



DU PAGE COUNTY

CDC - Executive Committee

Final Regular Meeting Agenda

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

Tuesday, July 7, 2026

11:35 AM

ROOM 3500B

or immediately following HAG

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
 - 4.A. [26-1905](#)
CDC-Executive Committee - Regular Meeting Minutes - Tuesday, June 2, 2026.
5. COMMITTEE VOTE REQUIRED
 - 5.A. [26-1906](#)
Recommendation for Approval of an Assignment and Assumption of the Community Development Block Grant (CDBG) Agreement, Project Number CD21-08, and associated lien to facilitate the merger between Almost Home Kids (AHK) and Ann & Robert H. Lurie Children's Hospital of Chicago (Lurie Children's).
 - 5.B. [26-1907](#)
Recommendation for approval of Modification One to the Community Development Block Grant (CDBG) Agreement CD25-03 with the City of West Chicago – York Ave. Area Water Main and Streets Rehabilitation Project - for the purpose of reducing the overall scope of work.
6. OTHER BUSINESS
7. ADJOURNMENT
8. NEXT MEETING DATE - AUGUST 4, 2026



Minutes

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

File #: 26-1905

Agenda Date: 7/7/2026

Agenda #: 4.A.



DU PAGE COUNTY

CDC - Executive Committee

Final Summary

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

Tuesday, June 2, 2026

11:35 AM

ROOM 3500B

or immediately following HAG

1. CALL TO ORDER

11:35 AM meeting was called to order by Chair Michael Crandall at 11:35 AM.

2. ROLL CALL

Staff Present: Julie Hamlin, Community Development Administrator; Ashley Miller, Community Development Manager; Brittany Valenzuela, Housing and Community Development Planner; David Ragsdale, Housing and Community Development Planner
Assistant State's Attorney - Katherine Fahy

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

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES

4.A. [26-1598](#)

CDC-Executive Committee - Regular Meeting Minutes - Tuesday, February 3, 2026.

On a Voice Vote, all Ayes, the Minutes were approved.

RESULT:	APPROVED
MOVER:	Michael Crandall
SECONDER:	Saba Haider

5. COMMITTEE VOTE REQUIRED

5.A. [26-1599](#)

Recommendation for approval of program year 2027 Community Development Block Grant (CDBG) Neighborhood Investment, Public Service, and Emergency Solutions Grant (ESG) programs application cycle.

Julie Hamlin provided an overview of the information contained in the letter included in the agenda packet.

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

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

6. INFORMATIONAL

No remarks were offered.

7. OTHER BUSINESS

No other business was discussed.

8. ADJOURNMENT

With no further business, the meeting was adjourned at 11:39 AM.

9. NEXT MEETING DATE - JULY 7, 2026



Action Item

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

File #: 26-1906

Agenda Date: 7/7/2026

Agenda #: 5.A.



COMMUNITY SERVICES

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

TO: Community Development Commission Executive Committee

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

DATE: June 22, 2026

**SUBJECT: Almost Home Kids Merger with Ann & Robert H. Lurie
Children’s Hospital of Chicago – Request for Assignment of
CD21-08 Agreement and Lien**

**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: Staff recommend approval of an assignment and assumption of the Community Development Block Grant (CDBG) Agreement CD21-08 and associated lien to facilitate the merger between Almost Home Kids (AHK) and Ann & Robert H. Lurie Children’s Hospital of Chicago (Lurie Children’s).

Details: CDBG Agreement CD21-08 awarded CDBG funds to AHK for improvements to a facility located at 7S721 Route 53, Naperville, IL that provides care to children with medical complexities as well as respite care when needed. To secure the County’s interest, a lien was recorded against the property.

AHK is undergoing a corporate reorganization whereby AHK will be merged into Lurie Children’s. Staff were informed the reorganization will allow for greater efficiencies through standardized and more supportive clinical and administrative infrastructure, improving the delivery of care for the medically fragile children. Additionally, the facility which received the CDBG investment will continue to be used for the same purpose, including continuing to serve the same population.

AHK has requested and Lurie Children’s has agreed to an assumption and assignment of the CD21-08 CDBG Agreement and associated \$246,925.42 lien. The current appraised value of the property in question is sufficient to cover the existing CDBG lien recorded against the property. The lien will reach maturity on 11/17/2027, at which time, it will be released of record.



January 30, 2026

DuPage County Community Development Commission
421 N. County Farm Road, Room 2-800
Wheaton, IL 60187
Attention: Ms. Mary A. Keating, Director of Community Services

Re: Almost Home Kids
Assignment of Community Development Block Grant CD21-08

Dear Ms. Keating:

Almost Home Kids (AHK) hereby requests assignment of the Community Development Block Grant listed on Attachment A to its affiliated entity Ann & Robert H. Lurie Children's Hospital of Chicago, an Illinois not for profit corporation exempt from federal income tax under IRS code 501(c)(3) ("Lurie Children's"). AHK and Lurie Children's are each wholly owned subsidiaries of Children's Hospital of Chicago Medical Center.

AHK is requesting this assignment as it is undergoing a corporate reorganization whereby the AHK legal entity will be merged into the Lurie Children's legal entity with Lurie Children's as the surviving legal entity. This reorganization will allow for greater efficiencies through a standardized and more supportive clinical and administrative infrastructure as well as increased research and innovation in the delivery of care for children with medical complexities and their families.

The AHK Property at 7 S 721 State Route 53, Naperville, IL 60540 is currently a licensed Children's Community Based Health Care Center, which provides a bridge from hospital to home for children with medical complexities, while also providing respite care when needed for such children in a home-like setting. Under the reorganization, Lurie Children's will continue to provide the same Children's Community Based Health Care Center eligible services as currently being offered at the property for the duration of the IDIS continued use period. As the Almost Home Kids brand name has value in the community, Lurie Children's will continue to utilize that name for the provision of these services.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me at dkruger@almosthomekids.org or 626-233-9455.

Sincerely,

A black rectangular redaction box covering the signature of David Kruger.

David Kruger, RN, DNP
President and Executive Director

Cc: Julie Hamlin, DuPage County Community Development Commission, Community Development Administrator



ATTACHMENT A

Project	Subrecipient	Address	PIN	Recorded Lien	Recorded Modification	Modified Lien Amount	IDIS Completion	5-Year Continued Use Period Met
CD21-08	Almost Home Kids	7 S 721 State Route 53, Naperville, IL 60540	08-23-305-004	R2021-173104	R2022-107424	\$246,925.42	11/17/2022	11/17/2027



Action Item

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

File #: 26-1907

Agenda Date: 7/7/2026

Agenda #: 5.B.



COMMUNITY SERVICES

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

TO: Community Development Commission 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.

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

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

June 12, 2026

Ms. Ashley Miller
Community Development Manager
DuPage County Community Development Commission
421 N. County Farm Road
Wheaton, Illinois 60187

Via: Email

**RE: Formal Scope Change & IGA Modification Request
CD25-03 – York Avenue Area Water Main and Streets Rehabilitation Project**

Dear Ms. Miller,

On March 3, 2026, the City of West Chicago and DuPage County entered into an Intergovernmental Agreement (IGA) for the Community Development Block Grant (CDBG) in the amount not to exceed \$600,000.00 for the York Avenue Area Water Main and Streets Rehabilitation Project (Project). As you were aware, the City had been anticipating high bids for the Project prior to the Project's bid opening on April 28, 2026. On April 28th, the City received three bids, with an average bid amount of \$5,052,975.46 for the Project. The lowest and qualified bid was received from C. Szabo Contracting, Inc. of West Chicago, Illinois, in the amount of \$4,229,975.00. The detailed bid tabulation is enclosed for your reference. The lowest bid received from C. Szabo was \$1,064,275.00 or 34% over the City's budgeted amount of \$3,165,700.00 for the Project in FY 2026.

The increase in project costs is primarily attributable to asphalt, concrete, and watermain work. Since the original 2024 CDBG application and Engineer's Estimate were prepared, labor, material, and transportation costs have risen significantly due to geopolitical instability, higher raw material prices, tariffs, and increased energy costs. In addition, during the design phase, the City identified six additional private lead service line replacements beyond those included in the original 2024 CDBG application. Because these factors created a substantial funding gap, the City rejected all bids for the Project at the May 18, 2026, City Council meeting.

The City is committed to moving the Project forward. However, to reduce the funding gap and minimize the impact on the City's overall budget, the City proposes to re-bid the Project in Summer 2026, pending approval from the County, with the following reduction in the Project scope: 1.) Eliminate all Project scope for Virgie Place between N. Oakwood Street and Ingaltan Avenue; 2.) Eliminate all proposed streetlights; 3.) Eliminate all midblock sidewalk improvements and propose sidewalk improvement at the ADA curb ramps only; 4.) Revise the Project resurfacing scope to 1.25" pavement removal and 1.5" hot-mix-asphalt surface course; and 5.) Eliminate the proposed watermain upsize on Garden Street between Fairview Avenue and E. Grand Lake Blvd. Based on the enclosed engineer's estimate, which reflects the appropriate quantities for the reduced scope, the City anticipates the estimated Project cost of \$3,741,082.59 will close the funding gap by approximately \$575,382.59. Enclosed is also the proposed Project location map with the elimination of Virgie Place from the Project.

475 Main Street
West Chicago, Illinois
60185

T 630.293.2200
F 630.293.3028
westchicago.org

Daniel Bovey
MAYOR

Viviana Ramirez
CITY ADMINISTRATOR


Furthermore, rejection of bids, revisions to the Project bid documents, pending amendment to the previously approved IGA on March 3, 2026, if considered by the County, and a formal Contract Award will push the Project implementation timeline well into FY 2027 construction season, with the Project completion and close out anticipated in July 2027, weather permitting, as stated in the enclosed revised Project Implementation Schedule. The Project will require winterization by November 2026 for snowplowing operations, the cost of which is included in the associated pay items in the Engineer's Estimate.

The City requests review of the aforementioned reduction of the Project scope and the revised Project completion date, and subsequently an amendment to the original IGA as necessary, without changing the County's CDBG funding allocation amount of \$600,000.00 to the City. The County/City split for construction cost would change from 18/82 at the time of application to 13/87 compared to the enclosed engineer's estimate.

Should you have any questions regarding this request, you may contact me at dshah@westchicago.org or at 630-293-2255. Thank you for your time and consideration.

Sincerely,

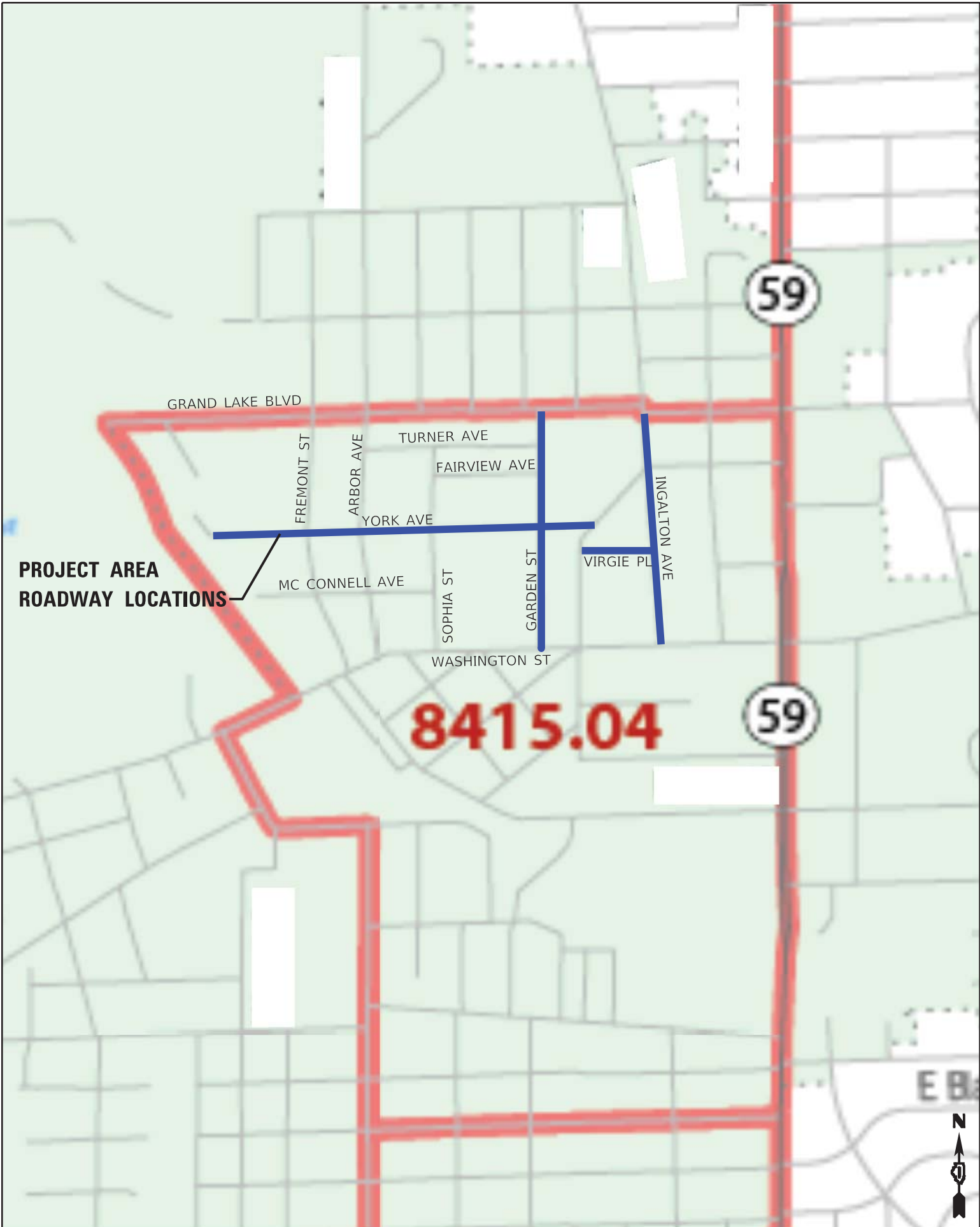
^



Dave Shah, P.E.
Assistant Director of Public Works

Enclosures: Bid Tabulation, Revised Location Map, Revised Engineer's Estimate, Revised Project Implementation Schedule

CC: Mehul T. Patel, P.E., CFM, Director of Public Works
Doug Masters, Thomas Engineering Group
Tom Tretowicz, Thomas Engineering Group



**PROJECT AREA
ROADWAY LOCATIONS**

8415.04



CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185
PHONE: 630-293-2255
FAX: 630-293-2971



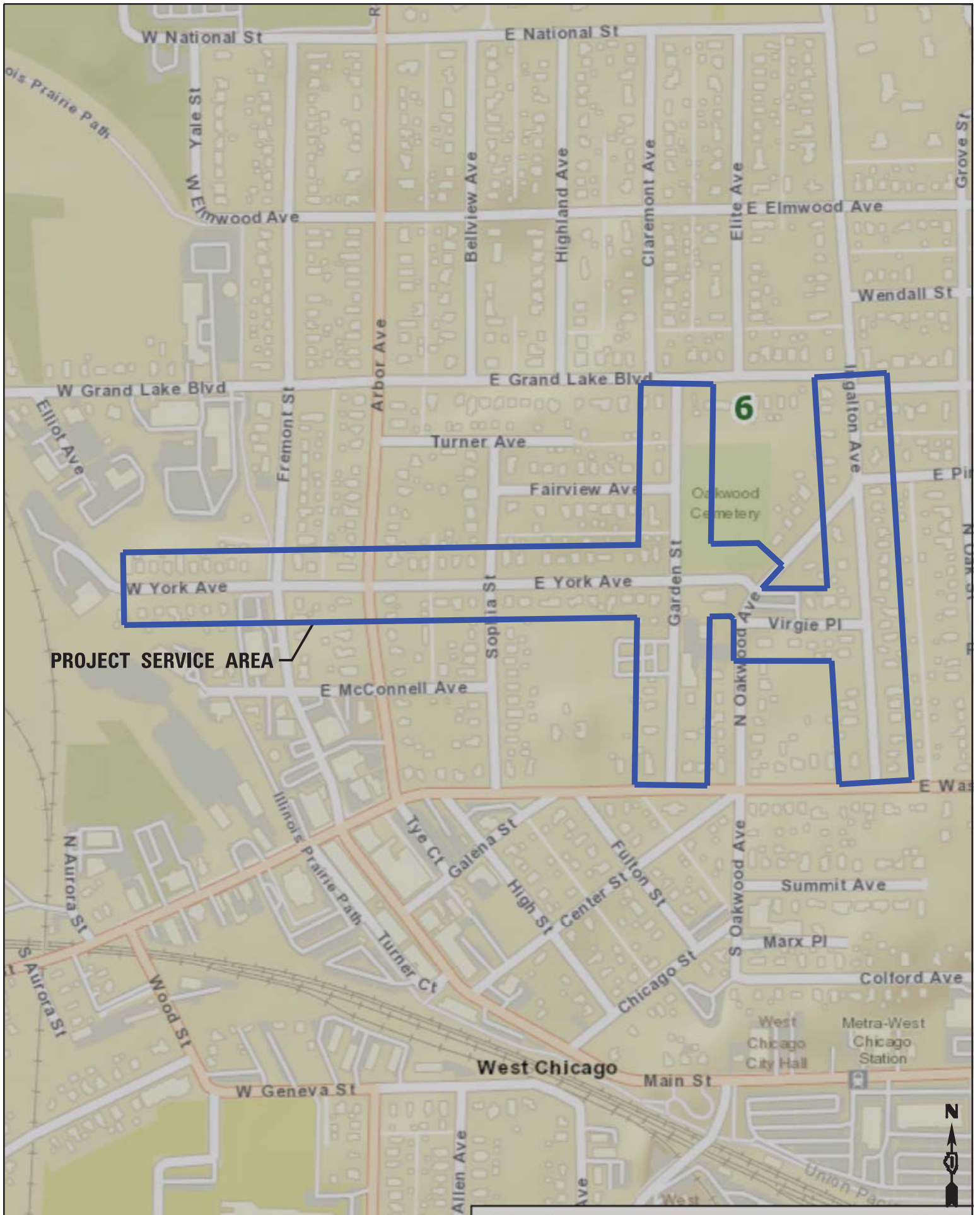
thomas engineering group, llc
2625 butterfield road
suite 209w
oak brook, il 60523
phone: 855-633-1700

**YORK AVE AREA
WATER MAIN AND STREETS
REHABILITATION PROJECT**

**PROJECT AREA ROADWAY
LOCATIONS MAP**

SHEET NO.

2 OF **5** **13**



PROJECT SERVICE AREA

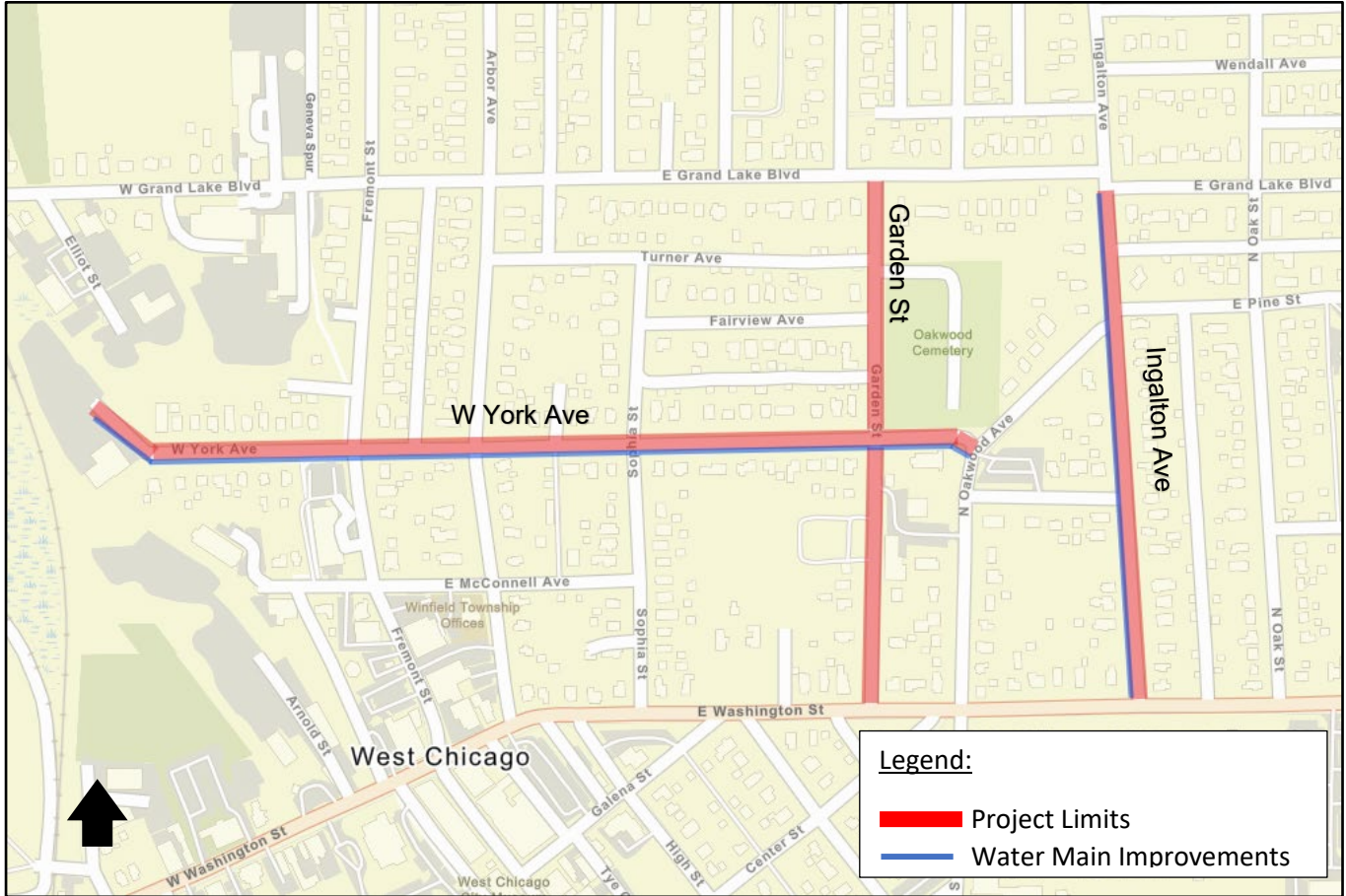
6

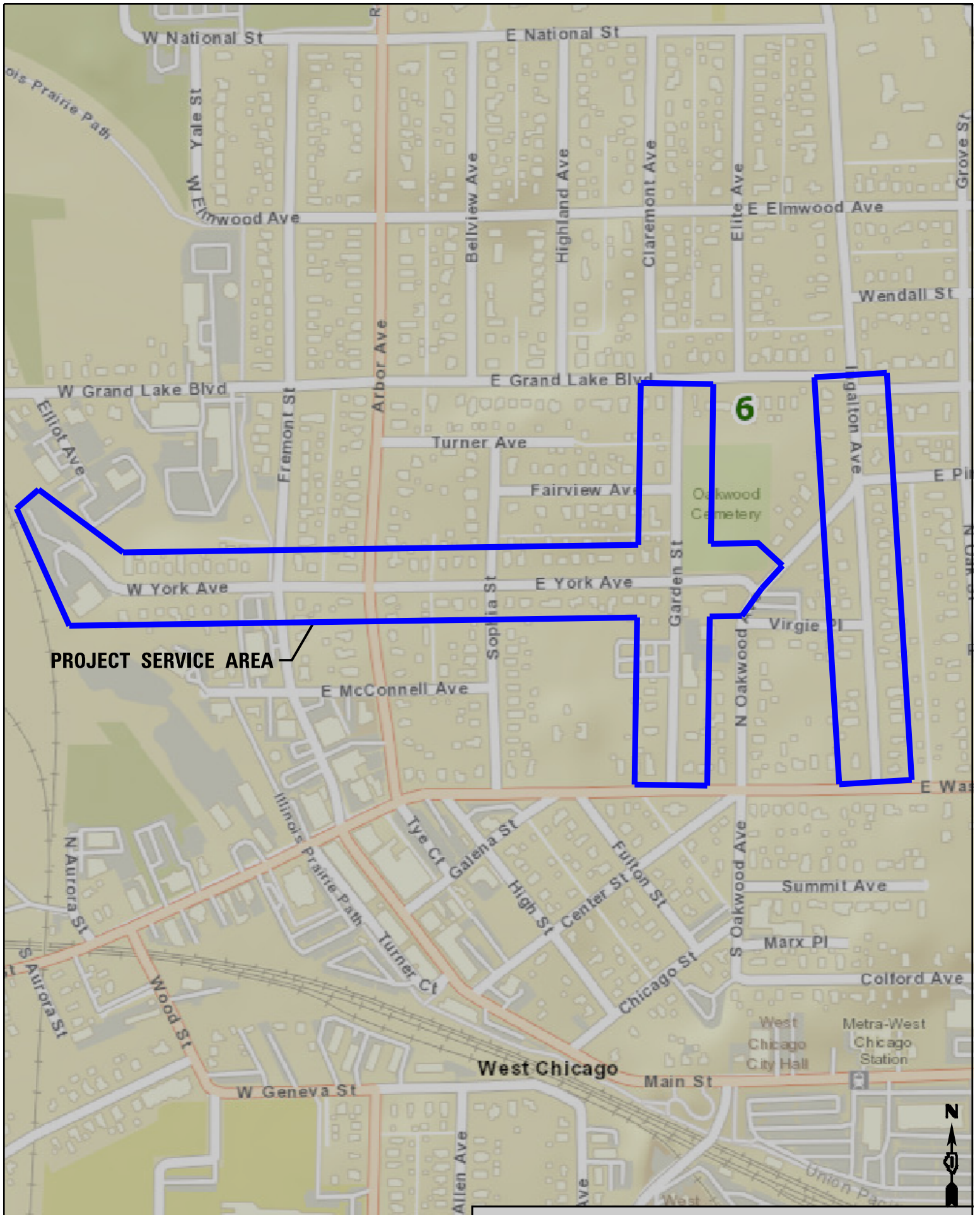
PROJECT LOCATION MAP

York Avenue Area Water Main and Streets Rehabilitation Project

West Chicago, DuPage County, Illinois

Project Length: 5,709 feet or 1.081 miles





PROJECT SERVICE AREA

6

2026 DUPAGE COUNTY CDBG NEIGHBORHOOD INVESTMENT PROJECT IMPLEMENTATION SCHEDULE

Agency Name: City of West Chicago

Project: York Ave Area Water Main and Streets Rehabilitation Project

Total Project

Cost: \$4,508,004.52

CDBG Award: \$600,000.00

Signature
Dave Shah
Name

6/12/2026
Date
Assistant Director of Public Works
Title

- Project Timeline:** Community Development Block Grant (CDBG) program funds are required by the U.S. Department of Housing and Urban Development (HUD) to be spent in a timely fashion. If HUD determines there is an excess amount of unexpended CDBG funds for a given program year, corrective action will be required by HUD. Corrective action includes, and is not limited to, a reduction of the unexpended funds. Projects that lead to a slow expenditure of CDBG funds and/or a reduction of CDBG funds by HUD are subject to a reduction in the project award amount.

As reflected in the CDBG Neighborhood Investment Application, it is expected that all projects awarded CDBG funding will be completed within one year of the Agreement date.

In the table below, please complete the implementation schedule for the awarded project. If the awarded project does not include acquisition or zoning change, please reflect "N/A" for those activities. All aspects of the project must be completed within one year of the Agreement date.

REVISION OF PROJECT TIMELINE/IMPLEMENTATION SCHEDULE	
Activity	Date (mm/dd/yyyy)
All Sources of Funding Obtained	December 7, 2026
Property Acquisition Complete	N/A
Easements Acquisition Complete	N/A
Special Service Area Approval Complete	N/A
Facilities Planning Area (FPA) Approval Complete	N/A
Property Annexation Complete	N/A
Preliminary Engineering or Project Design Complete	March 13, 2026
Final Engineering or Project Design Complete	May 22, 2026
Bid Manual w Detailed Project Scope Complete	July 1, 2026
Bid Manual Advertised	July 7, 2026
Sealed Bid Opening Complete	July 28, 2026
Construction Contract Awarded & Fully Executed	August 17, 2026
Construction to Begin	September 7, 2026
50% of Construction Complete	November 25, 2026
50% of CDBG Award Drawn	December 11, 2026
100% of Construction Complete	July 2, 2027
Final Inspections Completed & Passed	July 9, 2027
Final Request for Payment & All Required Documentation Submitted to CDC	July 23, 2027
100% of CDBG Award Drawn	July 30, 2027

MODIFICATION ONE TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE CITY OF
WEST CHICAGO PROJECT NUMBER CD25-03

THIS MODIFICATION ONE TO AGREEMENT is entered into this _____ day of August, 2026 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called "COUNTY") and the CITY OF WEST CHICAGO with a principal place of business located at 475 MAIN STREET, WEST CHICAGO, Illinois 60185-2840, (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 CD25-03, which was adopted by Resolution #HS-R-0004-25 on February 11, 2025, to grant funding in the amount of \$600,000.00 of which \$600,000.00 is unexpended, for the purpose of improving four 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 E. 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. in West Chicago, 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 XII. A. of the Agreement:

1. Section II. Scope of the Project B. Is hereby deleted in its entirety and replaced with the following: "The purpose of the activities funded pursuant to this AGREEMENT is to improve three residential streets and water main along two of the three residential streets servicing the residents within the proposed service area, with additional improvements being made to the underground sewer infrastructure and sidewalk curb ramps, located along W. York Ave., from the dead end east to N. Oakwood Ave., Garden St. from E. Washington St. north to E. Grand Lake Blvd., and Ingalton Ave. from E. Washington St. to E. Grand Lake Blvd. all in West Chicago, IL. The scope of the activities for the project includes:"
2. Section II. Scope of the Project B.1. Is hereby deleted in its entirety and replaced with the following: "Along each of the three residential streets, milling a minimum of 1.25 inches and replacing the roadway pavement with 1.5 inches of hot-mix asphalt surface course. Full-depth Class-D subbase patching to improve the roadway's subbase; replacement of intermittent curb and gutter to help stormwater conveyance; and replacement of failing storm sewer structures and pipes. Sidewalk curb ramps that do not conform to current ADA requirements will be replaced to meet ADA accessibility requirements. Pavement markings will also be installed to improve traffic control and pedestrian safety. The water main improvements will take place along W. York Ave. from the dead end east to N. Oakwood Ave., and Ingalton Ave. from E. Washington St. to E. Grand Lake Blvd. Improvements will entail removing the current 6" and 8" diameter water mains and the installation of at least 8-inch diameter ductile iron water mains and new water system valves. Installation of new copper service water lines between the new water mains to the residential water valve, or to the residential water meter if the existing lines are lead.
3. Section III. Amount and Terms of Grant C. Is hereby deleted in its entirety and replaced with the following: "SUBGRANTEE shall be responsible for the contribution of a minimum of THREE MILLION NINE HUNDRED EIGHT THOUSAND FOUR and 52/100 Dollars (\$3,908,004.52) or approximately EIGHTY-SEVEN percent (87%) of the total project cost in leveraging funds to

the PROJECT, and evidence of said leveraging funds shall be made conspicuous within the written request and accompanying documents.”

4. Section III. Amount and Terms of Grant D. Is hereby deleted in its entirety and replaced with the following: “Grant funds for this PROJECT are awarded based on the ratio of the granted amount, SIX HUNDRED THOUSAND and 00/100 Dollars (\$600,000.00) and the total project cost, FOUR MILLION FIVE HUNDRED EIGHT THOUSAND FOUR and 52/100 Dollars (\$4,508,004.52), as provided in the updated engineers estimate dated 6/12/2026. The ratio of these two figures establishes the amount split between the COUNTY and the SUBGRANTEE. The SUBGRANTEE is responsible for any and all costs exceeding the above-noted estimated total project costs. In the event the total project costs are less than estimated at project completion, the SUBGRANTEE is still responsible for, at a minimum, EIGHTY-SEVEN percent of total project costs, as provided in the updated engineers estimate dated 6/12/2026.”

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:

CITY OF WEST CHICAGO, an Illinois
Municipal Corporation

By: _____
Viviana Ramirez, City Administrator

Date: _____

Attest: _____

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