE COUNTY

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

Community Development Commission Final Regular Meeting Agenda

Tuesday, April 1, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
 - 4.A. [25-0904](#)
Community Development Commission - Regular Meeting - April 2, 2024
5. COMMITTEE VOTE REQUIRED
 - 5.A. [25-0905](#)
Approval of the FY2025 Slate of Officers and Community Development Commission Executive Committee as Presented.
 - 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
6. OTHER BUSINESS
7. ADJOURNMENT
8. NEXT MEETING DATE - APRIL 7, 2026



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: 25-0904

Agenda Date: 4/1/2025

Agenda #: 4.A.



DU PAGE COUNTY

421 N. COUNTY FARM ROAD
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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 |
|------|-------------------|

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 |
|----------------|--------------------|

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



Action Item

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

File #: 25-0905

Agenda Date: 4/1/2025

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
Lori Chassee – West Chicago
Lynn LaPlante – District 4
Mary Keating – Community Services Director

Date: March 26, 2025

RE: **Nominations for 2025 Officers and CDC Executive Committee**

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

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

Municipal Members: Don Bastian – Carol Stream
Caron Bricks – Roselle
Lori Chassee – West Chicago
Douglas Flint – Glendale Heights
Joseph Hennerfeind - Westmont

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
ROAD
WHEATON, IL 60187
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File #: 25-0906

Agenda Date: 4/1/2025

Agenda #: 5.B.



**DUPAGE
COUNTY**



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

www.dupagecounty.gov/community

COMMUNITY SERVICES

TO: Community Development Commission

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

DATE: March 13, 2025

SUBJECT: CDBG-CV Status – Public Facility Improvement Recommendation

**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: Community Development Commission (CDC) staff recommend 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 Hanover Park, contingent upon receipt of CDBG-CV related documentation necessary to confirm eligibility.

Details: DuPage County was allocated \$6,688,051 in Community Development Block Grant – Coronavirus (CDBG-CV) with a performance period beginning 06/04/2021 and ending 06/04/2027. CDBG-CV funds were awarded as follows:

| Project Type | Allocation | Expended | Balance |
|---------------------------|--------------------|-----------------------|---------------------|
| Administration & Planning | \$246,233 | \$118,002.25 | \$128,230.75 |
| Capital | \$4,900,000 | \$4,880,250 | \$19,750 |
| Public Service | \$1,541,818 | \$1,282,276.69 | \$259,541.31 |
| Totals | \$6,688,051 | \$6,280,528.94 | \$407,522.06 |

With all previously approved CDBG-CV projects having been completed, staff proposes reducing the total CDBG-CV administration and planning allocation to \$134,131.31 which would result in \$391,393 available for a public facility improvement project. CDBG-CV public facility projects must be eligible under the CDBG program, prepare for, prevent, and/or respond to coronavirus, and meet a CDBG national objective.

In October of 2024, the CDC accepted neighborhood investment applications for program years 2025 and 2026, which included a category of parks and recreational facility improvements. Two applications were submitted proposing park or recreational improvements, one from the Roselle Park District and one from the Hanover Park Park District. The Roselle Park District application sought PY2025 funding, but was deemed ineligible as it did not meet the minimum point requirement. The Hanover Park Park District application sought PY2026 funding, but was not recommended as three other applicants scored higher. Of those higher scoring PY2026 applications, one is earmarked for PY2026 funding and the other two were included on a B-List, should an awarded

project fail to move forward or higher levels of CDBG funding be allocated to the County. Additionally, none of the three projects have a clear connection to the coronavirus response.

The Hollywood Park Improvement Project proposes to replace the existing 30-year-old playground, which is past its useful life. Proposed improvements would add a new state-of-the-art play structure and safety surface, and include ADA accessible ramps, swings and fall surfaces as well as stimulating sensory objects, targeting those ages 2-12. The project location and service area are within a residential neighborhood that is 86.60% low-moderate income. Per the Park District, the neighborhood has seen an influx in recent years of young families and they are eager for high quality playgrounds that directly serve their community and we are ready to provide.

Guidance provided under the CDBG-CV program confirm outdoor parks and recreational facilities assist in both prevention and preparation for coronavirus by providing suitable outdoor fitness and social space to support social distancing guidance.

CDC staff will discuss the potential funding source with the Hanover Park Park District, including the requirement that the project meet CDBG-CV requirements of preventing, preparing for, and/or responding to coronavirus. Additionally, Hanover Park Park District must provide documentation demonstrating a duplication of benefits does not exist. Upon review of requested documentation and confirmation the project is eligible under CDBG-CV rules and requirements, a recommendation for a CDBG-CV Agreement will be presented to this committee.

| Applicant | Project | Priority Year | Total Cost | Grant Request | Location | Project Details | Census Tract | Block Group | Low-Mod % | Score (Max 88) |
|-----------------------------|---|---------------|----------------|---------------|---|---|------------------|-------------|--|----------------|
| Village of Glendale Heights | Jill Ct - Marilyn Ave Water Main Improvements | 2025 | \$930,189.58 | \$600,000.00 | Jill Court from Fullerton Avenue to Marilyn Avenue and Marilyn Avenue from Jill Court to Lippert Lane | This project will include replacement of the existing 8-inch water main along Jill Court (Fullerton Avenue to Marilyn Avenue) and 6-inch water main along Marilyn Avenue (Jill Court to Lippert Lane) (approximately 1700 lineal feet, or 0.32 miles) all within the Village of Glendale Heights. The existing water main on both streets will be replaced with new 8-inch water main. Construction shall consist of new ductile iron water main, new fire hydrant and valve vault construction, installation of new domestic service lines, new water service boxes & vaults, roadway resurfacing, spot sidewalk repair, spot curb and gutter removal and replacement, replacement of non-compliant ADA ramps, and landscape restoration. This project is located in a primarily residential area with the majority of the proposed improvements located within US Census Tract Block Group 840908-3, consisting of 64.3% low to moderate income households. The service area is residential and primarily consists of multi-family properties on either side of Marilyn Avenue and on the east side of Jill Court with some single family properties located on the west side of Jill Ct. Residents within the service area will benefit from improved accessibility due to updated ADA ramps and pavement markings, increased lifespan of the roads, and fewer interruptions in service due to water main breaks caused by existing failing and under sized infrastructure. CDBG funds will be used for construction costs associated with water main replacement and roadway resurfacing improvements. | 840908 840908 | 2 3 | Income Survey Required. Income survey resulted in 94.88% low-mod. | 50 |
| Village of Addison | Rozanne, Lenore, Mavis Water Main Replacement & Resurfacing | 2025 | \$2,393,055.00 | \$600,000.00 | The right-of-way and easements of Rozanne Dr, Lenore St, and Mavis Ln | This project is the Village's 1st priority and programmed for 2025. The proposed project will replace aging and increasingly fragile 6 and 8-inch water main along the streets of Rozanne Drive (Byron Ave to Westwood Creek), Lenore Street and Mavis Lane (approximately 3,000 lineal feet, or 0.57 miles) with new 6 and 8-inch water main and appurtenances, all within the Village of Addison. The existing water main that services this area has been classified by a Village Water Main assessment report as high to medium risk of failure. Construction will consist of new ductile iron water mains, valve vaults, fire hydrants, domestic service lines, water service boxes, and shut off valves. In addition, there will also be, select curb and gutter replacement, select sidewalk replacement, ADA landings and curb ramps, select driveway apron replacement, drainage improvements, patching, milling and resurfacing. The project location is primarily residential and corresponds to US Census Tract Block Group 8401.04-5, consisting of 60.2% low to moderate income households. The service area is all single family residential. Upon completion of this project, residents within the service area will benefit from increased water pressure at the tap, improved firefighting hydrants, and fewer interruptions in service due to significantly fewer water main breaks. CDBG funds will be used to pay for construction costs associated with the water main improvements. Design services and road improvements will be paid for using MFT and local funding sources. | 840104 | 5 | 60.20% | 50 |
| City of West Chicago | York Ave Area Water Main & Street Rehabilitation | 2025 | \$3,297,368.97 | \$600,000.00 | This project area includes York Ave. (dead end just west of Fremont St to Oakwood Ave.); Garden St. (Washington St. to Grand Lake Blvd.); Virgie Pl. (Oakwood Ave. to Ingaltan Ave.); and Ingaltan Ave. (Washington St. to Grand Lake Blvd.). | This project area is located within a primarily residential neighborhood in the central part of the City of West Chicago. The project area serves single-family residences having a low-moderate income of 64.7%, and coincides with the Census Block Group Area of #841504-2. The project's scope will primarily focus on improving the four residential streets and water main serving the residents within the proposed service area, with additional improvements being made to underground sewer infrastructure, sidewalks, and street lighting. The project's four roadways consists of ageing and dilapidated urban minor-arterial streets with ageing underground utilities. The roadways also contain failing and insufficient curb & gutter, and have various storm water drainage problems. Roadway improvements consist of milling a minimum of 2 inches and replacing the roadway with three-quarter inches of leveling binder and 1.5 inches of hot-mix asphalt surface course. New pavement markings will then be installed to improve traffic control and pedestrian safety. According to City documents, the water mains located along all four project area roadways of: York Ave., Virgie Pl., Garden St. and Ingaltan Ave., are an old cast iron water main pipes that were installed around 1949. New 8-inch ductile iron water main will installed along with new copper service water lines will be installed from the new water mains to the to the residential water valve to better serve the residents along these roadways. The existing water main, serving the residents along these roadways, has broke several times recently due to its age and current non-standard pipe type (cast iron). Water main breaks cause a health risks to the residents who are served the potable water from these mains. Additionally, the water service pipes which feed water to the residential homes from the main, have the potential to consist of lead pipes as this was the standard back in the 1940s. The Illinois Environmental Protection Agency has deemed lead to be harmful and current state law requires plumbing material to be lead-free. Although it is not known if lead pipe extends from the water main to residential properties. Based on the City's past experience, it is anticipated that approximately 20% of homes are expected to have lead service pipes due to the age of the water main. The sidewalk and sidewalk ramps do not conform to current ADA requirements for the residents that use them, mainly at the crosswalks at the roadway intersections of York Ave and Garden St., and Virgie Pl and Ingaltan Ave. Impacted sidewalk intersection corners will be replaced to meet ADA accessibility design requirements. New streets lights will be installed along York Ave., within the City right-of-way, to better illuminate the roadways and sidewalk. The existing lighting, is not sufficient with several section along York Ave. not having any street lighting at all. CDBG funds will be used for hard construction costs associated with the street, water main, sidewalk, underground infrastructure, and street light improvements. CDBG fund will not be used professional services, to include design, testing and construction observation. | 841504 | 2 | 64.70% | 45 |
| City of Warrenville | Shaw Drive Street Rehabilitation | 2025 | \$1,570,291.80 | \$600,000.00 | This project area includes Shaw Dr. (between Continental Dr. and Batavia Rd.); Galbreath Dr., Hurlingham Dr. and Hurlingham Ct., and Sova Ln. (between Sova Ln.'s dead end to the south and Batavia Rd.). | This project area is located within a primarily residential neighborhood in the City of Warrenville's western side. The project area serves single-family residences having a low-moderate income of 60.3%, and coincides with the Census Block Group Area of #841604-2. The project's scope will primarily focus on improving the five residential streets serving the single-family residences within the proposed service area, with additional improvements being made to underground sewer infrastructure and sidewalks. The project's five roadways consists of aging and dilapidated urban minor-arterial streets with poor subbase and possibly subgrade. The roadways also contain failing and insufficient curb & gutter and storm sewer structures leading to various storm water drainage and water conveyance problems. The sidewalk and sidewalk ramps do not conform to current ADA standards for the residents and local school children that use them. Key improvements to the project include roadway milling of 2.5 inches on all five roadways, with roadway replacement consisting of three-quarter inches of leveling binder and 2-inches of HMA surface course. Additional roadway improvements include 6-inch full-depth Class-D patching to replace the roadway's degrading subbase. The existing insufficient mountable curb and gutter (M-3.12) along all five roadways will be replaced with barrier curb (B-4.12) to sufficiently convey storm water drainage to the storm sewer structures as well as providing better protection for the residents utilizing the City sidewalks. Failing storm sewer structures mainly along Shaw Dr., Galbreath Dr., and Hurlingham Dr. will be replaced to help aid in storm water conveyance. The existing sidewalk and sidewalk ramps do not conform to current ADA requirements for the residents within the service area, mainly at the roadway crosswalks at the Shaw Dr. and Hurlingham Dr; Galbreath Dr. and Hurlingham Dr; and Sova Ln. and Galbreath Dr. intersections. These impacted sidewalk intersection corners will be replaced to comply with ADA accessibility design requirements. CDBG funds will be used for hard construction costs associated with the improvements to roadways, curb & gutter, storm sewer structures, and sidewalks. CDBG funds will not be used for professional services, to include design, testing, and construction observation. | 841604 | 2 | 60.30% | 39 |

| Applicant | Project | Priority Year | Total Cost | Grant Request | Location | Project Details | Census Tract | Block Group | Low-Mod % | Score (Max 88) |
|------------------------|---|---------------|--------------|---------------|--|--|--------------|-------------|-----------|----------------|
| Village of Bensenville | Hillside & Glendale, Brookwood & Medinah, Franzen & Eastview Streetlights | 2025 | \$629,685.00 | \$600,000.00 | Hillside Avenue & Glendale Street – IL Route 83 to Eastview Avenue; Brookwood Street & Medinah Street – Marshall Road to Eastview Avenue; Franzen Street & Eastview Avenue – IL Route 19 to Hillside Drive | <p>The Village of Bensenville has successfully undertaken a residential streetlight project on an annual basis since 2015. The Village is proposing to continue this program with possible assistance from CDGB to install approximately 56 new streetlights along 8,400 feet of residential within a single low to moderate income census block having a 52.00% LMI. The service area for the proposed streetlights installation will be along Hillside Avenue and Glendale Street from IL Route 83 to Eastview Avenue, Brookwood Street and Medinah Street from Marshall Road to Eastview Avenue, and Franzen Street and Eastview Avenue from IL Route 19 (Irving Park Road) to Hillside Drive. This low-moderate income neighborhood where the streetlight installation is proposed currently does not have any street lighting or is very sparse. Low-moderate income residents within this area are within walking distance to commercial corridors and recreational facilities. The addition of streetlights will enhance this low-moderate neighborhood's appearance, safety, and walkability. The project not only would directly and positively impact the low-moderate residents in the area, but all residents will benefit including those travelling through the area. Street lighting will have a positive impact on reducing crime and thus promoting safety. The Law Enforcement Officer's Complete Crime Prevention Manual (Volume I and Volume II, published by American Prime Prevention Institute 2012) cites multiple areas of the crime reduction benefits of neighborhood lighting. See Volume I - P. The Village is prepared and committed to complete this project in 2025. This project will serve as the Village's #1 priority project.</p> <p>This project is a strictly a street lighting project with CDGB funds to be used for all elements of construction of the streetlights including the light pole assemblies and foundations, lighting controller and foundations, conduits and conductors, electric utility service connection, sidewalk removal and replacement impacted by the lighting installation, landscape restoration, and funding signage. Design and construction engineering will be performed by the Villages inhouse staff.</p> | 840000 | 1 | 52.00% | 39 |
| Village of Villa Park | Twin Lakes Water Main Improvements | 2025 | \$675,000.00 | \$600,000.00 | Princeton Ave ROW from Wildfire Dr to Belden Ave | <p>The proposed Twin Lakes Water Main Improvement Project will replace existing failed 8 inch water main in the Princeton Avenue public right-of-way between Wildfire Drive and Belden Avenue with approximately 900 feet of new 8-inch water main, all within the Village of Villa Park.</p> <p>Construction will consist of the installation of approximately 900 feet of new 8-inch water main, to be installed by trenchless directional boring, along with installation of new water valves and fire hydrants, and connections of the new water main back to the existing water supply system.</p> <p>The existing iron water main at this location in the vicinity of Twin Lakes Park has deteriorated and ultimately failed due to soil conditions and a high water table. Its deterioration became so extensive that it was beyond repair and had to be taken out of service by cutting and capping it at the limits of the deteriorated portion.</p> <p>While there are no water services connected directly to the portion of the water main that was taken out of service, the absence of this portion of water main from the larger system has resulted in multiple dead end water mains with no redundancy, and in overall reductions in water supply system capacity, reliability, and fire protection in the project service area.</p> <p>The project location is primarily residential and corresponds to US Census Tract Block Group 846702-2, consisting of 57.00% low-to-moderate income households. The service area includes the residential properties along Ardmore Avenue from Wildfire to the north dead end, Belden Avenue from Yale to Ardmore, Princeton Avenue from Wildfire to the north dead end, Princeton Avenue from Belden to the south dead end, Sidney Avenue from Yale to the east dead end, and Yale Avenue from Wildfire to Belden</p> <p>Residents within the service area will benefit from the elimination of multiple dead-end water mains that are currently operating without any redundancy, and from the restoration of the capacity, reliability, and fire protection that the water supply system provided to residents prior to the failure of one of its critical components.</p> <p>CDBG funds will be used for hard construction costs associated with water main improvements.</p> | 846702 | 2 | 57.00% | 32 |
| City of Wheaton | Roosevelt Road Water Main Replacement | 2025 | \$628,050.00 | \$548,050.00 | Roosevelt Road | <p>The project will replace water mains along Roosevelt Road between President Street and Blanchard Street in Wheaton. The project area falls directly inside Census Tract 842400, Block 3, which includes a population of 1,385 residents. The area has an LMI percentage of 69.70. The service area is primarily multi-family housing properties. Work will include replacing six-inch cast iron water mains that are near the end of useful life and have become prone to breaks, which interrupts water services to the area. The old mains will be replaced with eight-inch ductile pipework, which will improve the quality and continuity of water services throughout the area. CDGB funds would be used to cover materials and construction costs, which have been estimated by staff engineers to cost \$548,050. The city will cover the remaining costs of \$80,000 for designs and reviews of the site.</p> | 842400 | 3 | 69.70% | 28 |
| Roselle Park District | Goose Lake Park Pond and Walking Path Improvements | 2025 | \$400,000.00 | \$400,000.00 | 1040 Mensching Road, Roselle, IL 60172 | <p>The Roselle Park District is seeking Neighborhood Infrastructure & Facilities grant funding to rehabilitate the existing walking paths at Goose Lake Park so the paths are a community asset for all area residents, no matter their income, ability, gender, or age. The District is also seeking funding for installation of a Pond Aerator, to improve the water quality of the Pond on the property, and to improve the area for fishing recreation. The soil composition at Goose Lake Park is very poor, and the paths are crumbling because of it. Because of the engineering involved with this project, and the poor soil conditions, the District would not be able to fund this project without Grant funding. The project area is located in a primarily residential area, comprised of mostly single-family homes. This Park walking path also feeds to an Elementary School, serving the underserved area in town. Without these repairs, the Elementary school and area at large, will not have means to an accessible walking path. The project area's Census Tract is in the 61st percentile for Housing Costs, meaning that the share of households making less than 80% of the area median family income and spending more than 30% of income on housing is in the 61st percentile. This is a burden on area families, and a free recreational amenity like the new walking path, and fishing area at Goose Lake Park will be particularly impactful to the community. In addition, the project area is in the 37th percentile for lack of green space. This measure means that the amount of land, not including crop land, that is covered with artificial materials like concrete or pavement in the project area is high, illustrating the need for projects like the proposed walking path at Goose Lake Park. Due to the heavy traffic near the project area, the diesel particulate matter exposure, or the amount of diesel exhaust in the air, is in the 79th percentile. This higher than normal measure further illustrates the need for greenspace and recreational opportunities, free of charge, like that of the proposed project. Transportation barriers exist for residents in the project area, meaning that their average of relative cost and time spent on transportation is high, specifically in the 64th percentile. Alternative modes of transportation, like the walking paths at Goose Lake Park are a necessity for the community. (all data courtesy of the Climate and Economic Justice Screening Tool, https://screeningtool.geoplatform.gov/en/).</p> | 841102 | 1 | 47.30% | 20 |

| Applicant | Project | Priority Year | Total Cost | Grant Request | Location | Project Details | Census Tract | Block Group | Low-Mod % | Score (Max 88) |
|-----------------------------|---|---------------|----------------|---------------|--|--|------------------|-------------|--|----------------|
| Village of Bensenville | Belmont Ave, Addison St, Center St Roadway & Watermain Improvements | 2026 | \$3,312,000.00 | \$600,000.00 | Belmont Avenue (York Rd to End), Addison Street (Belmont Ave to End), and Center Street (Belmont Ave to End) | <p>The neighborhood of Belmont, Addison, and Center Streets in the Village of Bensenville was constructed in 1960 and is located along Belmont Avenue (York Rd to West End), Addison Street (Belmont Ave to South End), and Center Street (Belmont Ave to South End) on the south end of Bensenville. Current watermains are original, and they are coming up on the end of their useful life expectancy. The watermain is currently 6 inches in diameter, which is substandard from the current 8-inch diameter watermain that we now use in residential areas. The existing storm sewer structures are spaced minimally and during the more frequent and heavier rainfalls we are experiencing today, they are often inundated. The storm sewers that convey the roadway water are undersized, with many of the lateral crossings only being 8 inches in diameter, falling well below the design standard of a 25-year storm the Village currently tries to design for. The roadway pavement condition indexes (PCI) are between 53-57 (2023 data), which is in the "poor" rating range. These roadways are not constructed to handle the numerous large, heavy trucks (garbage, recycling, compost, school busses, and the numerous package delivery services) that have become for frequent in today's society.</p> <p>As part of our proposed roadway and watermain improvements, the Village is proposing to replace approximately 3,200 linear feet of watermain with a new eight-inch (8") ductile watermain and appurtenances. The Village also proposes to install additional drainage structures to relieve standing water during heavy rain events and will add or replace approximately 1,000 feet of storm sewer with minimum 12-inch diameter sewer pipe. For the roadway reconstruction, the Village will perform as-needed curb and gutter repairs, as-needed sidewalk replacement, as-needed driveway apron replacement, sidewalk ramp upgrades to meet current ADA standards, and landscape restoration.</p> <p>The Belmont, Addison, Center service area is primarily single-family residences (82 properties), with one multi-family apartment building and one church property abutting the proposed improvements. New watermain and valves, fire hydrants, and water service connections will allow safe, clean, reliable water for another 75 plus years. The drainage improvements will ensure the neighborhood is able to stay on pace with the ever-changing climate changes. The roadway and sidewalk repairs will provide better access to all users of the right-of-way, including those ADA challenges. The Village is prepared and committed to complete this project in 2026. This project will serve as the Village's #2 priority project.</p> | 840704 | 2 | 76.10% | 51 |
| Village of Glendale Heights | Jacobsen Ave & Van Meter Water Main Replacement | 2026 | \$2,388,587.67 | \$600,000.00 | Jacobsen Avenue from Bloomingdale Road to Armitage Avenue, Van Meter Drive from North End to Vantroba Drive, and Elizabeth Street & Westchester Drive from north end to Jacobsen Avenue. | <p>This project will include replacement of the existing 8-inch and 10-inch water main along Jacobsen Avenue (Bloomingdale Rd. to Armitage Av.) and 6-inch water main along Van Meter Drive (north end to Vantroba Dr.), Elizabeth Street (north end to Jacobsen Av.), and Westchester Drive (north end to Jacobsen Av.) (approximately 4020 lineal feet, or 0.76 miles) all within the Village of Glendale Heights. The existing water main on Jacobsen Avenue will be replaced with new 10-inch water main and the existing water main on the remaining streets will be replaced with new 8-inch water main. Construction shall consist of new ductile iron water main, new fire hydrant and valve vault construction, installation of new domestic service lines, new water service boxes & vaults, roadway resurfacing, spot sidewalk repair, spot curb and gutter removal and replacement, replacement of non-compliant ADA ramps, and landscape restoration. This project is located in a primarily residential area with a portion of the service area located within US Census Tract Block Group 841208-2, consisting of 60.7% low to moderate income households. The service area is mostly residential and primarily consists of single-family properties on either side of Jacobsen Avenue, Van Meter Drive, Elizabeth Street, and Westchester Drive. Residents within the service area will benefit from improved accessibility due to updated ADA ramps and pavement markings, increased lifespan of the roads, and fewer interruptions in service due to water main breaks caused by existing failing and under sized infrastructure. CDBG funds will be used for construction costs associated with water main replacement and roadway resurfacing improvements.</p> | 841208 841208 | 2 3 | Blended 49.1% Income survey completed. Resulted in 85.50% low- mod. | 45 |
| Village of Addison | Natalie & Natoma Water Main Replacement & Resurfacing | 2026 | \$2,874,451.40 | \$600,000.00 | The right-of-way and easements of Natalie Ln and Natoma Av. | <p>This project is the Village's 2nd priority and programmed for 2026. The proposed project will replace aging and increasingly fragile 6 and 8-inch water main and complete a loop along the streets of Natalie Lane and Natoma Avenue (approximately 3,800 lineal feet or 0.72 miles) with new 6 and 8-inch water main and appurtenances, all within the Village of Addison. The existing water main that services this area has been classified by a Village Water Main assessment report as high to medium risk of failure. Construction will consist of new ductile iron water mains, valve vaults, fire hydrants, domestic service lines, water service boxes, and shut off valves. In addition, there will also be, select curb and gutter replacement, select sidewalk replacement, ADA landings and curb ramps, select driveway apron replacement, drainage improvements, patching, milling and resurfacing. The project location is primarily residential and corresponds to US Census Tract Block Group 8466.03-2, consisting of 57.1% low to moderate income households. The service area is all single family residential. Upon completion of this project, residents within the service area will benefit from increased water pressure at the tap, improved firefighting hydrants, and fewer interruptions in service due to significantly fewer water main breaks. CDBG funds will be used to pay for construction costs associated with the water main improvements. Design services and road improvements will be paid for using MFT and local funding sources.</p> | 846603 | 2 | 57.10% | 44 |
| Hanover Park Park District | Hollywood Park Improvements | 2026 | \$424,905.94 | \$300,000.00 | 1529 West Celebrity Circle, Hanover Park, IL 60133 | <p>On behalf of the Hanover Park Park District, I would like to extend our sincere gratitude to the staff at DuPage County for their dedication in distributing these essential funds to communities in need of infrastructure improvements, such as the Village of Hanover Park. Our community, characterized by a diverse population, faces significant challenges in providing essential recreational and leisure services to our residents. Despite these adversities, we take pride in our creative and resourceful budgeting practices, which allow us to offer basic services that enrich our community. However, when it comes to larger infrastructure projects, such as park and playground improvements, we encounter obstacles that our more affluent neighbors can more easily overcome. It is in this context that we submit our letter of intent to request a \$300,000 Block Grant for playground improvements at Hollywood Park, located at 1529 West Celebrity Circle, Hanover Park, IL, for the fiscal year 2026. This project, to be partially funded by the Block Grant, is slated for completion by October 31, 2026.</p> <p>The agency's goal is to replace the current 30-year-old playground located in a low-income neighborhood with a new state of the art play structure and safety surface to add much needed equity to the neighborhood residents and home values. Our vision is a playground with vibrant colors and accessibility that provides a stimulating play environment for ages 2-12. These features will include ADA accessible ramps, swings and fall surfaces as well as stimulating sensory objects. The residential neighborhood it serves has seen an influx recently in young families and they are eager for high quality playgrounds that directly serve their community and we are ready to provide. The current structure is dangerously outdated and well past its useful life. The Hanover Park Park District will arrange all engineering, material procurement, labor and permitting associated with the project with an anticipated completion date of October 31st, 2026.</p> <p>We recognize that funding is limited and the demand is high. Nevertheless, we respectfully ask you to consider the unique needs of Hanover Park, which has the lowest average household income of any municipality in DuPage County. We would be deeply honored by your consideration of our request.</p> | 841108 | 1 | 86.60% | 40 |

| Applicant | Project | Priority Year | Total Cost | Grant Request | Location | Project Details | Census Tract | Block Group | Low-Mod % | Score (Max 88) |
|---|---|---------------|----------------|---------------|--|--|--------------|-------------|-----------|----------------|
| Village of Roselle | Central Meacham Creek Drainage Improvements - Manary Park | 2026 | \$265,300.00 | \$225,600.00 | Lawrence Avenue & Plum Grove Road | The proposed project will increase the available stormwater storage volume of the existing pond at Manary Park. This would be accomplished by berming up the east, northeast, and western portion of the existing pond to an elevation of 742. This would create an additional 3.4 acre-feet of storage volume for an area that historically suffers flooding. The project location is primarily residential and corresponds to US Census Tract Block Tract 841003-1, consisting of 53% low to moderate income households. The service area includes the area generally bounded by Lawrence Avenue to the north, residential properties along Terry Drive to the west, residential properties along Rosner Drive to the south, and the eastern property line of Manary Park to the east. When flooding events occur in this area, the existing pond shown on the map overflows into the neighborhood to the east and west, including properties on Morningside Drive, Rosner, and Terry Drive. By constructing berms around the existing pond and building the bowl of the pond up, it will allow an increased volume of stormwater storage that should prevent flooding of the residential properties to the west during major events. | 841003 | 1 | 53.00% | 39.5 |
| DuPage County Willowbrook Corners 91st Street Sidewalk and Lighting | Willowbrook Corners Sidewalk and Lighting | 2026 | \$1,474,800.00 | \$500,000.00 | 91st Street from IL 83 to Clarendon Hills Road in unincorporated DuPage County, Downers Grove Township | <p>The Willowbrook Corners - 91st Street Infrastructure Project entails the engineering and construction of a new sidewalk and pedestrian lighting system between Clarendon Hills Road and IL Route 83. The project length is approximately 1/2 mile along the southern side of 91st Street. 91st Street is major collector roadway under the jurisdiction of Downers Grove Township. 91st Street presently carries approximately 5,000 vehicles per day and is a rural cross-section with narrow shoulders and no pedestrian way. Critically, Ann M Jeans school, a K-4 primary school, is in the center of the corridor with no sidewalk access. Families and individuals are often seen walking on the narrow shoulder where the injury risk to vulnerable users is high. DuPage County proposes to add sidewalk along the length of 91st Street and to enhance the corridor with pedestrian lighting for user safety and security.</p> <p>This project will benefit the people of Census Tract 845803 which is a tract characterized by low-mod income families living in multifamily housing directly south of the proposed project. The 91st Street corridor and the proposed work is within census tract 845803 where the percentage of low-mod income families is over 80 percent. The neighborhood that the project will serve is chronically disadvantaged both economically and in transportation access. The area is primarily residential and is in unincorporated DuPage County.</p> <p>DuPage County is spearheading the project in concert with the township. Project engineering will be underway in fall of 2024 and will include all federally required environmental, right of way, and constructability reviews. After preliminary engineering is complete (late 2025), the project will be advanced to the design phase and should be complete in 2026. The project will also include public outreach in the preliminary engineering phase. It is anticipated that construction of the sidewalk and lighting will commence in late 2026 and will be complete in 2027. DuPage County is seeking \$500,000 for the construction of the sidewalk and lighting. The County is able to match and to provide funding for the remainder of the cost as well as the engineering.</p> | 845803 | 3 | 69.68% | 35 |
| Village of Villa Park | NW Area Sidewalk Improvements | 2026 | \$660,000.00 | \$600,000.00 | Area of the village bounded by Westmore Ave, Addison Rd, Terrace St, and Plymouth St | <p>The proposed Northwest Area Sidewalk Improvement Project will replace existing deteriorated, deficient, hazardous, and non-compliant public sidewalks in an area of the village bounded by Westmore Avenue on the west, Addison Road on the east, Terrace Street on the south, and Plymouth Street on the north, with approximately 50,000 square feet of new sidewalk, all within the Village of Villa Park.</p> <p>Construction will consist of the removal of existing public sidewalks, curb ramps, and curb and gutter in front of curb ramps, earth excavation, placement and compaction of aggregate base course, and construction of new, compliant public sidewalks, curb ramps, and curb and gutter. Construction will also include restoration of parkways and driveways adjacent to the new public sidewalks.</p> <p>The village recently established public sidewalks as a priority as part of a strategic planning process. In response, the village conducted a municipality-wide assessment of the condition of its public sidewalks. That assessment has identified that the sidewalks in this area are some of the lowest-rated in the village.</p> <p>The project location is primarily residential and corresponds to US Census Tract Block Group 843200-2, consisting of 73.40% low-to-moderate income households. The service area includes the residential properties along Addison Road from the Union Pacific Railroad to Plymouth, Biermann Avenue from Terrace to Plymouth, Second Avenue from Terrace to Plymouth, Third Avenue from Terrace to Plymouth, Terrace Street from Westmore to Addison, and Vermont Street from Westmore to Addison.</p> <p>Residents within the service area will benefit from new, compliant, and accessible public sidewalks without deficiencies or hazards. These improvements will increase the walkability of the project service area and eliminate physical barriers currently faced by residents with limited mobility. They will also improve residents' access to nearby schools, parks, and the Metra commuter station.</p> <p>CDBG funds will be used for hard construction costs associated with sidewalk improvements.</p> | 843200 | 2 | 73.40% | 28 |

| 2025-2026 Neighborhood Investment Projects - CDBG | | | | | | | | | | | |
|---|---|---------------------|--------------------|-------|---------------------|---------------------|---------------------|---------------------|---------------------|--|---|
| Applicant | Project | Total Costs | CDBG Request | Score | Year 1 Recs. (2025) | Year 2 Recs. (2026) | Year 3 Recs. (2027) | Year 4 Recs. (2028) | Year 5 Recs. (2029) | *B-List (Pending Project Cancellation OR Additional Available Funds) | Notes |
| Village of Glendale Heights | Hill Ct - Marilyn Ave Water Main Improvements | \$930,190 | \$600,000 | 50 | \$600,000 | | | | | | CDBG award contingent upon receipt of required requested application information/documentation. |
| Village of Addison | Rozanne, Lenore, Mavis Water Main Replacement & Resurfacing | \$2,393,055 | \$600,000 | 50 | \$600,000 | | | | | | CDBG award contingent upon receipt of required requested application information/documentation. |
| City of West Chicago | York Ave Area Water Main & Street Rehabilitation | \$3,297,369 | \$600,000 | 45 | \$600,000 | | | | | | CDBG award contingent upon receipt of required requested application information/documentation. |
| City of Warrenville | Shaw Drive Street Rehabilitation | \$1,570,292 | \$600,000 | 39 | \$600,000 | | | | | | CDBG award contingent upon receipt of required requested application information/documentation. |
| Village of Bensenville | Hillside & Glendale, Brookwood & Medinah, Franzen & Eastview Streetlights | \$629,685 | \$600,000 | 39 | B-List | | | | | \$600,000 | CDBG award contingent upon receipt of required requested application information/documentation. |
| Village of Villa Park | Twin Lakes Water Main Improvements | \$675,000 | \$600,000 | 32 | B-List | | | | | \$600,000 | CDBG award contingent upon receipt of required requested application information/documentation. |
| City of Wheaton | Roosevelt Road Water Main Replacement | \$628,050 | \$548,050 | 28 | \$0 | | | | | | |
| Roselle Park District | Goose Lake Park Pond and Walking Path Improvements | \$400,000 | \$400,000 | 20 | \$0 | | | | | | |
| Village of Bensenville | Belmont Ave, Addison St, Center St Roadway & Watermain Improvements | \$3,312,000 | \$600,000 | 51 | | \$600,000 | | | | | CDBG award contingent upon receipt of required requested application information/documentation. |
| Village of Glendale Heights | Jacobsen Ave & Van Meter Water Main Replacement | \$2,388,588 | \$600,000 | 45 | | B-List | | | | \$600,000 | CDBG award contingent upon receipt of required requested application information/documentation. |
| Village of Addison | Natalie & Natoma Water Main Replacement & Resurfacing | \$2,874,451 | \$600,000 | 44 | | B-List | | | | \$600,000 | CDBG award contingent upon receipt of required requested application information/documentation. |
| Hanover Park District | Hollywood Park Improvements | \$424,906 | \$300,000 | 40 | | \$0 | | | | | |
| Village of Roselle | Central Meacham Creek Drainage Improvements - Manary Park | \$265,300 | \$225,600 | 39.5 | | \$0 | | | | | |
| DuPage County DOT | Willowbrook Corners Sidewalk and Lighting | \$1,474,800 | \$500,000 | 35 | | \$0 | | | | | |
| Village of Villa Park | NW Area Sidewalk Improvements | \$660,000 | \$600,000 | 28 | | \$0 | | | | | |
| Totals | | \$21,923,685 | \$7,973,650 | | \$2,400,000 | \$600,000 | \$0 | \$0 | \$0 | \$2,400,000 | |

All recommendations are contingent upon level CDBG funding by the U.S. Department of Housing and Urban Development (HUD). *B-List projects will only move forward in the event year 1 or year 2 projects are unable to move forward and/or additional funding is available. Projects identified as B-List projects are not guaranteed funding.