

A GRANT AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND CLEARBROOK

WHEREAS, the County of DuPage (“County”) is a body corporate and politic; and

WHEREAS, CLEARBOOK (“Agency”) is a 501(c)(3) organization created under the Internal Revenue Code, and

WHEREAS, the County has established the Member Initiative Program which permits members of the County Board to advance items which benefit their district and assigns certain amounts of public funds for those purposes; and

WHEREAS, the County’s funding for each Agency is not a donation and must be used to perform certain services or functions within the County’s statutory authority to perform; and

WHEREAS, the County and the Agency are hereafter sometimes referred to as the “Party” and collectively referred to herein as “the Parties”; and

WHEREAS, the Parties have prepared this Agreement to govern the distribution of the grant funds identified above.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. **Purpose of the Agreement.** The Purpose of this Agreement is to define the project for which grant funds are to be used and provide funding for eligible expenses.
2. **Recitals.** The recitals to this Agreement are incorporated as though set forth fully herein.
3. **Term.** This Agreement shall remain in effect through December 31, 2025. Sections 5, 6, 7, 8, 9, 10, 11, and 12 of this Agreement shall remain in effect indefinitely and shall survive the termination of this Agreement.
4. **Project Description.** Agency shall receive thirty-one thousand nine hundred and fifteen dollars (\$31,915.00) from the County. Agency shall undertake the following project or activities described in the Proposal attached hereto as Exhibit A.
5. **Termination, Breach.** This Agreement may be terminated upon thirty (30) days’ notice to the other Party with the written consent of the other Party. All terms of this Agreement shall be considered material terms and therefore all breaches shall be deemed material breaches. In the event of a breach of this Agreement by any Party, the non-breaching Party shall provide the breaching Party with written notice of the breach and shall provide a period of not less than thirty (30) days to cure said breach.
6. **Venue, Applicable Law.** The exclusive venue for disputes arising from this Agreement shall be the 18th Judicial Circuit Court, sitting in Wheaton, Illinois. This Agreement shall be governed by the laws of the State of Illinois.
7. **Payment.** The County agrees to pay the Agency thirty-one thousand nine hundred and fifteen dollars (\$31,915.00). Payment is contingent upon: (1) compliance with County rules and regulations; (2) Accounts Payable review by Finance Staff and County Audit Staff including providing sufficient invoicing and proof of purchase; and (3) completion of a

fully executed Agreement. Payments shall be made in the form of reimbursement and upon invoice from Agency. Payments for eligible expenses authorized under this Agreement shall be made within thirty (30) days of receipt of completed invoices and proof of purchase.

8. **Assignment.** Neither Party shall assign performance under this Agreement, nor shall either Party transfer any right or obligation under this Agreement without the express written approval of the County.
9. **Amendment.** Any amendment to the terms of this Agreement must be in writing and will not be effective until it has been executed and approved by the same Parties who approved and executed the original Agreement or their successors in office.
10. **Waiver.** If the County fails to enforce any provision of this Agreement, that failure does not waive said provision or the County's right to enforce it.
11. **Sole Agreement.** This Agreement contains all negotiations between the County and Agency. No other understanding regarding this grant Agreement, whether written or oral, may be used to bind either Party.
12. **Liability.** The Agency agrees to indemnify, save, and hold the County, its officers, agents and employees, harmless from any claims or causes of action, including attorney's fees incurred by the County, arising from the performance of this Agreement by the Agency, its officers, agents or employees. This clause will not be construed to bar any legal remedies the Agency may have for the County's failure to fulfill any of the County's obligations under this Agreement. Notwithstanding any provisions of this Agreement to the contrary, indemnification under Section 12 of this Agreement shall be limited to the Agency's allocation, less any amount unspent.

COUNTY OF DUPAGE

CLEARBROOK

Deborah Conroy
Chair, DuPage County

Executive Director

ATTEST:

Jean Kaczmarek,
County Clerk



DuPage County
Office of the County Board
421 North County Farm Road
Wheaton, Illinois 60187-3978

MEMBER INITIATIVE PROGRAM APPLICATION - *Please complete all sections for submission*

SECTION I Organization Information

Organization	Clearbrook
Contact Person	Annie Palubicki
Address	1835 W. Central Rd
City	Arlington Heights, IL 60005
Phone Number	847-385-5005
Email	apalubicki@clearbrook.org

SECTION II Project Description

Project Title	Dolores CILA kitchen renovation
Cost of the Project	\$31,915
Brief Description of the Scope of Initiative	<p>The Dolores CILA is home to 5 women with intellectual/developmental disabilities served by Clearbrook. A CILA home is a Community Integrated Living Arrangement (CILA). This is a single family home located in Bensenville, giving these women the chance to live independently, with some supervision of Clearbrook staff.</p> <p>We are applying for funds to make renovations to the kitchen. Please see attached with photos and additional narrative.</p>
Desired Outcomes	<p>The residents in this home have various physical limitations making the current kitchen design less than ideal. With this renovation, all residents will be able to access the various components of the kitchen, fostering more independence. It will also be a safer space for those with mobility issues and a resident who struggles with seizures. As the residents continue to age and their needs continue to increase, we hope they will be able to stay in this home as their forever home. This renovation will make that possible.</p>

SECTION III Signature

Member Name	Yeena Yoo
District	2
Signature	

SECTION IV Supplemental Documents

Please attach the following (if applicable)

- **Letters of Engagement from all involved organizations**
- **Vendor Ethics Disclosures**
- **Bid Documents**
- **Proof of Good Standing with IL Secretary of State for all partner organizations**
- **Tax Documents (such as W-9 forms, where applicable)**



Paloma, Jessica, Debra, Samantha, and Dara live in the Dolores CILA home. Located in Bensenville, this single-family home has five bedrooms allowing each resident to have their own private space. However, this group certainly enjoys spending time together, too! During the pandemic, the residents felt isolated from the outside world and turned their living room into a dance party where they decorated the walls and danced with strobe lights. They also have fun dressing up in costumes, as you can see to the right. They also enjoy being a part of their neighborhood. They like going for walks and visiting the local park.



Upgrading their kitchen is crucial for several reasons:

- **Accessibility:** Modifications like lowered countertops, pull-out shelves, and new cabinetry will make it easier for individuals with limited mobility. There are variances in the residents' gaits and level of mobility. One resident has cerebral palsy which impacts her mobility. As the residents age, we would like this home to remain suitable for their changing needs.
- **Safety:** Features such as level, non-slip flooring, softer surfaces, and handrails will make this a safer space. One resident has epilepsy and experiences recurrent seizures.
- **Independence:** An accessible kitchen allows people with disabilities to perform daily tasks without needing constant assistance, promoting a sense of autonomy and confidence. While the current makeup is mostly accessible, this upgrade will enhance independence for the residents. The plan will emphasize easier access to cabinet doors and drawers as well more accessible storage.

These upgrades can significantly enhance the quality of life for individuals with disabilities, making their daily routines more manageable and enjoyable.



Precision Homes LLC
26W263 Thorngate Ln
Winfield, IL 60190
(630) 220-1361
carl@precisionhomesil.com
precisionhomesil.com



Estimate

ADDRESS

Don Frick
1835 W. Central Road
Arlington Heights, IL 60005

ESTIMATE # 1822

DATE 01/28/2025

PROJECT

Dolores Kitchen/Floor Remodel

ACTIVITY	QTY	RATE	AMOUNT
Labor Precision Homes labor and organization of subs, including but not limited to; Permitting. Demo and haul away of existing kitchen cabinets and counters. Appliance disconnect. Removal of soffits. New cabinet installation. Appliance reinstall. Faucet and garbage disposal hookup, and all finish work (cabinet pulls, etc).	1	5,000.00	5,000.00
Demolition Dumpster Rental (Will be kept offsite)	1	420.00	420.00
HVAC Properly vent new over the range microwave up and out the roof (Labor and Rough Material)	1	500.00	500.00
Plumbing Lower sink drain to accommodate a deeper sink. Redo water lines and shutoff valves for faucet and dishwasher. Add shutoff valve for refrigerator and run new water supply line (Labor and Rough Material) (not sure if any plumbing exists in soffits, will be assessed post demo and re-routing will be necessary)	1	900.00	900.00
Electrical Pull new circuits to kitchen per code (1 circuit for each as follows is required; Dishwasher, Garbage Disposal, Microwave, Oven/Cooktop, Refrigerator, 2 countertop circuits). Add outlet for physical disconnect of dishwasher under sink per code. Relocate any electrical located in soffits to wall cavities. Upgrade entire kitchen to arc fault protection including GFCI/Arc Fault panel breakers (Labor and Rough Material)	1	2,900.00	2,900.00

ACTIVITY	QTY	RATE	AMOUNT
Drywall Hang, tape, and finish all drywall where necessary to be ready for cabinet installation (Labor and Material)	1	1,000.00	1,000.00
Cabinets ESTIMATED: Custom Cabinets w/ 42" Uppers (Color: TBD)	1	9,500.00	9,500.00
Countertops ESTIMATED: Supply and install quartz countertops (Color: TBD) (Standard edge profile w/ no backsplash) (Assumes \$80/sqft including sink) (Labor and Material)	1	2,800.00	2,800.00
Backsplash Install subway tile and grout in kitchen (Assumes basic white 3" x 6" ceramic subway tile) (Labor and Rough Material)	1	1,200.00	1,200.00
Painting Paint all walls, ceiling, and trim in kitchen and dinette/fireplace area (Labor and Material)	1	2,200.00	2,200.00
Material Faucet, cabinet pulls, backsplash tile, appliance install supplies, and general install materials (will be adjusted to reflect actual cost)	1	1,300.00	1,300.00
Permit TBD: Permit Fees for Village of Bensenville (Will not know exact cost until permits are approved)	1	0.00	0.00
Demolition Removal and disposal of existing flooring in kitchen and dinette/fireplace area. Removal and haul away of existing baseboards and shoe base. Screw down existing subfloor to help eliminate squeaking. Buildup subfloor to match height of surrounding flooring (Labor and Material)	1	2,380.00	2,380.00
Flooring Installation of glue down LVP (LVP provided from Clearbrook storage) (Labor and Adhesive Only)	1	1,215.00	1,215.00
Trim Supply and install 3 1/4" tall primed white pine baseboard and supply and install shoe base (Labor and Material)	1	600.00	600.00

If backsplash tile other than Basic 3" x 6" White Ceramic Subway Tile is selected, pricing will need to be adjusted for increased labor.

TOTAL

\$31,915.00

Accepted By

Accepted Date