



**DUPAGE
COUNTY**



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TO: Community Development Commission Executive Committee

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

DATE: June 24, 2026

**SUBJECT: CD25-03 West Chicago York Ave. Area Water Main and
Streets Rehabilitation Project – Modification One**

Action Requested: CDC staff recommend approval of Modification One to the Community Development Block Grant (CDBG) Agreement CD25-03 for the purpose of reducing the overall scope of work.

Details: The City of West Chicago entered into a CDBG Agreement with the County on 03/03/2026 for the purpose of improving residential streets and water main servicing the residents within the proposed service area, with additional improvements being made to the underground sewer infrastructure, sidewalks located along W. York Ave., from the dead end east to N. Oakwood Ave., Garden St. from Washington St. north to E. Grand Lake Blvd., Virgie Place from N. Oakwood Ave. east to Ingalton Ave., and Ingalton Ave. from E. Washington St. to E. Grand Lake Blvd., as well as installation of new street lighting along W. York Ave.

The sealed bid opening resulted in higher than anticipated costs as compared to the original application budget submitted 09/30/2024, with the lowest bid coming in at \$4,229,975 compared to the original estimated hard construction costs of \$2,736,406. The City is requesting a reduction in the overall scope of work in effort to reduce the total project cost due to the significant funding gap identified upon bid opening.

Reductions to scope include eliminating all improvements along Virgie Place, eliminating all new streetlights along W. York Ave., eliminating midblock sidewalk improvements including only improvements at the ADA curb ramps, eliminate watermain upsize on Garden St. between Fairview Ave. and E. Grand Lake Blvd., and revising the resurfacing scope to 1.25" pavement removal and 1.5" hot-mix-asphalt surface course from the original proposed 2" milling, three-quarter inch leveling binder and 1.5" hot-mix asphalt surface course. The City anticipates the reduction in scope will bring total project hard construction costs down to approximately \$3,741,083. The City expects to cover the increased costs of the reduced scope using FY2027 budgeted funds, expected to be approved 12/07/2026.

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