

**VILLAGE OF  
PARK FOREST, ILLINOIS  
FIVE YEAR CAPITAL PLAN  
FISCAL YEAR 2021/2022**



# VILLAGE OF PARK FOREST FIVE YEAR CAPITAL PLAN FISCAL YEAR 2021/2022

## OVERVIEW

One of the most vital functions of local government is to construct and maintain the public infrastructure on which its citizens and businesses depend. Without an adequate and efficient network of roadways, parks, sanitary sewers, water mains and other public facilities, problems result for residents and for commercial enterprises which rely on local governments for their physical well-being and economic prosperity.

In general, a sound capital facilities planning and budgeting program is essential to promote the following three fundamental public objectives. First, the continuing economic development of the Village is directly tied to its network of public works facilities. Businesses rely on local roadways to receive their goods. Consumers need access to retail shopping via suitable roadways and sidewalk systems.

Secondly, public safety and health are dependent upon the adequate provision of local public facilities. Well-equipped and modern police and fire departments are better able to deliver quality service. Water distribution systems need to be maintained to assure clean drinking water and availability of water for emergency purposes such as fires. Certainly, efficient and effective storm and sanitary sewers are both essential to public health.

Thirdly, an adequate program of local public improvements provides a variety of general public benefits. Such improvements contribute to community livability, sustainability and civic pride. Examples may vary from roadway resurfacing projects in residential neighborhoods to upgrading and maintaining parks. While such projects may not have direct impact upon the creation and expansion of local businesses, they nonetheless serve an indirect role in upgrading the appearance and desirability of the community. And as such, they create the type of positive environment in which business seeks to locate.

## HOW TO USE THIS CAPITAL PLAN

Capital planning requires that infrastructure needs be examined on a regular basis and that repair and replacement schedules be planned over a multi-year period. This Capital Plan provides the basis for planning large capital expenditures over a five year period. Naturally, the key factor regulating the spending for these capital items is the availability of funding. Therefore, the Capital Plan is a needs analysis. Ability to purchase specific items will be determined with overall budget preparation.

The overview contains a composite of capital expenditures for all departments. Following the overview, there are tabbed sections for each of the departments with major capital expenditures. Following the departmental chart is an explanation of the proposed expenditures.

A summary description of the items included in this plan follows. A detailed description, with budget estimates, is included in the departmental sections.

## **ADMINISTRATION**

Administrative capital spending is not included under a separate tab. The capital spending projected for this department focuses primarily on computer upgrades, security systems, telephone systems and future replacements of copy machines.

Under the direction of the Finance Director, the IT (Information Technology) Administrator evaluates Village-wide computer needs. Network hardware and software replacement, maintenance and upgrades are funded through the Administration Department Budget. Upgrading the hardware is an ongoing process. The primary capital activities related to computers are replacement of individual computers, software upgrades, and upgrades/replacements of other computerized technologies. New applications are continuously being identified to help streamline work flow and make individual departments more efficient. While gaining these efficiencies, new software packages will also aid in information sharing between departments and to the public. In 2021/2022, the Village will be replacing network hardware, upgrading licenses for Microsoft products and upgrading computers/laptops for Administration staff.

## **PUBLIC WORKS**

The Public Works Capital Plan section contains expenditures for the General Fund, Motor Fuel Tax Fund, Vehicle Service Fund, Municipal Parking Fund, Water Fund and Sewer Fund. For Fiscal 2021/2022, the General Fund includes dollars for contractual street maintenance for \$800,000 annually, increased from \$300,000 in FY 19-20, to maintain side streets not eligible for grant funding. Sidewalk maintenance is also included. Design work for Forest Boulevard is included.

The Motor Fuel Tax plan includes resurfacing of Shabbona Drive and replacement of street lights.

Vehicle replacement is identified and tracked over five years. For 2021/2022, replacement of a dump truck and two pick-up trucks are included.

The Capital Plan for the Water Fund, as presented, includes \$400,000 for water main replacement done in-house and over \$4.8 million of water system improvements to be funded by an IEPA loan.

The Sewer Capital Plan includes rehab of the sanitary and storm sewer systems in the Village, including the drainage ditch in Winnebago Park.

Included in the Municipal Parking Fund are repairs, crack filling and sealcoating for lot 2.

## **RECREATION & PARKS**

The Recreation & Parks section of the Capital Plan includes the capital needs of the General Fund, Vehicle Service Fund as related to recreational activities, the Aqua Center and the Tennis & Health Club.

The General Fund for 2021/2022 includes allocation of funds to continue maintenance of the Urban Forestry plan, Central Park and various other parks. The bike and pedestrian plan includes a widening of the Somonauk Park multi-use path.

Vehicle replacement includes a two pick-up trucks, a ballfield groomer, vehicle reconditioning and CNG conversions.

Included in the Aqua Center Capital Plan for 2021/2022 are replacing the pool filter medium, a proposed marquee sign and various replacements/improvements to the facility.

The Tennis & Health Club Capital Plan includes recoating of the roof, replacement of exercise equipment and various improvements to the building.

## **BUILDINGS & GROUNDS (Included in Recreation & Parks)**

The Building and Grounds budgets for capital improvements for the following municipally owned buildings: Village Hall, Freedom Hall, Rec Center, Police Station and the Public Works and Parks Garage. The Capital Plan for facilities includes Village Hall upgrades, Police Station repairs and Municipal Garage upgrades.

## **POLICE**

The Police Capital Plan includes computer/technology replacements, building improvements, taser replacements, firearms replacement and vehicle replacements.

## **FIRE**

Fire Department capital items include an annual schedule for replacing protective clothing, fire station maintenance, computer system upgrades, as well as other capital supplies. There is an ambulance replacement requested for 2021/2022.

## **DOWNTOWN**

The Capital Plan for the redevelopment of DownTown provides for continuation of tenant build out associated with new leases, buildout of the former Sapphire Room, several common area projects and the continuation of the sign matching grant program.

## **OTHER – CAPITAL PROJECTS**

A Capital Projects Fund was first created for the new Fire Station. Beginning in Fiscal 2012, the Capital Projects Fund includes costs associated with land acquisition and development as well as CN proceeds for economic development projects. Included in the 2021/2022 Capital Projects are the Somonauk Park redevelopment, proposed construction of public washrooms in the Village Green area, Sustainability Plan implementation and a traffic signal at Route 30 and Indiana Street. Several other Economic Development initiatives are included in FY 2021/2022 that are subject to the availability of funding.

The following table represents the Village-wide computer and copy machine needs:

**VILLAGE WIDE COMPUTER NEEDS**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
<b><u>Hardware</u></b>					
File Servers	10,000	10,000	10,000	10,000	10,000
Backup Appliance	-	15,000	-	-	-
Village Hall Security Camera System	-	-	-	-	10,000
Networking Hardware	-	10,000	-	-	-
VOIP Expansion	-	-	-	20,000	-
<b><u>Software</u></b>					
Windows OS Licensing	10,000	-	10,000	-	10,000
MS Office Pro Licensing	-	-	-	-	-
MS Office Pro Licensing	25,000	25,000	25,000	25,000	25,000
<b><u>TOTAL UPGRADES</u></b>	<b>\$ 45,000</b>	<b>\$ 60,000</b>	<b>\$ 45,000</b>	<b>\$ 55,000</b>	<b>\$ 55,000</b>

**DEPARTMENTAL TECHNOLOGY NEEDS**

Administration/Finance	13,100	5,000	3,000	9,300	13,800
Public Works	6,900	1,900	8,300	2,000	8,900
Water Department	17,600	-	3,800	1,900	15,700
Recreation & Parks	1,900	6,200	5,700	10,700	3,800
Aqua	-	1,900	3,800	20,000	-
Tennis	-	-	1,900	-	-
Police	11,500	12,100	29,000	10,200	11,500
Fire	21,500	15,800	20,700	27,300	18,200
Community Development	3,800	1,900	3,000	3,800	2,500
Housing Authority	1,900	1,900	1,900	1,900	-
Economic Development & Planning	-	2,500	2,500	2,500	1,900
DownTown	-	2,500	1,900	-	1,000
<b><u>DEPARTMENT TOTALS</u></b>	<b>78,200</b>	<b>51,700</b>	<b>85,500</b>	<b>89,600</b>	<b>77,300</b>
<b><u>TOTAL COMPUTER NEEDS</u></b>	<b>\$123,200</b>	<b>\$111,700</b>	<b>\$130,500</b>	<b>\$144,600</b>	<b>\$132,300</b>

**VILLAGE WIDE COPY MACHINE NEEDS**

Administration/Finance	-	-	20,000	10,000	-
Water Department and Billing	-	-	-	-	10,000
Recreation & Parks	-	-	-	-	-
Police	-	-	-	10,000	-
Fire	-	-	-	-	5,000
Community Development	-	-	-	-	-
DownTown	5,000	-	-	-	-
<b><u>TOTAL COPY MACHINE NEEDS</u></b>	<b>5,000</b>	<b>-</b>	<b>20,000</b>	<b>20,000</b>	<b>15,000</b>
<b><u>GRAND TOTALS</u></b>	<b>\$128,200</b>	<b>\$111,700</b>	<b>\$150,500</b>	<b>\$164,600</b>	<b>\$147,300</b>

**VILLAGE OF PARK FOREST  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
<b><u>General Fund</u></b>					
<b>Public Works</b>	1,706,400	1,064,900	1,121,300	1,242,000	7,826,900
<b>Recreation &amp; Parks</b>	757,900	616,950	439,700	1,256,700	524,800
<b>Buildings &amp; Grounds (1)</b>	633,000	528,000	313,500	243,000	865,000
<b>Police</b>	63,500	72,100	99,000	65,200	101,500
<b>Fire</b>	87,375	102,100	91,200	118,050	107,200
<b>*Administration/Finance</b>	58,100	65,000	68,000	74,300	68,800
<b>*Community Development</b>	3,800	1,900	3,000	3,800	2,500
<b>*Economic Development &amp; Planning</b>	-	2,500	2,500	2,500	1,900
<b>General Fund Total</b>	<u>3,310,075</u>	<u>2,453,450</u>	<u>2,138,200</u>	<u>3,005,550</u>	<u>9,498,600</u>
<b><u>M F T</u></b>	1,401,000	3,816,000	1,263,000	2,241,000	9,893,000
<b><u>Water</u></b>	7,106,280	1,952,740	5,219,576	2,659,400	5,822,200
<b><u>Sewer</u></b>	1,490,000	1,015,000	915,000	950,000	1,845,000
<b><u>Municipal Parking</u></b>	25,000	2,000	-	-	7,400,000

(1) Building & Grounds includes Cooperative Projects w/SD #163.

Community Development includes Code Enforcement Software. \*The bulk of the capital items for Administration, Community Development and Economic Development & Planning Departments reflect computer upgrades. There are no tabbed sections for these departments.

**VILLAGE OF PARK FOREST  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
<b><u>Aqua Center</u></b>	73,000	57,900	19,800	116,000	4,516,000
<b><u>Tennis &amp; Health Club</u></b>	73,000	60,000	38,900	10,000	1,010,000
<b><u>DownTown</u></b>	553,500	1,310,000	310,400	270,500	231,000
<b><u>Other — Capital Projects</u></b>	1,445,000	675,000	1,110,000	370,000	390,000
<b><u>Housing Authority *</u></b>	1,900	1,900	1,900	1,900	-
<b><u>Vehicle Services</u></b>					
<b>Administration</b>	-	-	-	40,000	-
<b>Public Works</b>	145,000	140,000	165,000	145,000	192,000
<b>Recreation &amp; Parks</b>	196,000	198,000	227,000	72,000	155,000
<b>Police</b>	145,000	190,000	175,000	202,000	187,000
<b>Fire</b>	300,000	-	650,000	45,000	45,000
<b>Vehicle Services Total</b>	<u>786,000</u>	<u>528,000</u>	<u>1,217,000</u>	<u>504,000</u>	<u>579,000</u>
<b>TOTAL</b>	<u><u>16,264,755</u></u>	<u><u>11,871,990</u></u>	<u><u>12,233,776</u></u>	<u><u>10,128,350</u></u>	<u><u>41,184,800</u></u>

\* The bulk of the capital items for Housing Authority reflect computer upgrades. There is no tabbed section for this department.

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>	
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )	
<b>General Fund</b>										
Contractual Street Maintenance	800,000	(1)	800,000	(1)	800,000	(1)	800,000	(1)	800,000	(1)
Contractual Sidewalk Maintenance	75,000	(2)	75,000	(2)	75,000	(2)	80,000	(2)	80,000	(2)
Computer System Upgrades	6,900	(3)	1,900	(3)	8,300	(3)	2,000	(3)	8,900	(3)
Sidewalk Extension along RT 30 Construction**	50,000	(4)	-	-	-	-	-	-	-	-
Sidewalk Extension along RT 30 Construction Engineering***	35,000	(5)	-	-	-	-	-	-	-	-
Update DPW Common Space	5,000	(6)	5,000	(4)	5,000	(4)	5,000	(4)	5,000	(4)
Tree Removal	8,000	(7)	8,000	(5)	8,000	(5)	8,000	(5)	8,000	(5)
Forest Blvd Improvements - Design Engineering <sup>1</sup>	600,000	(8)	-	-	-	-	-	-	-	-
Forest Blvd Improvements - Construction Engineering	-	-	-	-	-	-	-	-	540,000	(6)
Generator for DPW Building	-	-	175,000	(6)	-	-	-	-	-	-
<b>Bike and Pedestrian Plan</b>	-	-	-	-	-	-	-	-	-	-
Village Cut Throughs	-	-	-	-	225,000	(6)	225,000	(6)	-	-
Sidewalk - Indianwood (Orchard to Forest)	-	-	-	-	-	-	-	-	60,000	(7)
Sidewalk - Orchard (Indianwood to Main)	-	-	-	-	-	-	-	-	50,000	(8)
Sharrows - Orchard (Indianwood to Sauk )	-	-	-	-	-	-	-	-	5,000	(9)
Sharrows - Downtown	-	-	-	-	-	-	-	-	20,000	(10)
Sidepath - Western (Hemlock to Indianwood)	-	-	-	-	-	-	-	-	230,000	(11)
Sidepath - Western (Cedar to Indianwood)	-	-	-	-	-	-	-	-	200,000	(12)
Western Ave Multi-use Path Design	-	-	-	-	-	-	122,000	(7)	-	-
Western Ave Multi-use Path Construction	-	-	-	-	-	-	-	-	1,520,000	(13)
Resurface DPW/Parks Yard (Other half funded by Parks, \$253,000 Total)	126,500	(9)	-	-	-	-	-	-	-	-
Install Traffic Signal - Westwood Drive at Orchard Drive	-	-	-	-	-	-	-	-	300,000	(14)
New DPW /Rec & Parks Maintenance Facility	-	-	-	-	-	-	-	-	4,000,000	(15)
	<b>1,706,400</b>		<b>1,064,900</b>		<b>1,121,300</b>		<b>1,242,000</b>		<b>7,826,900</b>	
** See narrative for explanation										
***80% of amount shown will be funded through CMAQ, Remaining 20% by the RTA										
<sup>1</sup> 80% of amount shown will be funded through 2020 Invest in Cook Grant										

(1) A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>	
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )	
<b>Motor Fuel Tax</b>										
MFT Maintenance Resolutions	500,000	(1)	500,000	(1)	500,000	(1)	500,000	(1)	500,000	(1)
Resurface Shabbona Dr (Sauk Trail to Indianwood Blvd) - Design**	251,000	(2)	-	-	-	-	-	-	-	-
Resurface Shabbona Dr (Sauk Trail to Indianwood Blvd) - Const.**	-	-	2,787,000	(2)	-	-	-	-	-	-
Resurface Shabbona Dr (Sauk Trail to Indianwood Blvd) - Const Egr**	-	-	279,000	(3)	-	-	-	-	-	-
Local Road Improvements	400,000	(3)	-	-	400,000	(2)	-	-	400,000	(2)
Forest Blvd Improvements - Construction*	-	-	-	-	-	-	-	-	4,500,000	(3)
Replacement of Street Lights	250,000	(4)	250,000	(4)	250,000	(3)	250,000	(2)	250,000	(4)
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Design	-	-	-	-	113,000	(4)	-	-	-	-
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Const	-	-	-	-	-	-	1,000,000	(3)	-	-
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Const Egr	-	-	-	-	-	-	87,000	(4)	-	-
Resurf Westwood Dr/Norwood (Sauk Trail to Western Ave) - Design	-	-	-	-	-	-	404,000	(5)	-	-
Resurf Westwood Dr/Norwood (Sauk Trail to Western Ave) - Const	-	-	-	-	-	-	-	-	3,102,000	(5)
Resurf Westwood Dr/Norwood(Sauk Trail to Western Ave) - Const Egr	-	-	-	-	-	-	-	-	311,000	(6)
Monee Road Resurfacing (Western Ave to County Line) - Design	-	-	-	-	-	-	-	-	40,000	(7)
Monee Road Resurfacing (Western Ave to County Line) - Construction	-	-	-	-	-	-	-	-	200,000	(8)
Monee Road Resurfacing (Western Ave to County Line) - Const Engr	-	-	-	-	-	-	-	-	40,000	(9)
Replace Fence along Western Avenue	-	-	-	-	-	-	-	-	250,000	(10)
New Traffic Signal - Indiana & Rt. 30	-	-	-	-	-	-	-	-	300,000	(11)
	<b>1,401,000</b>		<b>3,816,000</b>		<b>1,263,000</b>		<b>2,241,000</b>		<b>9,893,000</b>	
**80% of amt shown will be funded through STP-U Program										
* To be partially funded with Rebuild Illinois Funds										
<b>Vehicle Services Fund</b>										
Refurbish 2-1/2 Ton Dump Truck # 602	90,000	(1)	-	-	-	-	-	-	-	-
Replace Ford F250 3/4 Ton Pick Up # 561	30,000	(2)	-	-	-	-	-	-	-	-
Replace Pick Up SD 3/4 Ton # 564	25,000	(3)	-	-	-	-	-	-	-	-
Refurbish 2-1/2 Ton Dump Truck # 610	-	-	90,000	(1)	-	-	-	-	-	-

(1) A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>	
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )	
Anti-Icing Equipment - Brine Machine and Storage Tank	-	-	50,000	(2)	-	-	-	-	-	-
Refurbish 2-1/2 Ton Dump Truck # 622	-	-	-	-	90,000	(1)	-	-	-	-
Replace Pickup F150 # 662 - Water Plant Vehicle	-	-	-	-	25,000	(2)	-	-	-	-
Replace Pickup F250 # 661 - Water	-	-	-	-	25,000	(3)	-	-	-	-
Replace Pickup F250 XL # 652	-	-	-	-	25,000	(4)	-	-	-	-
Refurbish 2-1/2 Ton Dump Truck # 608	-	-	-	-	-	-	90,000	(1)	-	-
Replace Utility F450 # 650 - Main Break Truck	-	-	-	-	-	-	55,000	(2)	-	-
Refurbish 2-1/2 Ton Dump Truck # 611	-	-	-	-	-	-	-	-	90,000	(1)
Replace Ford F350 Pick Up # 667 - Water Plant Vehicle	-	-	-	-	-	-	-	-	25,000	(2)
Replace Ford F450 1-1/2 Ton # 501 - Grit Truck	-	-	-	-	-	-	-	-	77,000	(3)
	<b>145,000</b>		<b>140,000</b>		<b>165,000</b>		<b>145,000</b>		<b>192,000</b>	
<b>Water Fund</b>										
Water Main Replacement - In House	400,000	(1)	400,000	(1)	400,000	(1)	400,000	(1)	400,000	(1)
Buffalo Box Replacement	150,000	(2)	150,000	(2)	150,000	(2)	150,000	(2)	150,000	(2)
Interim Remediation ( Lime Lagoon 2) - NPDES Permit ILG640194	70,000	(3)	70,000	(3)	70,000	(3)	70,000	(3)	70,000	(3)
Kaiser Air Compressor Preventive Maintenance Contract	8,500	(4)	8,500	(4)	8,500	(4)	8,500	(4)	8,500	(4)
Computer System Upgrades	17,600	(5)	-	(5)	3,800	(5)	1,900	(5)	25,700	(5)
Water Main Replacement - Design for Year 2	72,720	(6)	-	-	-	-	-	-	-	-
Water Main Replacement - Construction IEPA Loan Year 1	1,353,000	(7)	-	-	-	-	-	-	-	-
Water Main Replacement - Construction Engineering for Year 1	170,000	(8)	-	-	-	-	-	-	-	-
Ground Storage Tank Replacement Construction IEPA Loan Year 1	3,046,000	(9)	-	-	-	-	-	-	-	-
Ground Storage Tank Replacement - Const. Engineering for Year 1	365,520	(10)	-	-	-	-	-	-	-	-
Water Main Replacement - Construction IEPA Loan Year 2	303,000	(11)	303,000	(6)	-	-	-	-	-	-
Water Main Replacement - Construction Engineering for Year 2	37,240	(12)	37,240	(7)	-	-	-	-	-	-
Yellow Light Solar Panels	722,700	(13)	-	-	-	-	-	-	-	-
Replace Rectifier #2 (OSEC System)	50,000	(14)	-	-	-	-	-	-	-	-
Well #4 Underground Vault & Access Hatch Maintenance	30,000	(15)	-	-	-	-	-	-	-	-
Rebuild Retaining Wall around Water Plant Generator	16,000	(16)	-	-	-	-	-	-	-	-
Repaint Floor in OSEC Room	15,000	(17)	-	-	-	-	-	-	-	-

<sup>(1)</sup> A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
	Priority ( )				
Install Water Circulation at Tamarack Standpipe	30,000 (18)	- -	- -	- -	- -
Tamarack Standpipe Exterior Paint Repairs (sides and roof)	60,000 (19)	- -	- -	- -	- -
Storage Building 1,250 Sq. Ft	18,000 (20)	- -	- -	- -	- -
Filter Press Programming Improvements	90,000 (21)	- -	- -	- -	- -
Repair Peeling Paint Filter Cell #5	40,000 (22)	- -	- -	- -	- -
Install Heating/Cooling Units at AR & BH Tower Pump Stations	25,000 (23)	- -	- -	- -	- -
Water System Leak Survey	16,000 (24)	- -	- -	- -	- -
Well Maintenance, Well #6 (Well Components & Casing)	- -	90,000 (8)	- -	- -	- -
Generator at Well #6 (electrical transfer switches & SCADA tie in)	- -	75,000 (9)	- -	- -	- -
Replace Two Raw Water Control Valves to Aerator in Water Plant	- -	25,000 (10)	- -	- -	- -
Replace VFD on High Service Pump #1	- -	30,000 (11)	- -	- -	- -
Repair Cathodic Protection & Clean Out, Blackhawk Tower	- -	20,000 (12)	- -	- -	- -
Exterior Paint Repairs/logo application, Blackhawk Tower	- -	45,000 (13)	- -	- -	- -
Water Recirculation Unit, Blackhawk Tower (water quality)	- -	30,000 (14)	- -	- -	- -
Replace Bulk Chlorine Storage Tanks	- -	30,000 (15)	- -	- -	- -
Well Maintenance, Well #4 (Well Components & Casing)	- -	- -	90,000 (6)	- -	- -
Well #4, Add Variable Frequency Drive	- -	- -	40,000 (7)	- -	- -
Replace Bulk Sodium Hypo Storage Tanks	- -	- -	35,000 (8)	- -	- -
Replace Pump End Process Water Pump #2	- -	- -	30,000 (9)	- -	- -
Repair Cathodic Protection & Clean Out Autumn Ridge Tower	- -	- -	25,000 (10)	- -	- -
Exterior Paint Repairs & Tank Washing, Autumn Ridge Tower	- -	- -	20,000 (11)	- -	- -
Exterior Painting East & West Softeners	- -	- -	75,000 (12)	- -	- -
Top off Sand and Anthracite in all Filter Cells	- -	- -	40,000 (13)	- -	- -
Replace VFD on High Service Pump #2	- -	- -	30,000 (14)	- -	- -
Well Maintenance, Well #5 (24/25)	- -	- -	- -	60,000 (6)	- -
Generator Well 5 (electrical transfer switch & SCADA tie in)	- -	- -	- -	80,000 (7)	- -
Tamarack Standpipe Booster Station Building (eliminate vault)	- -	- -	- -	500,000 (8)	- -
Replace Hydrochloric Acid Platform (for filter press)	- -	- -	- -	15,000 (9)	- -
Replace VFD on High Service Pump #3	- -	- -	- -	30,000 (10)	- -
Replace 16" Water Main leaving Water Plant to Westwood Dr.	- -	- -	- -	750,000 (11)	- -

<sup>(1)</sup> A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>	
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )	
Well Maintenance, Well 1 (25/26)	-	-	-	-	-	-	-	-	60,000	(6)
Commercial/Large Meter Evaluation and Testing	-	-	-	-	-	-	-	-	24,000	(7)
Improvements to Soda Ash & Lime Silo Level Sensors	-	-	-	-	-	-	-	-	30,000	(8)
Repaint Filters at Water Plant	-	-	-	-	-	-	-	-	120,000	(9)
Repaint Floor High Service Pump Room	-	-	-	-	-	-	-	-	25,000	(10)
Pave Roadway going into Tamarack Standpipe	-	-	-	-	-	-	-	-	50,000	(11)
Repair Cathodic Protection at Tamarack Standpipe	-	-	-	-	-	-	-	-	20,000	(12)
Tamarack Standpipe Painting/logo application and repairs (inside and out)	-	-	-	-	-	-	-	-	1,200,000	(13)
Tear down Well #7 Site	-	-	-	-	-	-	-	-	45,000	(14)
Lincolnwood Area Water Tower (at site of Well 7)	-	-	-	-	-	-	-	-	3,000,000	(15)
Improvements to Residential Water Meter Reading System	-	-	250,000	(16)	250,000	(15)	250,000	(12)	250,000	(16)
Meter Upgrade and Rebuild Program, 20% of Res. Meters	-	-	344,000	(17)	344,000	(16)	344,000	(13)	344,000	(17)
Radio Read Unit for Vehicle	-	-	45,000	(18)	-	-	-	-	-	-
Energy Performance Contract	-	-	-	-	3,608,276	(17)	-	-	-	-
	<b>7,106,280</b>		<b>1,952,740</b>		<b>5,219,576</b>		<b>2,659,400</b>		<b>5,822,200</b>	
<b>Sewer Fund</b>										
Sanitary Sewer Lining - CDBG *	400,000	(1)	-	-	-	-	-	-	-	-
Sanitary Sewer Replacement	300,000	(2)	-	-	300,000	(1)	-	-	300,000	(1)
Sanitary Sewer Lining	-	-	300,000	(1)	-	-	300,000	(1)	-	-
Storm Sewer Improvements (with local roads projects)	200,000	(3)	200,000	(2)	200,000	(2)	200,000	(2)	200,000	(2)
Woodland Glen Storm Sewer Replacement	200,000	(4)	-	-	-	-	-	-	-	-
SLRAT and GIS Study	40,000	(5)	40,000	(3)	40,000	(3)	-	-	-	-
Clean and Televiser Sewer Mains	60,000	(6)	60,000	(4)	60,000	(4)	60,000	(3)	60,000	(3)
Tree Removal	15,000	(7)	15,000	(5)	15,000	(5)	15,000	(4)	15,000	(4)
Clean Drainage Ditch in Winnebago Park	200,000	(8)	-	-	-	-	-	-	-	-
Add Wastewater Sites to Scada system	75,000	(9)	-	-	-	-	75,000	(5)	-	-
Thorn Creek Subdivision Storm Water Management Imp - Middle Section	-	-	300,000	(7)	-	-	-	-	-	-
Excess Flow Facility Generator	-	-	100,000	(8)	-	-	-	-	-	-

(1) A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>	
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )	
Clean Drainage Ditch from Krotiak to Lakewood	-	-	-	-	200,000	(6)	-	-	-	-
Clean Drainage Ditch from Central Park to Westwood	-	-	-	-	100,000	(7)	-	-	-	-
Clean Drainage Ditch from Lakewood to Rich East H.S.	-	-	-	-	-	-	200,000	(6)	-	-
Clean Drainage Ditch from East Rocket to Indianwood	-	-	-	-	-	-	100,000	(7)	-	-
Chestnut Street Lift Station Overhaul	-	-	-	-	-	-	-	-	200,000	(5)
Forest Brook Street Lift Station Overhaul	-	-	-	-	-	-	-	-	100,000	(6)
Lakewood Blvd Culvert Replacement	-	-	-	-	-	-	-	-	250,000	(7)
Richton Park Overflow Improvements	-	-	-	-	-	-	-	-	500,000	(8)
Illinois Street Lift Station Maintenance	-	-	-	-	-	-	-	-	50,000	(9)
Sangamon Street Lift Station Maintenance	-	-	-	-	-	-	-	-	50,000	(10)
Feasibility Study to extend along Western, Norfolk to Exchange	-	-	-	-	-	-	-	-	50,000	(11)
Flow Testing of Sewer Mains	-	-	-	-	-	-	-	-	20,000	(12)
Smoke Testing of Sewer Mains	-	-	-	-	-	-	-	-	20,000	(13)
Flood Testing of Sewer Mains	-	-	-	-	-	-	-	-	30,000	(14)
	<b>1,490,000</b>		<b>1,015,000</b>		<b>915,000</b>		<b>950,000</b>		<b>1,845,000</b>	
* \$300,000 of amount shown will be covered by CDBG										
<b><u>Municipal Parking Fund</u></b>										
Crackfill, Sealcoat, Restripe Lot 2	25,000	(1)	-	-	-	-	-	-	-	-
Fare Box Height Adjustment Lot 2	-	-	2,000	(1)	-	-	-	-	-	-
Install Security System Lot 2	-	-	-	-	-	-	-	-	375,000	(1)
Parking Lot Resurfacing - 211th St. Station (Lot 1)	-	-	-	-	-	-	-	-	300,000	(2)
Parking Lot Lighting Upgrade - 211th St. Station (Lot 1)	-	-	-	-	-	-	-	-	200,000	(3)
Install Security System - 211th St. Station (Lot 1)	-	-	-	-	-	-	-	-	325,000	(4)
Station Improvements - 211th St. Station (Lot 1)	-	-	-	-	-	-	-	-	6,200,000	(5)
	<b>25,000</b>		<b>2,000</b>		<b>-</b>		<b>-</b>		<b>7,400,000</b>	
<b>TOTAL</b>	<b><u>11,873,680</u></b>		<b><u>7,990,640</u></b>		<b><u>8,683,876</u></b>		<b><u>7,237,400</u></b>		<b><u>32,979,100</u></b>	

(1) A Sustainable Project  
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**GENERAL FUND PROJECTS**

1. Contractual Street Maintenance \$800,000

This item consists of funding for street maintenance on smaller residential roads. DPW may also plan to use these funds for road improvements in conjunction with water and/or sewer main improvement projects where these funds will be utilized for the improvement of the remaining road that was not affected by water and/or sewer main improvement activity. Unspent funds will be encumbered for future, greater, road improvement projects.

2. Contractual Sidewalk Maintenance \$75,000

This item consists of funding for the on-going routine maintenance of removal and replacement of any public sidewalk, Village wide. DPW will inspect resident and business requests, complaints, reports and/or inquiries of deficient/non-compliant sidewalk and replace and/or maintain it accordingly. This money also funds the Village's 50/50 sidewalk program.

3. Computer System Upgrades \$6,900

This item consists of funding for the ongoing replacement and upgrade of computers and computer/office related equipment for the DPW and Field offices.

4. Sidewalk Extension along RT 30 – Construction \$50,000

This item consists of funding for the construction of a new sidewalk along Lincoln Hwy (RT 30) from Orchard Dr to East Village Limits. The Village received notice from the Regional Transportation Authority (RTA) that this project application was selected for Access to Transit Funding for its ability to support multi modal transit access and transit ridership which will benefit both the local community and region transit system. This project is included in the Congestion Mitigation and Air Quality (CMAQ) Program for fiscal years 2020-2024.

CMAQ will directly pay 80% of construction costs. The Village will pay the remaining 20% and seek reimbursement from the RTA. The RTA has capped our reimbursement at \$46,560 across all phases. Thus, the engineers estimate projects that \$35,574.20 of construction costs will be reimbursed by the RTA, leaving a final Village expense of \$14,425 for this project.

5. Sidewalk Extension along RT 30 – Construction Engineering \$35,000

This item consists of funding for onsite observation and construction engineering for a new sidewalk along Lincoln Hwy (RT 30) from Orchard Dr to East Village Limits. Work consists of construction observation, contract compliance, and documentation by an onsite engineer during

construction. \$35,000 is the total cost for this phase. The Village will pay all costs upfront and then invoice, CMAQ for an 80% reimbursement and then the RTA for a 20% reimbursement. Resulting in a net zero cost to the Village.

6. Update DPW Common Space \$5,000

This item consists of funding for minor updating and repair to the existing Public Works garage common spaces. This facility is over 50 years old and is in need of on-going maintenance. DPW will seek energy efficient and/or other sustainable/green items as applicable.

7. Tree Removal \$8,000

This item consists of funding for the removal of trees that have naturally grown in areas or adjacent to Village infrastructure, that propose accessibility challenges or can potentially cause damage to infrastructure and property.

8. Forest Blvd Improvements – Design Engineering \$600,000

This item consists of funding for the design engineering to improve Forest Blvd from Indianwood Blvd to Westwood Drive. DPW was awarded \$480,000 (80%) in 2020 Invest in Cook Funds from Cook County to design a Complete Streets project along this route. DPW plans to reconstruct the roadway, install a 10 foot wide multi-use path, create a linear park, provide on-street parking, make pedestrian improvements, and make geometric improvements at various intersections. The Village will need to pay all costs upfront and seek 80% reimbursement upon completion. The Village has committed to contributing \$120,000 (20%) for this project. Upon completion, DPW will have a Shovel Ready project and will then need to seek funding for construction.

9. Resurface DPW/Parks Yard (Other half fund by Parks \$253,000 total) \$126,500

This item consists of funding to mill and resurface the Village maintenance yard used by DPW and Parks. Both departments will share the cost of this project.

### **MOTOR FUEL TAX FUND PROJECTS**

1. MFT Maintenance Resolutions \$500,000

This item consists of funding for the maintenance work identified in the Village's Annual MFT Municipal Estimate of Maintenance Costs. This estimate consists of annual projected costs for traffic signal maintenance, street light maintenance, street sweeping, vegetation control, snow and ice control purchases, Thorn Creek Bridge inspections, and various maintenance contracts.

2. Resurface Shabbona Dr. (Sauk Trail to Indianwood Blvd) – Design \$251,000

This item consists of funding to provide the match funding for the design engineering services for this project. This project is anticipated to consist of curb replacement, sidewalk improvements at intersections and driveways, structure adjustments, milling and resurfacing of

roadway, pavement patching, driveway apron replacement, pavement marking, and restoration. 80% of amount shown will be funded through the SSMMA Surface Transportation Program (STP). This phase is funded 100% by the Local Agency and then 80% (\$200,800) will be reimbursed by the State.

3. Local Road Improvements \$400,000

This item consists of funding for a road improvement project on a non-Federal Aid-Urban (FAU) route. CMAP completed a village wide Pavement Evaluation and Maintenance Plan in 2019 by utilizing a modified Pavement Condition Index (PCI) inspection method that was developed by the Army Corp of Engineers for performing image-based inspections. The plan indicated that a majority of all roads had a PCI value of 56 which indicate that the roads are between fair and poor condition.

4. Replacement of Street Lights \$250,000

This item consists of funding for the replacement of a portion of the Village street lighting system. Most of the current system is original, requiring constant maintenance and provides minimal lighting. The goals of this work are to improve various aspects/components of the street lighting system and reduce maintenance costs. To achieve these goals, a portion of the entire system will need to be replaced systematically and regularly until the entire system has been replaced. This item is to be used for the Village's cost participation and/or consultant costs for engineering services.

**VEHICLE SERVICE FUND PROJECTS**

1. Refurbish 2-1/2 Ton Dump Truck # 602 \$90,000

This item consists of funding to refurbish a 2000 village snow fighter. Due to seasonal use and low mileage, Public Works would like to try refurbishing village vehicles in order to prolong the purchase of a new vehicle. Refurbishing work will consist of disassembly, striping old paint and rust, repainting, sealing, replacing any needed components, and replacing dump bed if needed.

2. Replace Ford F 250 ¾ Ton Pickup # 561 \$30,000

This item consists of funding to purchase a pickup truck used by DPW staff for various daily operations and work-related travel. The current vehicle is a 2004 with 102,682 miles.

3. Replace Pick Up SD ¾ Ton # 564 \$25,000

This item consists of funding to purchase a pickup truck used by DPW staff for various daily operations and work-related travel. The current vehicle is a 2003 with 86,740 miles.

**WATER FUND PROJECTS**

- 1. Water Main Replacement – In House \$400,000

This item consists of funds to replace deteriorated water mains and applicable appurtenances. The design and construction engineering work for this item is planned to be completed by In-House staff. The locations of the work will be mainly on local roads and determined by the findings of any main break frequency records and/or Water Main Evaluation and Replacement Studies.

- 2. Buffalo Box Replacement \$150,000

This item consists of funding for the replacement of inoperable water service valves. The Water Billing Department has a list of inoperable shut off valves that need to be dug up and replaced in order to turn off the water to a residence or business for non-payment. This item consists of a maintenance contract where a contractor will complete this work.

- 3. Interim Remediation (Lime Lagoon 2) – NPDES Permit IL G640194 \$70,000

This item consists of funding for the ongoing maintenance of the lime lagoons as required by the IEPA. During the winter months, spent lime from the water treatment process is pumped to the lime lagoons. Under this permit, the Village is required to remove and dispose of lime residuals and keep levels below a minimum as set by the permit.

- 4. Kaiser Air Compressor Preventative Maintenance Contract \$8,500

This item consists of funding for the ongoing annual maintenance of water plant air compressors. These air compressors provide the air necessary to operate the lime and soda ash control valves, filter press operations, and other critical functions of the water plant. Maintenance consists of, but not limited to, oil changes, filters, repair parts, equipment and labor.

- 5. Computer System Upgrades \$15,700

This item consists of funding for the ongoing replacement and upgrade of computers and computer/office related equipment at the Water Plant and Water Billing/Customer Services Department.

- 6. Water Main Replacement – Design for Year 2 \$72,720

This item consists of funding for the design of watermain replacement along Windsor St, Wilshire St (Wildwood Dr to Washington St), Washington St (Wilshire St to Washington Ct), and Washington Ct.

7. Water Main Replacement – Construction IEPA Loan Year 1 \$1,353,000

This item consists of funding for the replacement of watermains along Apache St, Arrowhead St, and Lester Rd. Work is anticipated to begin July 2021. DPW is seeking a 5-million-dollar low interest IEPA loan and is planning to include this construction cost into the loan.

8. Water Main Replacement – Construction Engineering for Year 1 \$170,000

This item consists of funding for onsite observation, record keeping, and contract compliance and administration during water main replacement construction project, Item 8 above.

9. Ground Storage Tank Replacement Construction IEPA Loan Year 1 \$3,046,000

This item consists of funds for construction of a new elevated water tower at the water treatment plant. The original concrete storage tank structure is developing stress cracks, is leaking, and is reaching the end of its design life. DPW is seeking a 5-million-dollar low interest IEPA loan and is planning to include this construction cost into the loan.

10. Ground Storage Tank Replacement Construction Engineering Year 1 \$365,520

This item consists of funding for onsite observation, record keeping, and contract compliance and administration during construction of new elevated water tower project, Item 10 above.

11. Water Main Replacement Construction IEPA Loan Year 2 \$303,000

This item consists of funding for the replacement of watermains along Windsor St, Wilshire St (Wildwood Dr to Washington St), Washington St (Wilshire St to Washington Ct), and Washington Ct. DPW is seeking a 5-million-dollar low interest IEPA loan and is planning to include this construction cost into the loan. Due to possible start date in early Spring 2022, amount shown represents half of estimated construction cost.

12. Water Main Replacement Construction Engineering for Year 2 \$37,240

This item consists of funding for onsite observation, record keeping, and contract compliance and administration during water main replacement construction project, Item 12 above. Due to possible start date in early Spring 2022, amount shown represents half of estimated construction engineering cost.

13. Yellow Light Solar Panels \$722,700

Park Forest's *Climate Action and Resilience Plan (CARP)* sets ambitious goals for addressing climate change by reducing energy consumption and greenhouse gas (GHG) emissions. In order to reach these goals, Village Staff has evaluated the installation of a solar collection system at the Water Treatment Plant. The Water Treatment Plant is the Village-owned property that uses the most energy and, therefore, contributes the most GHG emissions than any other Village-owned facility in Park Forest. The proposed ground and roof-mounted installation would offset 45 percent of the energy consumption with an estimated first year utility savings of \$56,550 and net

savings over 25 years of \$1,856,416, not including the sale of Solar Renewable Energy Credits (SREC's). The capital recovery period (payback) of 8.4 years would take advantage of the federal, state, and utility incentives, making this an attractive option with added benefits of providing energy independence and insulation from utility cost increases. Staff is investigating similar options for Village-owned buildings in DownTown Park Forest for future years.

14. Replace Rectifier #2 (OSEC System) \$50,000

This item consists of funds to replace the rectifier on the #2 OSEC system. The rectifier is the electrical system needed to convert electricity for use by the OSEC system (system which is used to generate sodium hypochlorite or bleach for water disinfection as required by the IPEA). Last year the rectifier was replaced on the #1 OSEC system.

15. Well #4 Underground Vault & Access Hatch Maintenance \$30,000

This item consists of funds to refurbish Well #4 underground control vault and replace the access hatch around the well head. The underground vault's cement infrastructure is failing around the access hatch and needs replacement.

16. Rebuild Retaining Wall around Water Plant Generator \$16,000

This item consists of funds to rebuild the retaining wall around the water treatment plant and generator. Portions of the current block retaining wall has collapsed and needs to be reset.

17. Repaint Floor in OSEC Room \$15,000

This item consists of funds to remove the old floor paint that is wearing off/chipping and repaint the floor with an industrial grade paint and/or coating that is resistant to chlorine bleach.

18. Install Water Circulation at Tamarack Standpipe \$ 30,000

This item consists of funds to install equipment into the standpipe that will circulate water in order to maintain and/or improve water quality.

19. Tamarack Standpipe Exterior Paint Repairs (sides & roof) \$60,000

This item consists of funds to repair peeling and missing paint from the exterior of the Standpipe side walls and roof. This will preserve the paint until a complete repaint can be budgeted.

20. Storage Building 1,250 Sq. Ft. \$18,000

This item consists of funds to purchase a 1,250 sq. ft. storage building for the Water Plant. Due to limited space in the Water Plant, staff is looking to store hoses, tools, and other miscellaneous equipment that is used periodically throughout the year.

21. Filter Press Programming Improvements \$90,000

This item consists of funds to rehabilitate/upgrade the filter press control system. The current control system is not upgradable and needs to be replaced for communications with the SCADA system. These funds cover multiple items including a new Allen Bradley CompactLogix PLC (programmable logic control) to control the press open/close, valves, feed pumps along with additional equipment, programming and labor.

22. Repair Peeling Paint Filter Cell #5 \$40,000

This item consists of funds to repaint filter cell #5.

23. Install Heating/Cooling Units at AR & BH Tower Pump Stations \$25,000

This item consists of funds to install a wall mounted (Bard or approved equal) HVAC system for heating and cooling of the pumping stations at Autumn Ridge and Blackhawk water towers. Currently space heaters are used to maintain heat and dehumidifiers are used to remove humidity from the air.

24. Water System Leak Survey \$16,000

This item consists of funds to hire a contractor to use leak detection equipment on the water distribution system to locate any underground leakages. Any leaks found will be repaired immediately by staff or by a contractor. Underground leakages result in continued costs and lost revenue.

**SEWER FUND PROJECTS**

1. Sanitary Sewer Lining – CDBG \$400,000

This item consists of funding for the ongoing rehabilitation of the sanitary sewer system by through the use of cured in place pipe (CIPP) lining. The Village was recently awarded \$300,000 in CDBG funding for CIPP lining within the Eastgate neighborhood. The Village has committed to match with \$100,000 of its own funds. This is a reimbursable grant and the Village will pay all costs (\$400,000) upfront, then seek \$300,000 reimbursement from CDBG.

2. Sanitary Sewer Replacement \$300,000

This item consists of funding for the ongoing replacement of sanitary sewers that are not suitable for lining and are unrepairable. A new sewer pipe will be installed reestablishing an expected useful life of 40-50 years. Locations of work will be determined from sewer cleaning and television inspections and SL Rat investigations.

3. Storm Sewer Improvements (with local roads projects) \$200,000

This item consists of funding for the ongoing maintenance, improvements and/or repairs to the Village’s Storm Sewer System. Pipes, inlets, manholes, and/or catch basins develop sink holes

either from the structure itself and/or from pipe and joint failure. There are also areas in the Village that trap or pond rain water. Some of these areas can be corrected by either re-grading the area or adding a structure and pipes to allow proper drainage of trapped water. Work will be completed as needed, and/or with, water, sewer, and roadway improvement projects.

- 4. Woodland Glen Storm Sewer Replacement \$ 200,000

This item consists of funding for the replacement of approximately 355 feet and upgrade of a 36 inch storm sewer to a 48 inch. The storm sewer begins just south of 34 Woodland Glen and conveys storm water from the Forest Preserve, westward to Thorn Creek. In 2011, Christopher Burke Engineering was hired through a Will County grant to study the drainage issues in the Thorn Creek Subdivision and provided this recommendation.

- 5. SLRAT and GIS Study \$40,000

This item consists of funding for Sewer Line Rapid Assessment Tool, or SL-RAT. This is noninvasive technology that quickly assesses the condition of a sewer line through the use of soundwaves. By accessing the upstream and downstream manholes, a sewer line can be analyzed for flow condition in a manner of seconds. Over the course of 3 years, DPW plans to use this technology to analyze approximately 85% of our sanitary sewer system. This will quickly help determine where problems exist or where they are beginning to develop. It will also tell us what lines are performing well and do not need further maintenance, saving staff time and money. Results from the SL-RAT Investigation will be used to budget for future cleaning, televising, CIPP lining, and sewer replacement contracts.

- 6. Clean and Televis Sewer Mains \$60,000

This item consists of funding for the ongoing inspection and observation of the structural quality and proper function of the sanitary and storm sewer system. In past projects, DPW has observed cracked, fractured, collapsed and deteriorating pipe, heavy debris, root intrusion, and voids in the sewer systems. The intent is to perform this work and then create a maintenance list and/or know what sewers need to be repaired, lined, or replaced during future water, sewer, and roadway improvement projects.

- 7. Tree Removal \$15,000

This item consists of funding for the removal of trees that have naturally grown in floodway areas or adjacent to Village infrastructure that propose accessibility challenges or can potentially cause damage to infrastructure and property.

- 8. Clean Drainage Ditch in Winnebago Park \$200,000

This item consists of funding for removing the accumulated debris in Village storm water ditch lines. Over time, dirt, rocks, litter, and other debris is collected along drainage ways and is conveyed through storm sewers and ditch lines. This debris gets deposited, settles, and accumulates reshaping and impeding storm water flow.

9. Add Waste Water Sites to SCADA System \$75,000

This item consists of funds to add the Village's waste water lift station alarm systems to the SCADA system so that the Water Plant can receive alarms and notify DPW staff to respond. Currently SCADA systems are being used at the Village's potable water remote sites.

**MUNICIPAL PARKING PROJECTS**

1. Crack fill, Sealcoat, Restripe Lot 2 \$25,000

This item consists of funding for a pavement maintenance project to extend the life cycle of the parking lot pavement. This project would consist of routing out existing cracks and filling them with a bituminous filler, then apply a sealcoat over the entire lot surface, and restripe the parking stalls and other pavement markings.

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b>General Fund - Parks &amp; Playgrounds</b>									
Tree Inventory/ Management Plan <sup>(2)</sup>	30,000	(1)	17,750						
Urban Forestry Operations	80,000	(2)	80,000		80,000		80,000		80,000
Community Basketball Courts/ Ice Skating <sup>(4)</sup>	250,000	(3)	-		-		-		-
Central Park - Resurface/ Color-coat Tennis Courts	65,000	(4)	-		-		-		-
Main St. Market - Seal/ Stripe Parking Lot	7,000	(5)	-		-		-		-
Shabbona Park Playground Renovation	30,000	(6)	-		-		-		-
Green Initiatives <sup>(1)</sup> - Community Garden Capital Support <sup>(4)</sup>	15,000	(7)	8,000		5,000		-		-
Central Park - Replace Outfield Netting	20,000	(8)	-		-		-		-
Central Park - Replace Backstops/ Baseline Fencing Field B, D, C, A	25,000	(9)	25,000		25,000		25,000		-
Computer system upgrades	1,900	(10)	6,200		5,700		10,700		3,800
Irrigate Village Green	13,000	(11)	-		-		-		-
Resurface Walks - Various Parks	10,000	(12)	-		10,000		-		10,000
Central Park - Replace Tennis Court Lights <sup>(2)(3)</sup>	15,000	(13)	-		-		-		-
Dog Park - Install Second Shelter	5,000	(14)	-		-		-		-
Central Park Pavilion - Re-roof*	10,000		-		-		-		-
Main St. Market/ Seal-coat & Stripe Lot*	7,000		-		-		-		-
Playground Renovation - Eastgate <sup>(3)*</sup>	10,000		-		-		-		-
Play Equipment Upgrades - Various Parks*	10,000		10,000		10,000		10,000		10,000
Various Parks - Playground safety surface maintenance*	7,000		7,000		7,000		7,000		7,000
Logan Park - Pavilion Repairs/ Retaining Wall*	8,000		-		-		-		-
Various Parks - crack-fill/ seal lots*	10,000		5,000		5,000		5,000		5,000
Televis Storm Sewer Lines - Central Park*	7,000		-		-		-		-
Central Park Wetlands Ecosystem Enhancement Plan*	3,000		3,000		-		3,000		-
ADA Transition Plan Implementation - Various	-		5,000		-		5,000		-
Replace Outfield Fencing - Central Park	-		45,000		-		-		-
Remove Tennis Courts - Cedar Park <sup>(3)</sup>	-		20,000		-		-		-
Various Parks - Replace tables/ bleachers	-		5,000		-		5,000		-
Playground Renovation - Indiana Park	-		65,000		-		-		-

<sup>(1)</sup> Sustainable Project <sup>(2)</sup> Grant Supported <sup>(3)</sup> Lifecycle Project <sup>(4)</sup> Joint Project/Economic Development  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
	Priority ( )				
Dog Park - Relocate Parking and ADA Curb Cut	-	20,000	-	-	-
Replace Backstop - Indiana Park <sup>(3)</sup>	-	10,000	-	-	-
Replace Backstop - Illinois Park <sup>(3)</sup>	-	10,000	-	-	-
Somonauk Park - Resurface Parking Lot	-	80,000	-	-	-
Central Park - Replace Ballfield Lights A&B <sup>(2)(3)</sup>	-	100,000	-	-	-
Village Green Furnishings	-	5,000	-	5,000	-
Skate Parks - Recondition Skate Surfaces	-	6,000	6,000	6,000	6,000
Playground Renovation - Logan Park	-	-	60,000	-	-
Eastgate Park - Resurface Basketball Court/ New Standards	-	-	-	50,000	-
Dog Park - Agility Equipment	-	-	-	5,000	-
Open Space Trail Development - Hidden Meadows <sup>(1)</sup>	-	-	-	50,000	-
Replace Central Park Pavilion	-	-	-	250,000	-
Central Park - Park/Playground Renovation <sup>(2)(3)</sup>	-	-	-	500,000	-
Logan Park - Replace Backstop	-	-	-	-	15,000
Marquette Park Playground Renovation	-	-	-	-	8,000
East Gate - Tot-Lot Renovation	-	-	-	-	20,000
Illinois Park - Playground Renovation	-	-	-	-	65,000
<b>Total Parks &amp; Playgrounds:</b>	<b>638,900</b>	<b>532,950</b>	<b>213,700</b>	<b>1,016,700</b>	<b>229,800</b>
<b><u>General Fund - Freedom Hall</u></b>					
Digital Marque Sign	27,000 (1)	-	-	-	-
Re-carpet meeting rooms	15,000 (2)	-	-	-	-
Sidewalk replacement*	8,000	5,000	5,000	5,000	-
Tuckpointing*	9,000	9,000	6,000	-	-
Repair Interior Ramp Wall	-	5,000	-	-	-
Roof Replacement	-	-	90,000	-	-
Caulk & paint windows	-	-	10,000	-	-
Stage Drapes - Clean/ Fire Retardant Application	-	-	15,000	-	-
ADA Complaint Remodel - Upper Level Washrooms	-	-	-	100,000	-
Replace Lobby Floor	-	-	-	35,000	-

(1) Sustainable Project (2) Grant Supported (3) Lifecycle Project (4) Joint Project/Economic Development  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
Projector & Controls	-		-		-		-		15,000
Replace Stage Floor	-		-		-		-		30,000
ADA Access - Upper Level	-		-		-		-		250,000
<b>Total Freedom Hall:</b>	<b>59,000</b>		<b>19,000</b>		<b>126,000</b>		<b>140,000</b>		<b>295,000</b>
<b>Total Parks &amp; Playgrounds/ Freedom Hall</b>	<b>697,900</b>		<b>551,950</b>		<b>339,700</b>		<b>1,156,700</b>		<b>524,800</b>
<b>General Fund - B&amp;G Village Hall</b>									
Emergency Purchases / Repairs / Replacements	10,000	(1)	10,000		10,000		10,000		10,000
Replace HVAC/ Water Department	7,500	(2)	-		-		-		-
Replace HVAC/ R&P Department	7,500	(3)	-		-		-		-
Tuckpointing	9,000	(4)	10,000		10,000		-		10,000
Landscape Planters	5,000	(5)	-		-		-		-
Department Office Space Upgrades*	20,000		20,000		20,000		20,000		20,000
Interior Public Space Upgrades*	10,000		10,000		10,000		-		-
Interior Office Upgrades - Recreation & Parks Department*	6,000		-		-		-		-
Counter Security*	50,000		50,000		50,000		-		-
Entry Security <sup>(2)*</sup>	80,000		-		-		-		-
Replace HVAC/ Board Conference Room	-		6,000		-		-		-
Replace HVAC/ Lobby	-		7,500		-		-		-
Roof Reconditioning <sup>(1)</sup>	-		-		35,000		-		-
Replace HVAC/ Board Room	-		-		20,000		-		-
Replace lower level windows <sup>(1)(2)</sup>	-		-		-		75,000		-
Elevator Replacement	-		-		-		-		200,000
<b>Total Village Hall</b>	<b>205,000</b>		<b>113,500</b>		<b>155,000</b>		<b>105,000</b>		<b>240,000</b>

<sup>(1)</sup> Sustainable Project <sup>(2)</sup> Grant Supported <sup>(3)</sup> Lifecycle Project (4) Joint Project/Economic Development  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>General Fund - B&amp;G Rec Center</u></b>									
Structural Inspection	5,000	(1)	-						-
Video Security/ Wi-Fi	5,000	(2)	-		-		-		-
HVAC - Gym Stand Alone System	50,000	(3)	-		-		-		-
Misc. Maintenance and Equipment Upgrades*	12,000		10,000		10,000		10,000		10,000
Back-up Sump*	12,000		-		-		-		-
Replace galvanized water service lines*	20,000		-		-		-		-
Roof Reconditioning <sup>(1)</sup>	-		30,000		-		-		-
Architect/Interior Use Space Planner	-		30,000		-		-		-
Marquee Signs	-		100,000		-		-		-
HVAC - Lower Level Stand Alone System	-		40,000		-		-		-
Implementation of Space Plan	-		25,000		15,000		10,000		-
Replace galvanized water service lines to washrooms	-		-		10,000		-		-
Tuckpointing					8,000				8,000
Remodel Washrooms	-		-		-		20,000		-
Remodel Kitchen	-		-		-		-		20,000
<b>Total Rec Center</b>	<b>104,000</b>		<b>235,000</b>		<b>43,000</b>		<b>40,000</b>		<b>38,000</b>
<b><u>General Fund - B&amp;G Police Station</u></b>									
Hot Water to Cells	13,000	(1)	-		-		-		-
Replace HVAC/ various	7,500	(2)	7,500		7,500		-		-
Roof Replacement	90,000	(3)	34,000		43,000		43,000		100,000
Replace HVAC Hanging Units/ Gym	5,000	(4)	-		-		-		-
Replace HVAC/ Admin Wing - LaRabida*	35,000		-		-		-		-
Tuckpointing			5,000				5,000		
Parking Lot - Sealcoat/Stripe					5,000				
<b>Total Police Station</b>	<b>150,500</b>		<b>46,500</b>		<b>55,500</b>		<b>48,000</b>		<b>100,000</b>

(1) Sustainable Project (2) Grant Supported (3) Lifecycle Project (4) Joint Project/Economic Development  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>General Fund - B&amp;G Fire Station</u></b>									
Roof Reconditioning	-		-		-		25,000		-
Tuckpointing									5,000
<b>Total Fire Station</b>	<b>-</b>		<b>-</b>		<b>-</b>		<b>25,000</b>		<b>5,000</b>
<b><u>General Fund - B&amp;G Municipal Garage</u></b>									
Replace Galvanized Water Lines	8,000	(1)	8,000		8,000				
R&P Maintenance Shed Upgrades	10,000	(2)	15,000		10,000		-		-
Tuck-pointing	7,000	(3)	-		7,000		-		7,000
New Sign/ Landscaping	12,000	(4)	-		-		-		-
Replace Upper Windows - West Wall*	10,000		10,000		10,000		-		-
Resurface Maintenance Yard*	126,500		-		-		-		-
CNG Conversion Safety Requirements - Ventelation/ Exp. Protection.	-		75,000		-		-		-
Roof Reconditioning <sup>(1)</sup>	-		25,000		25,000		25,000		-
Replace Pole Barn Storage Shed - New Parks Garage	-		-		-		-		475,000
<b>Total Municipal Garage</b>	<b>173,500</b>		<b>133,000</b>		<b>60,000</b>		<b>25,000</b>		<b>482,000</b>
<b>Total Buildings &amp; Grounds:</b>	<b>633,000</b>		<b>528,000</b>		<b>313,500</b>		<b>243,000</b>		<b>865,000</b>
<b><u>Bike &amp; Pedestrian Plan Implementation - (included in General Fund)</u></b>									
Somonauk Park - Widen existing path to 10' multi use trail <sup>(3)</sup>	60,000	(1)	-		-		-		-
Winnebago Park - Extend 10' walk to dog park			65,000		-		-		-
Winnebago Park - Widen existing path to 10' multi use trail	-				100,000		-		-
Central Park - Widen path to 10' multi use trail <sup>(3)</sup>	-		-		-		100,000		-
<b>Total Bike &amp; Ped Plan Implementation</b>	<b>60,000</b>		<b>65,000</b>		<b>100,000</b>		<b>100,000</b>		<b>0</b>
<b>Total General Fund:</b>	<b>1,390,900</b>		<b>1,144,950</b>		<b>753,200</b>		<b>1,499,700</b>		<b>1,389,800</b>

<sup>(1)</sup> Sustainable Project <sup>(2)</sup> Grant Supported <sup>(3)</sup> Lifecycle Project (4) Joint Project/Economic Devel  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>Vehicle Services Fund</u></b>									
Misc. Vehicle Repair/ Recondition <sup>(1)</sup>	10,000	(1)	10,000		10,000		10,000		10,000
Replace Pick-up #145	30,000	(2)	-		-		-		-
Replace Pick-up #146	30,000	(3)	-		-		-		-
Replace Ballfield Groomer	16,000	(4)	-		-		-		-
Various Maintenance Attachments and Equipment	5,000	(5)	-		5,000		-		5,000
CNG Vehicle Conversions <sup>(1)</sup>	15,000	(6)	15,000		15,000		15,000		-
Non CDL Bus	-		90,000		-		-		-
Portable Service Lift	-		6,000		-		-		-
Replace Toro Mower #138	-		65,000		-		-		-
Replace Utility Cart	-		12,000		12,000		12,000		-
Replace Maintenance Vehicle # 126	-		-		45,000		-		-
Forestry Service Vehicle	-		-		140,000		-		-
Replace Skid-steer Loader # 260	-		-		-		30,000		-
Fertilizer Spreader	-		-		-		5,000		-
Replace Toro Mower #141									70,000
Replace Pick-Up #142									35,000
Replace Pick-Up #135									35,000
<b>Total Vehicle Services Fund</b>	<b>106,000</b>		<b>198,000</b>		<b>227,000</b>		<b>72,000</b>		<b>155,000</b>
<b><u>Aqua Center Fund</u></b>									
Digital Marquee Sign	27,000	(1)	-		-		-		-
Replace Landscape Timbers	6,000	(2)	6,000		6,000		6,000		6,000
Pool Deck - Maintenance/Repairs	5,000	(3)	-		5,000		-		5,000
Pool Play Equipment	5,000	(4)	-		5,000		-		5,000
Replace Pool Filter Medium*	20,000		20,000		-		-		-
Pool Bottom - Maintenance/Repairs*	5,000		5,000		-		5,000		-
Install lockers / Dressing Partitions/ Deck Chairs*	5,000		5,000		-		5,000		-
Computer System Upgrades	-		1,900		3,800		20,000		-

(1) Sustainable Project (2) Grant Supported (3) Lifecycle Project (4) Joint Project/Economic Development  
Five Year Capital Plan

**RECREATION & PARKS DEPARTMENT  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>
	Priority ( )				
ADA Transition Plan Implementation	-	5,000	-	5,000	-
Parking Lot - Reseal/ Stripe	-	10,000	-	-	-
Interior Upgrades - Lobby	-	5,000	-	-	-
Recondition Bathhouse Roof	-	-	-	75,000	-
Renovate West Pool	-	-	-	-	1,000,000
Replace East Pool	-	-	-	-	1,500,000
New spray/ splash pad	-	-	-	-	2,000,000
<b>Total Aqua Center Fund</b>	<b>73,000</b>	<b>57,900</b>	<b>19,800</b>	<b>116,000</b>	<b>4,516,000</b>
<b><u>Tennis &amp; Health Club Fund</u></b>					
Re-coat Roof	40,000 (1)	-	-	-	-
Add Storm Drain Line from Gutters	8,000 (2)	-	-	-	-
ADA Transition Plan Implementation	5,000 (3)	5,000	-	5,000	-
Parking Lot - Sealcoat/ Stripe	3,000 (4)	-	-	-	-
Replace HVAC - Lower Level*	7,000	-	-	-	-
Tuck-pointing*	5,000	-	5,000	-	5,000
Replace/ Upgrade Exercise Equipment*	5,000	5,000	5,000	5,000	5,000
Resurface Courts	-	50,000	-	-	-
Court Heaters	-	-	12,000	-	-
Computer system upgrades	-	-	1,900	-	-
Remodel Third Floor Space	-	-	15,000	-	-
Complete Renovation	-	-	-	-	1,000,000
<b>Total Tennis &amp; Health Club Fund</b>	<b>73,000</b>	<b>60,000</b>	<b>38,900</b>	<b>10,000</b>	<b>1,010,000</b>
<b>TOTAL Recreation, Parks &amp; Community Health - All Funds</b>	<b><u>1,642,900</u></b>	<b><u>1,460,850</u></b>	<b><u>1,038,900</u></b>	<b><u>1,697,700</u></b>	<b><u>7,070,800</u></b>
<b>* - All items noted with an asterisk (*) were included in the FY 20/21 Budget but were deferred due to COVID-19.</b>					

**RECREATION, PARKS  
& COMMUNITY HEALTH  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**GENERAL FUND – RECREATION, PARKS & COMMUNITY HEALTH:  
PARKS & PLAYGROUNDS**

1. Tree Inventory/ Management Plan \$30,000

The Village received word in December, that it will be one of the recipients of the 2020 Urban & Community Forestry Grant from The Morton Arboretum. This grant is to fund community tree inventories and comprehensive Urban Forestry Management Plans in the Chicago region. Park Forest submitted a proposal for a comprehensive tree inventory and management plan. Total cost for this project is two-year project \$47,750. The grant amount is \$20,000, with the Village’s match being 27,750 for direct costs and in-kind services. The project is budgeted over two years.

2. Urban Forestry Operations \$80,000

This project continues the urban forestry program of maintaining the Village’s public trees. In the mid 1990’s, the Board adopted a policy of funding regular and routine maintenance on public trees within the Village. In 2009/10, the Village Board adopted the EAB Readiness Plan that has given additional direction to staff’s urban forestry decisions. Essentially, the EAB Readiness Plan calls for a deliberate increase of species diversity for newly planted trees, to provide for a healthier urban forest and mitigate the effects of similar infestations and diseases. This plan has been integral to all management operations and central to all forestry related grant application. The above project will result in a more comprehensive plan, addressing the overall decline of the urban forest as well as identifying and ranking hazards and prioritizing overall silviculture operations.

3. Community Basketball Courts/ Ice Skating Facility \$250,000

The Departments of Economic Development and Planning (including the DownTown Management Office and Sustainability) and Recreation, Parks, and Community Health have met to discuss the next phase in the evolution of DownTown Park Forest and how the two departments can collaborate in attending to an increasingly diverse population with evolving recreational, service and shopping needs. One of the major objectives identified, is to provide facilities and activities that would increase activity in the DownTown, including through the winter months.

Concurrently, one of the identified needs from the 2018 *Park Forest Youth Providers Summit* was for an outdoor basketball facility. Basketball is an important part of Village life and a significant part of Recreation, Parks & Community Health programming. Basketball

is also identified by the Police Department as a constructive and positive activity for the community.

These three departments are jointly proposing that a multi-use facility be built on available, open space in the Downtown, perhaps across from the Police Department, as this would allow for monitoring by Police. This facility would be new construction with multiple half-courts, allowing for several games at one time. It would also be built to accommodate ice-skating, have bleachers and be fenced to manage access. This facility would be available for community use, recreation programming, Downtown events and Police Department Community Outreach activities.

- 4. Central Park – Resurface/ Color-Coat Tennis Courts \$65,000

Central Park Tennis Courts are the most frequently used in the Village by both residents and for the summer lesson and Tennis Camp programs. Resurfacing was last done in 2008. This project proposes to fill cracks and resurface the courts with a fresh layer of asphalt, color-coat and restripe.

- 5. Main St. Market – Seal-Coat/ Stripe Lot \$7,000

Although the COVID -19 pandemic reduced overall use of the Main St. Market, attendance still averaged over 400 shoppers each Saturday. Last season’s average attendance of 550 shoppers each Saturday, demonstrates just how important this market has become to Village residents. Additionally, vendor participation and support remains high. Site improvements such as removing some traffic islands, asphalt patching and improving the entrance have greatly enhanced the usability for both vendors and shoppers. A portion of the site was seal-coated at the beginning of the of the 2019 season. This project will seal-coat the rest of the site.

- 6. Shabbona Park – Playground Renovation \$30,000

Last improved in 1991, this playground is the oldest in the system. The equipment no longer meets Consumer Product Safety Commission Guidelines and the manufacturer no longer maintains an inventory of repair parts. Originally, this equipment was slated for removal with no immediate replacement planned, as there appeared to be few families with younger children in the neighborhood. Recent observations indicate that use of the playground has increased and there is now a larger population of children that use the playground.

- 7. Green Initiatives - Community Garden Project \$15,000

The departments of Economic Development & Planning and Recreation, Parks & Community Health oversee the Village’s *Community Garden Program*. A concept plan has been developed for a large, multi-plot Community Garden. Residents would be able to rent a garden plot and have access to storage space and water. Additionally, there is a communal shelter for interaction, rest and gardening and food production classes and programs. This item is to support further development and construction of this project.

8. Central Park Ballfields – Replace Outfield Netting \$20,000

In the mid 1990’s, 20-foot-high netting was installed along the outfield fences to catch “homerun” balls. This addition greatly improved player satisfaction and all but eliminated the loss of baseballs and softballs during games. Over time, the netting has deteriorated due to exposure and needs replaced.

9. Central Park – Replace Backstop & Baseline Fencing \$25,000

Central Park ballfield fencing dates from the late 1980’s to mid-1990’s. Over time, volunteers have painted the backstops on all four fields have been painted and the fence fabric has been straightened or repaired where it had been stretched or torn. A four-year plan is proposed to replace each of the backstops and baseline fencing.

10. Computer System Upgrades \$1,900

This covers routine replacement of computers, printers and copiers used by staff.

11. Village Green – Irrigation \$13,000

With the demolition of the Marshall Fields building, approximately half of the existing irrigation system was removed as well. This project will replace what was lost as well as extend irrigation into new turf installed with the Village Green Expansion.

12. Resurface Walks – Various Parks \$10,000

The Department maintains over 4 miles of paved walkways through the parks. This item is to perform periodic maintenance and resurfacing of walks that are in disrepair.

13. Central Park – Replace Tennis Court Lighting \$15,000

This lighting system is 12 years old and fixtures fail frequently, requiring a complete rebuild of the internal electronics. This project will replace the existing with new, more energy efficient fixtures and lamps. Additionally, this project has the potential of being eligible for one of the ComEd subsidy programs. These are announced periodically.

14. Dog Park – Install Second Shelter \$5,000

The dog park is divided into two distinct sections, with only one having a shelter and seating. This project proposes a second shelter for the comfort of park users.

**GENERAL FUND – RECREATION, PARKS & COMMUNITY HEALTH:  
FREEDOM HALL**

1. Digital Marquee Sign \$27,000

This item will replace the dated, manual reader board with a digital, LED board, allowing posting of messages for public information.

- 2. Re-carpet meeting Rooms \$15,000

Carpet in the upstairs meeting rooms is original to the building and needs replaced. This project proposes to replace the carpet with more versatile carpet tiles. This allows a single carpet tile to be replaced, should it become damaged or stained.

**GENERAL FUND – B&G: VILLAGE HALL**

- 1. Emergency Purchases / Repairs / Replacements \$10,000

Experience has shown that with the age of the Village’s infrastructure, failures and breakdowns can happen at any time. Over the years, unplanned repairs and replacements have included HVAC systems, roofs and other structural elements. Allowing funds for these situations in advance will lessen the burden on the budget.

- 2. Village Hall - Replace HVAC/ Water Department \$7,500

The Capital Plan provides for replacement of HVAC units as they approach the end of their useful life. This unit is 26 years old and due for replacement.

- 3. Village Hall - Replace HVAC/ R, P&CH \$7,500

The Capital Plan provides for replacement of HVAC units as they approach the end of their useful life. This unit is 26 years old and due for replacement.

- 4. Tuck-pointing \$9,000

Tuck-pointing is periodic, routine maintenance item to the Capital Plan.

- 5. Village Hall – Landscape Planters \$5,000

This project will add large planters to the south entrance of Village Hall to enhance the entry.

**GENERAL FUND – B&G: RECREATION CENTER**

At the time of this writing, the Village and School District 163 seem to be at an impasse in formalizing an agreement regarding final disposition of the Recreation Center and use of the facility. Staff from both institutions will be meeting on February 10 to discuss this. Full use of the facility has much to offer the Village, as there would be the potential to program the facility during school hours as well as evenings and weekends and is another rentable space for parties and other events. Taking full advantage of this opportunity would require some changes to the floor plan of the lower level, improving the kitchen area and the

construction of partition walls to isolate the Rec Center from the school. It also means that there would be no “front door” to the facility or any accessible entrances as the agreement would require complete separation of the Rec Center from the school itself. This would also have significant implications for the Village as all maintenance and capital projects would be the Village’s sole responsibility.

Many of the mechanical systems for the Rec Center date to the 1958 construction of the building. This includes the boiler, water and sewer lines and the electric service. These services are connected to the school facilities and would need to be separated. Staff estimates that this would cost a minimum of \$250,000. Added to this is the cost to renovate the lower level, adding an entrance and addressing ADA compliance issues. Estimates for this work are \$300,000. Immediate and critical needs in the next two years include replacing a water line, installing a back-up sump pump and replacing the boiler. Estimates for this work are \$120,000. Should the Village and SD 163 come to an agreement regarding the Rec Center, there is still another consideration to work through. There has been discussion by the Board of retrofitting the Park Forest Tennis & Health Club into a multi-use facility and the discussion of those variables is included in the narrative for the Tennis & Health Club.

1. Structural inspection \$5,000  
 A long, longitudinal crack has developed along the interior, east wall. While this crack has not migrated to the exterior wall, staff would like to have a structural inspection to assure the integrity of the wall.

2. Video Security/ Wi-Fi \$5,000  
 A video system is needed to monitor activities while programs such as Teen Zone are in session. Access to Wi-Fi is needed to support a video security system as well as supporting a wider range of youth program options.

3. Stand-alone HVAC for Gym \$50,000  
 Currently, HVAC service to the Gym is part of the system servicing the school structure. This project proposes an independent HVAC system, completely separating the connection to existing service.

**GENERAL FUND – B&G: POLICE STATION**

1. Hot Water Supply Lines to Cells \$13,000  
 Regulations governing the detention of individuals in a police cell require that both hot and cold running water be available. Currently, there are only cold water lines servicing the cells in the Park Forest Police Station. This project includes running additional hot water lines to the cells as well as installation of necessary fixtures.

2. HVAC/ Admin Wing \$7,500  
 The Capital Plan provides for replacement of HVAC units as they approach the end of their useful life. This unit is 15 years old and due for replacement.

- |    |                  |          |
|----|------------------|----------|
| 3. | Roof replacement | \$90,000 |
|----|------------------|----------|

The Police Station has five distinct roof elevations. Each of these sections was roofed between 1988 and 2002. This is a multi-year project to recondition, where possible or replace each of these sections. The first section needing replaced is the area housing various spaces and offices that allow for the day-to-day operations of staff and officers. This particular section has several areas in which water “ponds”, instead of draining away. These areas are prone to more significant deterioration than other areas of any given roof. This re-roof will include installing tapered insulation under the roof membrane to eliminate these areas of ponding water.

- |    |                                    |         |
|----|------------------------------------|---------|
| 4. | Replace Hanging-Heater Units – Gym | \$5,000 |
|----|------------------------------------|---------|

The former Fire Departments apparatus area now serves as the gym for the Police Department, housing exercise and physical training equipment. The space is heated with hanging units that are well over 20 years old. This project will replace two of the units.

**GENERAL FUND – B&G: FIRE STATION**

No Capital Projects planned for the Fire Station this year.

**GENERAL FUND – B&G: MUNICIPAL GARAGE**

- |    |                                |         |
|----|--------------------------------|---------|
| 1. | Replace Galvanized Water Lines | \$8,000 |
|----|--------------------------------|---------|

The Municipal Garage dates to the early 60’s with additions in 1967 and 1974. All water lines are galvanized, original to the disparate construction times and all in need of replacement. This project is a multi-year, systematic replacement of these galvanized water lines.

- |    |                                 |          |
|----|---------------------------------|----------|
| 2. | Parks Maintenance Shed Upgrades | \$10,000 |
|----|---------------------------------|----------|

In 2010, parks staff erected a pole barn for storage of mowers and other, larger pieces of equipment. Over the past several years, various staff changes and newly acquired skills, staff is able to perform maintenance that was previously shopped out to vendors. This project proposes to make improvements to this structure, allowing staff to perform some maintenance operations, taking advantage of these new skills. Improvements include, adding insulation, water, additional electric and work benches and spaces for maintenance operations.

- |    |               |         |
|----|---------------|---------|
| 3. | Tuck-pointing | \$7,000 |
|----|---------------|---------|

Tuck-pointing is added as periodic, routine maintenance item to the Capital Plan.

- |    |                        |          |
|----|------------------------|----------|
| 4. | New Sign & Landscaping | \$12,000 |
|----|------------------------|----------|

The Municipal Garage is the only Village facility without an identifying entry. This project proposes an identifying and landscaping to enhance the entrance and public recognition of the facility.

## **BIKE AND PEDESTRIAN PLAN IMPLEMENTATION**

1. Somonauk Park- Widen Path \$60,000

The Somonauk Park redevelopment project includes construction of some 10' wide multi-use pathways, which are part of the comprehensive Village's Bike & Pedestrian Plan. This item would widen paths in the park that are outside of the redevelopment project but identified as part of the Bike & Pedestrian Plan.

## **VEHICLE SERVICES FUND PROJECTS - PARKS**

1. Vehicle Repair / Reconditioning \$10,000

When pick-ups and other light duty trucks are up for replacement, they typically have less than 50,000 miles. The reason for replacement is typically heavy use in rough conditions (construction, off road in park areas, snow plowing, etc.). With an extensive repair and reconditioning program, some of these vehicles will serve another 20,000 to 30,000 miles or almost 3 years. The repair would usually consist of an engine overhaul, bodywork, suspension work or seat and upholstery reconditioning.

2. Replace Pick-up - #145 \$30,000

The light duty truck, purchased in 2003 is used for general parks maintenance operations. Typical jobs include routine maintenance in the parks such as trimming, refuse control and light hauling. There are 38,817 miles on this vehicle. Although this is relatively low mileage, the heavy use this vehicle receives and the condition of the body does not warrant extensive reconditioning.

3. Replace Pick-up W/ Lift-Gate - # 146 \$30,000

Purchased in 2008, this truck is used for general maintenance of municipal buildings and facilities. Equipped with a lift-gate, this truck is used to lift and transport heavier loads such as landscape materials and plants, light equipment and garbage. It now has 67,323 miles and needs replaced as further reconditioning will not add significantly to the useful life of this vehicle.

4. Replace Ballfield Groomer \$16,000

This small, utility equipment is used to maintain and groom infields for play and is used almost daily through the baseball and softball seasons. Purchased in 2001 this piece of equipment is becoming more and more expensive to keep in good repair.

5. Various Maintenance Attachments and Equipment \$5,000

Over the past several years, Parks staff have added base units to its fleet that can accommodate a wide variety of attachments. These include various mowing decks, earth augers, snow blades, fertilizer spreaders, log lifters and material handling buckets. Each of these serve to make the crews work more efficient and safer. Frequently, well-maintained used pieces of equipment become available from local vendors for a reasonable price. This item allows for the purchase of such equipment as the need arises.

6. CNG Vehicle Conversions \$15,000

Village staff has been exploring the feasibility of converting some fleet vehicles to use compressed natural gas (CNG) as opposed to gasoline as the fuel source. To do so requires addition of a pressure tank for the CNG as well as protective shielding. Vendors have indicated that this costs about \$13,000 – \$15,000 per vehicle. While this is an expensive conversion, there are benefits to consider that may offset this. These include, reduced routine engine maintenance, reduced internal wear-and-tear as well as reduced emissions. Homewood Disposal has made their CNG fueling station on North Street available to fuel Village vehicles. This project proposes a multi-year conversion of selected parks vehicles to CNG.

#### **AQUA CENTER FUND PROJECTS**

1. Digital Marquee Sign \$27,000

This item will replace the dated, manual reader board with a digital, LED board, allowing more messages to be posted for public information.

2. Replace Landscape Timbers \$6,000

This multi-year project will rebuild many of the timber landscape enclosures. Installed with the 1999 pool renovation, many of the base timbers are deteriorated and the planters need rebuilt.

3. Pool Deck Maintenance and Repairs \$5,000

This is a cyclical item to maintain, or replace sections of the pool deck that have spalled or cracked over time. Conditions such as this, create a hazardous walking surface for patrons.

4. Pool Play Equipment \$5,000

This project proposes the purchase of some form of play equipment to be used in the pools. Purchases such as this will add to patron's enjoyment and overall satisfaction while visiting the Park Forest Aqua Center.

## TENNIS & HEALTH CLUB FUND PROJECTS

During FY 20/21 Capital and Budget planning, there was discussion by the Board concerning retrofitting the Tennis & Health Club into a multi-use facility to replace the Rec Center. Staff was asked to explore options and provide an analysis. While there are some noteworthy reasons to do this, many questions need answered. Positive reasons to do this include the fact that the Tennis & Health Club is significantly larger than the Rec Center; approximately 42,000sq. ft. vs 14,000sq. Ft. This offers the potential for greater flexibility in programs and activities as well as some needed classroom space. Additionally, the Village owns the property and there will be no potential conflicts or use arrangements, as would be the case with the Rec Center and SD 163. Staff estimates that it would cost a minimum of \$500,000 to retrofit the Tennis & Health Club into a multi-use facility. Staff has determined there are two factors that have the most significant impact on this decision. The first being the significant capital outlay required to bring the facility into ADA compliance and the remodeling required to convert the facility to other uses, (see APPENDIX).

ADA compliance would require, at a minimum, an accessible entrance and emergency exit as well as access to all three levels of the facility. The second factor is the potential revenue vs. expenses that would be generated by other uses and programming.

Additionally, there was discussion on the feasibility of collaborating with a management company to oversee Tennis Club operations, similar to the arrangements for managing the Aqua Center. Staff did find an assortment of tennis club management companies but almost exclusively, these companies are located in the southern states and Caribbean resort islands, and manage private or resort clubs. One management company did list a public tennis operation among its clients and early in June, staff spoke at length with Mr. Henderson, CEO of Cliff Drysdale Tennis (CDT), operating from Texas. The one public facility they manage is a very large, outdoor tennis complex in Weston, Florida. The conversation was insightful, and actually offered some optimism as to the potential of some form of partnership between CDT and the Village. At Mr Henderson's suggestion, staff forwarded budget details with the expectation of receiving some basic proposal and cost estimate. To date, there has been no additional communication from CDT.

Staff also reviewed the potential for alternative use and program options; and has outlined the significant considerations relative to moving ahead with an alternative use or maintaining the "status quo", as it were.

The most practical alternative use and programming includes, converting the courts to basketball and volleyball, expanding the exercise area for fitness and health programs and creating some smaller "classroom" spaces. Staff does not expect that enough new revenue would be generated to offset increased expenses associated with any new programming and facility changes. Below is a table of projected revenue and expenses associated with new programs. Note that this does not take into account the capital investment to remodel the facility, nor how much time it would take to remodel and then re-open as a new facility.

<b>Projected Revenue</b>			
<b>Activity</b>	<b>Annual Number of Teams/ Participants</b>	<b>Cost / Team or Participant</b>	<b>Revenue</b>
Adult Basketball League	15 Teams x 2 sessions	\$500/ team	\$ 15,000.00
Adult Volleyball League	10 Teams x 2 sessions	\$500/ team	\$ 10,000.00
Youth Basketball	300 Participants	\$100/ ea.	\$ 30,000.00
Tournaments - 8 teams/tournemant**	6/yr. BB & VB	\$500 ea.	\$ 24,000.00
Programs/ Classes	1,200 enrollments	\$30/ ea.	\$ 36,000.00
Exercise/ Fitness Memberships	100 memberships	\$50/ mo. x 12 mo.	\$ 60,000.00
Rentals			\$ 30,000.00
<b>Total Revenue</b>			<b>\$ 205,000.00</b>

\*\* First several years would only generate 1-2 tournaments per sport with revenue of only \$8,000 to \$16,000

<b>Projected Expense</b>			
<b>Item</b>	<b>Current Budgeted Expense</b>	<b>Projected Increase</b>	<b>Projected Expense</b>
Salaries, Insurance, Employee Support	\$ 231,505.00	\$ 60,000.00	\$ 291,505.00
Professional Services	\$ 7,300.00	\$ 16,000.00	\$ 23,300.00
Operating Supplies	\$ 27,500.00	\$ 7,000.00	\$ 34,500.00
Maintenance	\$ 16,340.00	\$ 3,000.00	\$ 19,340.00
Advertising & Marketing	\$ 900.00	\$ 600.00	\$ 1,500.00
Vehicle Interfund Rentals	\$ 2,141.00	\$ 400.00	\$ 2,541.00
Utilities	\$ 19,700.00	\$ 25,000.00	\$ 44,700.00
<b>Total expenses</b>	<b>\$ 305,386.00</b>	<b>\$ 112,000.00</b>	<b>\$ 417,386.00</b>

As indicated, this is a projected revenue scenario that should be considered against the more reliable, historical revenue and expense data.

Revenue for the last four fiscal years 16/17 – 19/20, has averaged \$204,000, the bulk of this coming from hourly court fees that have averaged \$132,700. This revenue is generated from membership sales and services, league play and two college teams. Considering just the average of 250 memberships over the past four years, each spends over \$800 in membership fees, court time, lessons and services. It is important to note that the above revenue projection, which is essentially the same as current revenue, is dependent on well over 3,000 individuals per year, making use of the facility.

Given the above, and that the current manager has announced his intention to retire in June of 2021, Recreation, Parks & Community Health Staff recommends the following, concerning the Park Forest Tennis & Health Club.

1. The facility remains as a tennis facility with a five (5) year timeline and all factors be reviewed at that time.
2. A new Facility Manager be recruited and hired by April 2021 to ensure an adequate period of training.
3. Retain the current manager, in a part-time capacity, as an “ambassador” for the club. Duties to include maintaining the relationship with Purdue Northwest and Olivet and to continue recruiting local high schools to use the club.

## APPENDIX

### ADA Compliance Requirements

The Park Forest Tennis & Health Club was constructed before any considerations were given to current ADA guidelines and is completely inadequate as an accessible facility. Once any remodeling is done to accommodate changes in facility use or programs, the entire facility would be required to come into compliance with ADA Regulations.

At a minimum, bringing the facility into compliance includes an accessible main entrance as well as emergency egress from all four levels, and reconfiguring the front desk lobby area with automatic doors, accessible counter and wider maneuvering space. Accessible interior access would be required to the lower level courts as well as the second floor exercise area and to the third floor. Access to these floors would need to be done by a ramp system or mechanical lift of some type. The hallway between the north and south wings would need to be widened which means moving the front wall to the locker rooms. Both locker rooms would also need remodeled. This includes the locker space as well as showers, sinks and commodes. Additionally, a *Family Washroom* may be required. There are also two washrooms on the second floor that would need to be brought into compliance. Additional requirements include, relocating light switches to a compliant height, compliant door openers/closers and access to the lower level mechanical room.

Although no cost opinions have been solicited for this work, staff considers that costs, including architecture and engineering fees, would exceed \$800,000 and could potentially be over \$1,000,000.

Additional capital needs to convert the Park Forest Tennis & Health Club to other uses as outlined above, include coring the floor and providing some type of footing structure for volleyball poles. If basketball backboards cannot be hung from the ceiling structure, coring and footings for basketball standards would also be required. Additionally, the floor would need to be color-coated and appropriately striped for the different sports. New and reconfigured netting would need to be installed and equipment storage rooms built. Upstairs, the lounge would need to be remodeled for classes and programs and the lighting upgraded.

Other capital projects that wouldn't be as pressing but no less necessary for maximum use of the space include removing the whirlpools and saunas and associated plumbing. There is a large space behind the washrooms that was walled off to create a mechanical area for the whirlpools and general storage, this should be opened up for program space or potentially to meet ADA requirements for the locker rooms. Aside from partitioning this space, appropriate flooring would need to be installed. Lastly, the third floor could be opened to the lounge for flexible program space.

Again, although no cost opinions have been solicited, staff expects costs for this to be a minimum of \$200,000 - \$400,000.

## TENNIS & HEALTH CLUB FUND PROJECTS

1. Ceramic Roof Coating Repair \$40,000

A ceramic coating was applied to this roof in 1998. A recent inspection revealed that this coating is beginning to separate from the metal roof deck in places. This project will repair these areas.

2. French Drain Line from Downspouts \$8,000

The Tennis Club was built with the playing surfaces about four feet below grade. This has led to the perennial problem of flooding onto the courts during heavy rains. Installing the rain garden to collect water from the south east section of the roof alleviated some of the problem as did tuck-pointing the brick wall to stop water from seeping into the mortar joints. This past year, staff also repaired and adjusted the gutters and down spouts. Heavy rains can still cause some flooding from the north east section of the roof however. This project proposes to install a French drain to collect water from the downspouts and channel it directly into the storm drain system.

3. ADA Transition Plan Implementation \$5,000

In January of 2015, ACT Services, Inc completed the ADA Transition Plan for Village facilities. This plan identifies deficiencies in meeting current ADA Guidelines. This item is an ongoing project addressing deficiencies noted in the ADA Transition Plan.

4. Sealcoat/ Stripe Parking Lot \$3,000

The parking lot was resurfaced in 2017. Standard practice to maintain and prolong the useful life of paved parking lots includes a regular schedule of sealcoating. Routine stripping provides for efficient use of a lot.

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

*Somonauk Park status update – The Village was awarded an OSLAD Grant of \$395,000 for this project. Engineering plans are near completion and construction is expected to begin early spring of 2021.*

*The Murphy Park project is serving as an example of what might be done with other playgrounds that have been scheduled for removal in this paper. Staff and the R&P Advisory Board is discussing the option of doing something similar on a smaller scale in other parks.*

*Cedar Park – as mentioned in the original narrative for this plan, transferring this park to Cedarwood Co-op has been discussed in the past. Staff is seriously considering this option as a recommendation to the Board.*

*Eastgate Park – parts of the play structure have been removed. The remaining pieces have been relocated within the park, away from runoff from an adjacent paved area that was causing severe erosion around the equipment. Capital funds have been allocated to add new play pieces.*

*The Capital Plan includes renovation of Shabbona Park play equipment for the upcoming fiscal year.*

From golf to tennis and soccer to youth football and basketball, we have seen in recent years that both facilities and programs have life cycles. Some like golf and aquatics may be national trends, while others like individual playgrounds and tennis courts may be very community or neighborhood specific. As relates to the Capital Plan, this is always the opportunity to raise the issue of removing without replacement facilities at various parks that are currently under-utilized. At budget time similar decisions have to be made about program activities. The capital planning process can be a time for these decisions to be made and acknowledged publicly as changes to the system. This idea of removing and not replacing some park equipment has been discussed in the past but the need was not “immediate” and the understanding was that this would be done as equipment became unsafe or the issue became more pressing. In the opinion of R&P staff this time has come. The average age of the play equipment in Park Forest is 17 years old, the oldest being 24. Much of this equipment no longer meets safety standards and repair parts are no longer maintained in inventory by the manufacturers. The following discussion lists previously discussed, existing facilities that have been considered for removal. It also itemizes projects that have been on the Capital Plan for some time but remain unfunded. This year’s Capital Plan outlines a strategy of playground removals and renovations to fully upgrade the Village’s park system. This list itself, is not in order of importance or schedule but simply alphabetical.

One of the traditional complaints with manufactured playground equipment has been the uniformity and conformity of all designs to a few basic types of play structures leading to a sameness in the overall “play experience”. For example, play structures are designed to take the child in a circuit from a climber that attaches to an overhead apparatus, that attaches to a slide and then around again. Sales representatives actually tout the ease of “getting right back on again”. The challenge of such activity is soon mastered and then becomes boring. There is little to encourage imagination or

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

creative play and soon there are relatively few children playing. Over the last decade a “new” concept in children’s play has emerged. Fresher designs include natural elements and incorporate “natural play” into playgrounds. Playground elements might include rocks, logs, water, slopes and undulating topography. Typical play equipment is also incorporated such as swings; and slides might be built into a slope. In essence creative play and imagination is encouraged. A study begun in 2011 and released last year looked at the play habits of children at one school as their play space went from a typical to a “natural playscape”.

*The study, which examined changes in physical activity levels and patterns in young children exposed to both traditional and natural playgrounds, is among the first of its kind in the United States, according to Dawn Coe, assistant professor in the Department of Kinesiology, Recreation, and Sport Studies.*

*“The children more than doubled the time they spent playing ... They were engaging in more aerobic and bone- and muscle-strengthening activities.”*

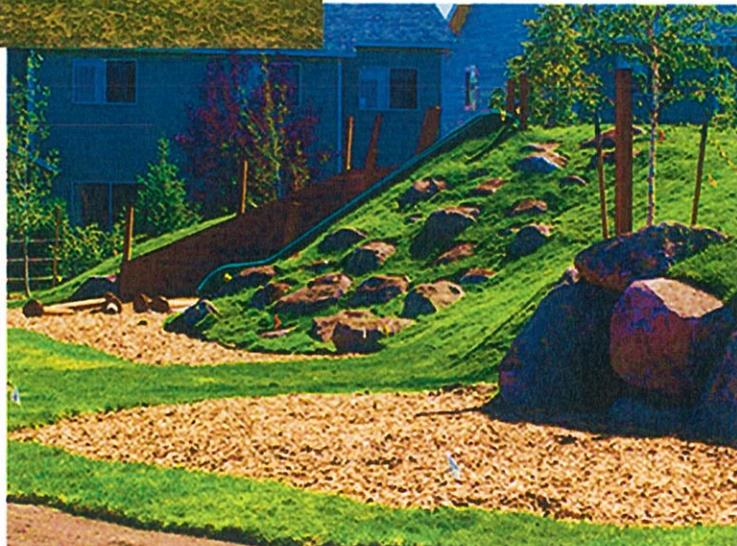
*"Natural playscapes appear to be a viable alternative to traditional playgrounds for school and community settings," Coe said. "Future studies should look at these changes long-term as well as the nature of the children's play."*

Following, are images illustrating Natural Playscapes.

BEFORE



AFTER



**Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities**

**BEFORE**



**AFTER**



**BEFORE**



**AFTER**



## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

Such playgrounds become destinations, which is the second trend in playground and park design that has emerged in the last decade. Unfortunately, gone is the day when a parent would let their child play out of their sight in a public playground. Destination Parks offer an attractive, exciting public space for the family to visit for a period of time. As staff looks at renovating the parks these two ideas will influence the process.

Following is an alphabetical listing of each park where action is proposed. The proposed timeline for this work is itemized in the Capital Plan.

### Cedar Park

- The playground was last improved in 1990, has inadequate safety surfacing and staff is proposing that this playground be removed. Some equipment was removed in 2012 and no comments of any sort were received by any R&P staff when this was done. Transferring this park to the Cedarwood Co-op has also been proposed from time to time.
- The two tennis courts are in very poor condition and little used. Staff recommends removing them.

### Central Park

- This playground was last improved in 2000 and is the largest park in the Village's system. In addition to the playground this park includes a double sided picnic pavilion with a kitchen on one side capable of hosting two separate picnics at the same time, washrooms, a picnic grove, three lighted tennis courts, volley ball, two lighted ballfields and two standard ballfields, a football/ soccer field, concession stand, over 1 mile of walking paths and the Central Park Wetlands. Staff proposes to further enhance this park as a destination park by completely redesigning the playground, incorporating natural play ideas. The first phase of this renovation would be to engage the services of a design firm to maximize the potential of the park.
- Installation of asphalt pads under the bleachers on each field has been on the Capital Plan for some years and not funded. Due to the need to fund more urgent projects, this item has been removed from the Capital Plan.
- A plan to add three additional tennis courts north of the existing courts has been on the park plan and Capital Plan for some time. It is clear that funding of this will not be forthcoming in the near future so it too has been removed from the plan.
- The Concession Stand in the middle of Fields A, B & C has no water or sewer service. The installation of a water line to the building for concessions and field irrigation has been on the Capital Plan for many years but not funded. It is clear this will not happen in the foreseeable future so it is removed from the plan.

### Eastgate Park/ Algonquin School

- This playground was last improved in 1990. Recent mapping of the neighborhood by the Public Works Dept. has revealed that much of what is considered Eastgate Park is not on Village property but on the adjacent co-op property. The playground was actually installed in two phases several years apart. The original phase was removed in 2013 due to safety concerns. The remaining equipment, now 23 years old, while still safe is outdated and well past the typical lifespan of 15 years for play equipment. Algonquin School has its own

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

fenced in playground behind the school and does not use the park play equipment as Illinois and Indiana schools do.

Census data shows that there are 123 children in the Eastgate neighborhood between the ages of three and twelve and in the thirteen to sixteen age group there are 52. The number in the three to twelve age group is expected to drop to 99 by 2018. Such numbers could be used as an argument to completely remove the playground but staff is loath to suggest this as there is no other public playground in the area. This being said the ongoing discussion on how the Eastgate area might change and develop in the future is very pertinent to this decision. Staff is proposing that the Eastgate playground be replaced but the implementation be delayed for at least two years pending decisions made on the future development of the neighborhood.

- Staff is exploring programming options for the basketball court. The census data is also pertinent to this discussion but staff's input is that for youth that cannot or perhaps will not travel to other areas of town where programs are offered there is a definite need for recreation programming in the Eastgate Neighborhood. To facilitate this the basketball court needs to be re-color coated and striped and benches should be removed. The electrical panel for the lights were removed some time ago due to ongoing vandalism. This will not be replaced.
- The ballfield at this school was installed by the Village in the early years and even used for adult softball. Most recently it was kept up for the Police PAAC Program. With the transfer of those programs to the center of town and the decline of youth demands, this field can be discontinued or transferred to SD #163.

### Hope Lutheran (Celebration Ministry)

- In the 1970's and 80's when Girls Softball was at its peak the Village constructed a softball field in conjunction with Hope Lutheran Church and school. This field has not been used for some years, nor has it been taken care of by the Village. Staff recommends the backstop be taken down and it be removed from the system.

### Illinois Park

- This playground was improved in 2011 with grant assistance. When renovating this park a section of the tennis court was cut out and the new play equipment installed in the open space. This gives a playground surrounded by a surface usable for hard surface games such as hopscotch and four-square. A tennis court was left in service and is used as such. This playground is used regularly by students from Illinois School. No further improvements are recommended at this time.
- The ballfield is still in use and the backstop will be replaced.

### Indiana Park

- This playground was last improved in 1997. Although sixteen years old this playground is still in good shape, repair parts are still available and it is used regularly by students from Indiana School. Improvements are planned for this park but would be last on the schedule.
- The ballfield is still in use and the backstop will be replaced.

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

### Logan Park/ Old Plank Road Trail

- This park was last renovated in 2001. The renovation included new playgrounds, ballfield backstop, adding washrooms adjacent to the trail and a small picnic pavilion just to the south of the trail; all facilities are still in good condition.
- The ballfield is one of the best in the village and previously used by PF Girls Softball and is available to other users. No further improvements are recommended at this time.

### Marquette Park

- This playground installed in the '60's has been removed. New swings were installed eight years ago and are still in place. The ballfield is in good shape and was once used by PF Girls Softball. With the demise of that organization the field is no longer used. Staff proposes to remove the backstop and relocate the swing set. This site is largely landlocked and has limited development potential.

### Mohawk School

- The ballfield at this SD #163 site like many, was originally installed by the Village in the 1960's. For years it was used by youth organizations, but now gets little use. SD #163 has assumed most of the mowing over the last three years and staff proposes this be turned over to the District or removed.
- An asphalt multi-use court was also installed at this school site at that time. It gets little use from the community and school use is not certain. Expense to remove or restore would be considerable so transfer to the School District is recommended.

### Murphy Park

- This playground was last improved in 1989 and has inadequate safety surfacing. Repair parts are no longer available from the manufacturer and serious safety concerns are emerging. Given its age, safety concerns and its usage, staff recommends removal of this playground. It must be understood that this and Cedar Park are the only two public playgrounds (the co-ops have three of their own) on the east side of Western Ave and south of 26<sup>th</sup> Street. Both are recommended for removal so this is a policy decision for the Board to consider.

### Onarga Park

- This playground installed in the '60's has been removed. No equipment was installed to replace it and staff recommends no new improvements.
- The ballfield is in good condition and was also used by PF Girls Softball. Though not used for softball games, because of its visibility on the corner of Orchard and Onarga, the ballfield has been maintained to a certain degree. This is a somewhat inefficient use of staff time. The backstop is in poor condition and staff recommends its removal and returning the infield to turf.
- Other uses for this park might be a more permanent location for community gardens.
- In 2010 a long-time resident of the neighborhood submitted a long and detailed proposal for this park upset that the play equipment had been removed some time earlier. The proposal was a mini-Central Park Wetlands on S. Orchard. She was encouraged to come to the Board and follow her project and it was included on the CIP the last 2 years. She did not follow up

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

and funding for this good idea is very questionable. It has been removed from the Capital Plan.

### 21<sup>st</sup> Century School / SD #163 Offices (Sauk Trail School)

- The ballfield in the back was installed by the Village is in reasonable condition and was used by PF Girls Softball. The backstop is old and staff recommends removal and further recommends the area be turned over to the District.
- The Multi-Use Court in the rear of the school was also installed by the Village and is equipped for basketball. It is somewhat landlocked and gets little use. Assignment to District #163 is also recommended.

### Shabbona Park

- This playground, last improved in 1991, is one of the oldest in the system and has been on the plan for replacement for some time without funding. The playground area gets minimal use at this time and staff recommends removing the playground from the system.
- The two tennis courts are little used and need considerable maintenance. The original plan for replacement of the playground was to relocate it on the tennis court site as was done at Illinois Park and combine a play area with a trike track, possibly basketball and a rest area. Due to the inability to fund higher priority projects in the park system, staff recommends removal of these courts.
- The walking paths in Shabbona Park are in fair condition and will continue to be maintained.

### Somonauk Park

- This park is the second largest in the Village, has a large picnic pavilion with attached washrooms, two playground areas, a picnic grove, basketball, in-line skating, volley ball and several acres of open space for soccer fields and other play.
- The West Playground is the smaller of the two playgrounds and is designed for younger children. This playground was last renovated in 1995 and there is a vintage swing set from the 1960's. Staff recommends that as this playground becomes obsolete it be removed from the system.
- The larger, East Playground was renovated in 1992 and also has the vintage swing sets. These are scheduled for replacement in the current fiscal year. If Shabbona Park playground is removed this will be the only park south of Sauk Trail. Staff recommends that Somonauk Park be upgraded as the second Destination Park. Redevelopment of the East Playground would include elements of natural play discussed earlier and incorporate play areas for younger children now incorporated in the West Playground.
- The picnic pavilion used regularly through the summer by large groups, was built in 1976 and is now 38 years old. The wood beams on the large "A-frame" structure began showing signs of rotting at the base in the late '80's. The rotted wood was cut out and a metal socket was designed and fitted into place to support the structure. The dry rot has continued and now extends beyond the metal supports and 4 X 6 headers on the roof are also showing serious dry rot. The entire structure needs re-roofing. The concrete slab on the east side of the structure has cracked and shows several inches of displacement creating a severe tripping hazard. A major re-engineering and reconstruction had been proposed as an alternative to demo and replacement but this no longer seems a viable alternative. Staff recommends that a new, somewhat smaller pavilion with washrooms be built.

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities

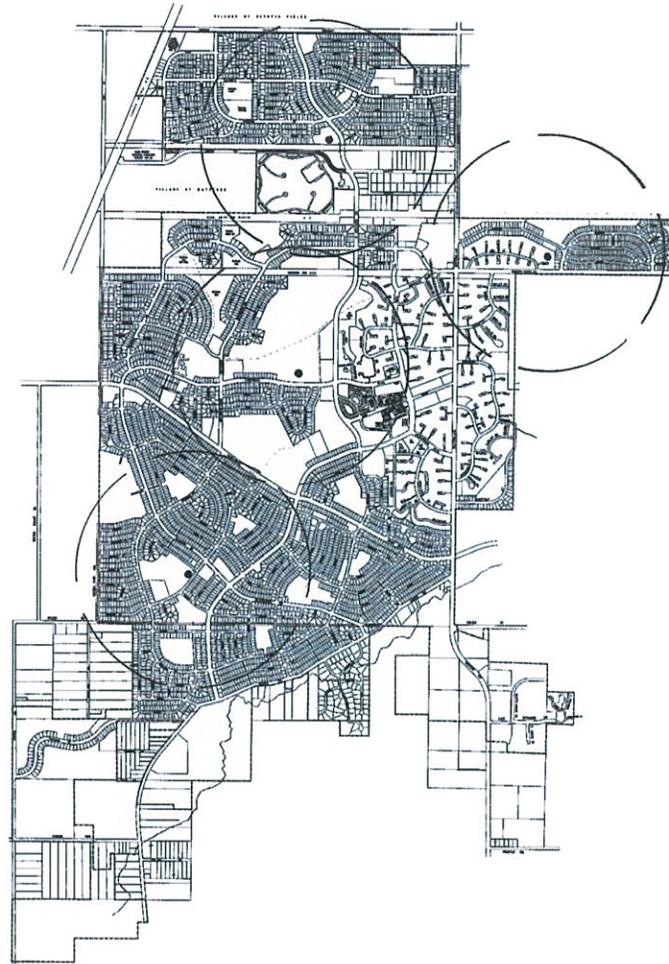
### Winnebago Park

- This playground was last improved in 1996. Due to the landlocked nature of the site, vandalism and low usage staff recommends removal of the play equipment.
- The greatest feature of this park is the nearly one mile of walking paths. These will be maintained.

In summary, of the 13 playgrounds within the Recreation & Parks system, staff is proposing the removal or decommissioning of seven playgrounds. Two of these are essentially decommissioned already. Six playgrounds would be renovated to current standards, incorporating the best practices in playground design, promoting creativity, imagination and active play. Staff further recommends the removal of four of the eight tennis courts (thirteen if Rich East Courts are included) and removing four of the 14 ballfields within the Village. Walks and open space would be maintained in all of the parks. In a very real way it is sad to recommend the removal of so many playgrounds in light of all the emphasis being placed on encouraging movement, activity and healthy lifestyle choices. All statistics argue for an increase in the number and types of play opportunities for today's youth. This proposal also leaves the residents south of Sauk Trail with only one playground, albeit a larger one.

Through the foresight and understanding of those who designed and built Park Forest, its residents are blessed with an abundance of open land. Excluding Thorn Creek Woods and the Forest Preserve but including schools and open, undeveloped land there is almost 16 acres of public land per capita available for recreation. The original layout of parks and schools put almost every residence in the Village within ½ mile of a playground without crossing a major thoroughfare. This is the standard used today to determine where playgrounds are needed. Using this standard to judge the recommendations cited above, all of the Eastgate neighborhood and everything north of the Old Plank Road Trail meets this criterion. Areas beyond ½ mile from a playground include, the "W" streets west of Forest Trail and the triangular area bounded by South Orchard, Monee Road and Sauk Trail. Most of the multi-family/ Co-op areas have small playgrounds incorporated into their own properties. Larger cities across the country average 22.23 playgrounds per 100,000 in population. At the risk of seeming to make light of things, with the six playgrounds recommended to remain, Park Forest is still ahead of this average. The map below illustrates the four major areas of coverage.

## Facility Life Cycles - Proposed Changes to Village Parks and Outdoor Facilities



As mentioned earlier, a trend that emerged about 10 years ago are destination parks, attracting people from across the community. These recommendations incorporate this trend and recognize the fact that fewer young children than ever are allowed to go “play at the park” by themselves. These recommendations also include the latest and best practices in playground design and look to encourage activity, socializing, creativity and imagination in young children and to reconnect them with the natural environment. Each an important part of being a well-rounded, participating member of society.

The reality of these recommendations is that there are more than the minimum number of playgrounds deemed necessary in Park Forest and the Village has had difficulty in the past maintaining a timely replacement schedule. These recommendations leave the south end of the Village with a minimal number of playgrounds but, in staff’s opinion this is the prudent direction to take at this time. It is important to remember that all of the park land will still be municipally owned and at any time, playgrounds or other facilities can be re-installed should the public begin to ask for these amenities. It is left to the Board’s discretion as to the actual implementation of these recommendations as policy.

## POLICE DEPARTMENT FIVE YEAR CAPITAL PLAN

		<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025-2026</u>
		Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>General Fund</u></b>										
Computer System Upgrades/Printers *	(1)	11,500	(1)	12,100	(1)	29,000		10,200		11,500
Taser Replacement*	(2)	25,000		-		-		-		-
Firearms and Weapons Replacement	(3)	12,000		-		-		10,000		-
Remodeling & Renovations of Building	(4)	15,000		-		-		15,000		-
Portable Radio Replacement*		-		-		-		-		75,000
Body-Worn/ In-Car Camera Replacement*		-		-		15,000		15,000		15,000
Office Furniture Replacement		-		10,000		-		-		-
Duty Uniform & Equipment Upgrades		-		-		5,000		5,000		-
License Plate Reader (LPR) System		-		50,000		50,000		-		-
Copy Machine*		-		-		-		10,000		-
		<b>63,500</b>		<b>72,100</b>		<b>99,000</b>		<b>65,200</b>		<b>101,500</b>
<b><u>Vehicle Services Fund</u></b>										
Replace Three Police Vehicles	(1)	135,000		135,000		135,000		147,000		147,000
Mobile Data Terminals for Squads	(2)	10,000		10,000		10,000		10,000		10,000
Specialty Fleet Vehicle**		-		45,000		-		45,000		-
Administration Vehicle***		-		-		30,000		-		30,000
		<b>145,000</b>		<b>190,000</b>		<b>175,000</b>		<b>202,000</b>		<b>187,000</b>
<b>TOTAL</b>		<b>208,500</b>		<b>262,100</b>		<b>274,000</b>		<b>267,200</b>		<b>288,500</b>
* Technology Upgrades										
** K9 Vehicle in 22/23, Utility Vehicle in 24/25										
*** One (1) Vehicle purchase funded by Asset Forfeiture Fund 48 in 2023/2024										

**POLICE DEPARTMENT  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**GENERAL FUND PROJECTS**

1. Computer System Upgrades \$11,500

Part of the ongoing maintenance, replacement and upgrade of the computer system, computer upgrades at the Police Department include computer replacements and maintenance as follows:

Computer Replacements (5)	\$9,500
Web Security Appliance	\$2,000

2. Taser Replacement \$25,000\*

The Police Department has utilized Tasers since at least 2005, however the current model in use by the agency, the X26E, ceased to be sold by Axon after December 31, 2014 and is no longer supported by the company. Additionally, Axon provides a useful life recommendation for Tasers of 5 year<sup>1</sup>. According to Axon, the device debuted in 2003 as an analog device, and new smart technology included in the newer model of Tasers has increased safety and performance features. Due to budgeting limitations, the Police Department had been purchasing refurbished X26E models. However, as this technology grows increasingly outdated, the Police Department seeks to update with the newest model, the X26P at an estimated total replacement cost of \$35,000.

\*The Police Department received \$10,000 towards Taser replacement in Fiscal Year 2019/2020 which was spent and was approved \$10,000 in funding for the update in inventory in Fiscal Year 2020/2021, however the Fiscal Year 2020/2021 funding was not spent due to budgetary concerns caused by the pandemic. As such, \$25,000 in funding is requested in Fiscal Year 2021/2022 to complete the update in Taser inventory, with \$10,000 re-budgeted from the Fiscal Year 2020/2021 budget.

3. Firearms Replacement \$12,000\*

The Police Department transitioned from revolvers to semi-automatic handguns in 1990 with the purchase of .40 caliber Glock pistols. The inventory of firearms was replaced in 2000 and again in 2012 with newer models of the .40 caliber Glock pistol each transition. Reasons for replacing sidearm inventory include wear and tear on the firearm, availability of newer models with improved features, as well as the reduction in brightness of the night sights over time (Tritium has a half-life of 12.5 years<sup>2</sup>). The Police Department is again looking to replace duty sidearms. While the reasons for replacing the sidearm inventory remains unchanged as in years past, there are two additional reasons why the change is sought at this time. First, while we do not know the exact reason leadership chose the .40

<sup>1</sup> <https://www.axon.com/news/5-year-useful-life-recommendations>

<sup>2</sup> <https://www.ccpa.net/DocumentCenter/View/3173/Tritium?bidId=>

caliber round when transitioning to semiautomatic firearms in 1990, we do know that around that time many law enforcement agencies transitioned to semi-automatic pistols and the .40 caliber round following a well-publicized 1986 shootout in Miami between FBI agents and 2 bank robbers where 2 FBI agents were killed and 5 wounded. The lack of adequate firepower was determined to be a major contributor to the dire results of that encounter. Following that incident, the FBI changed over their standard issue sidearm to .40 caliber semiautomatic handguns and many law enforcement agencies followed their lead. Decades later, however, subsequent studies by the FBI regarding use of the .40 caliber round indicate that improvements in ammunition design as well as the introduction of additional considerations in actual shootings negated the perceived advantages of the .40 caliber round, and in fact showed some disadvantages to that round choice over the 9 mm. In a 2014 letter to law enforcement partners, the FBI provided reasons for returning to the 9 mm round, including allowing for “higher magazine capacities, less recoil... and higher functional reliability rates” while also “outperforming most of the premium line .40 S&W and .45 Auto projectiles tested by the FBI”<sup>3</sup>. Additionally, 9 mm ammunition is less expensive than .40 caliber ammunition, reducing long-term costs. The FBI, US Secret Service, Department of Diplomatic Services, as well as the NYPD, Los Angeles Police Department, and Chicago Police Department have all transitioned to the 9 mm round<sup>4</sup>. Finally, new technology has allowed pistols to be equipped with Ruggedized Miniature Reflex (RMR) sights. These electronic sighting systems provide greater accuracy in shot placement, however pistols should be factory-milled to be able to be best fitted with these sighting systems. While the Police Department is not proposing purchasing RMR sights for armed personnel at this time, following command staff analysis the use of such sights has been approved if purchased at the officer’s expense, and the Police Department will have the new firearms factory-milled to be able to fit such sighting systems should personnel choose to purchase them. Total cost of firearm replacement is approximately \$12,000.

\*The Police Department requested and was approved \$6,000 funding in Fiscal Year 2020/2021 for this purchase in anticipation that the additional \$6,000 funding would be approved in Fiscal Year 2021/22, with the actual purchase totaling approximately \$12,000 taking place in July of 2021. The \$6,000 in funding in Fiscal Year 2020/21 was subsequently placed on hold due to budgetary concerns caused by the pandemic, and the total amount of \$12,000 is requested in Fiscal Year 2021/22.

4. Remodeling and Renovations (West Bay) \$15,000

As the Police Department continues to remodel and repurpose a nearly 70-year-old building, current focus is on the west bay area of the garage. This area serves as a storage location for evidence which cannot fit inside of the evidence room and the storage of maintenance equipment, as well as an evidence processing location. While the area is under video surveillance, evidence stored there is not stored under best-practice models, and the maintenance equipment remains difficult to keep organized. The Police Department is requesting funding to create a securable, walled structure within the bay area to be split between a secure evidence storage location and a maintenance equipment and tool storage area. Furthermore, this structure is envisioned to have a staircase leading to the flat roof, an

<sup>3</sup> Executive Summary of Justification for Law Enforcement Partners, FBI Training Division, FBI Academy, Quantico, VA, May 6, 2014

<sup>4</sup> <https://abcnews.go.com/US/us-secret-service-switching-9mm-glock-pistols/story?id=64719349>

area which could be used for the storage of records, helping to solve an increasing logistical problem of finding locations to store the ever-growing inventory of records required to be kept by the Illinois Records Retention Act.<sup>5</sup>

## **VEHICLE SERVICES FUND PROJECTS**

1. Replace Three Police Vehicles \$135,000

The Police Department has developed a replacement program that reduces maintenance costs while continuing to provide a safe, dependable fleet of vehicles, which is necessary for emergency situations and regular police services.

This expenditure involves the replacement of three (3) police vehicles at a cost estimate of \$45,000 each. This cost includes approximately \$36,000 per vehicle as determined by the Illinois Joint Purchasing Agreement as well as the costs of equipping the vehicle. Equipping costs include stripping down the replaced police vehicle to install the still-usable equipment into the new police vehicle when possible, rather than purchasing new outfitting equipment. This program to gradually replace older police fleet vehicles has kept the budget cost fairly consistent per police vehicle over the last several years.

Police vehicles may be in service 24-hours per day under many different weather and driving conditions, which at times can be extreme. The objective is to have these police vehicles remain in service for at least five years and, in many cases, longer. Decommissioned vehicles are used as administrative-only purpose vehicles or offered to other departments or public safety partners, and then sent to auction if not needed. The Police Department will continue to purchase the police vehicles at the State of Illinois bid price or through the Suburban Purchasing Cooperative as available.

2. Mobile Data Terminals for Squads \$10,000

The Police Department utilizes in-car computers to carry out patrol operations. From Computer Aided Dispatch (CAD), to communicating, to accessing law enforcement data bases in the process of enforcing state laws and Village ordinances, the use of in-car computers is indispensable to modern policing. The MDT inventory for the entire Police Department fleet is new as of this writing, and while the useful life of the current model of MDT cannot be predicted with precision, it estimated that the useful life will be five (5) years. To spread the cost of future MDT inventory replacement over multiple fiscal years rather than incur the expense at once, \$10,000 in funding is requested per fiscal year through the Vehicle Services fund.

---

<sup>5</sup> <https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=86&ChapterID=2>

## FIRE DEPARTMENT FIVE YEAR CAPITAL PLAN

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>General Fund</u></b>									
Protective Clothing	18,375	(1)	19,300		20,000		21,000		21,500
Fire Station Maintenance	8,500	(2)	9,000		9,500		10,000		10,250
EMS Equipment	5,000	(3)	-		5,500		-		6,000
Fire Station Furnishings	7,000	(4)	7,500		7,500		7,500		7,750
Special Teams Equipment	8,000	(5)	9,000		10,000		10,000		10,500
Pagers/Radios	10,500	(6)	11,000		11,000		11,500		11,750
Fire Hose	8,500	(7)	-		-		-		9,000
Computer System Upgrades	21,500	(8)	15,800		20,700		27,300		23,200
Training Site Maintenance/Upgrade	-		10,000		-		10,000		-
Firefighting Equipment	-		8,000		-		8,000		-
Test/Replace Ladders	-		5,500		-		5,500		-
SCBA Air Bottles	-		7,000		7,000		7,250		7,250
Power Cot Replacement	-		-		-		-		-
	<b>87,375</b>		<b>102,100</b>		<b>91,200</b>		<b>118,050</b>		<b>107,200</b>
<b><u>Vehicle Services Fund</u></b>									
Replace Engine 54	-		-		650,000		-		-
Replace UTV (Unit 53)	-		-		-		-		45,000
Replace Ambulance 63	300,000		-		-		-		-
Replace Car 72 - Ford Expedition	-		-		-		45,000		-
	<b>300,000</b>		<b>-</b>		<b>650,000</b>		<b>45,000</b>		<b>45,000</b>
<b>TOTAL</b>	<b><u>387,375</u></b>		<b><u>102,100</u></b>		<b><u>741,200</u></b>		<b><u>163,050</u></b>		<b><u>152,200</u></b>

**FIRE DEPARTMENT  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**GENERAL FUND PROJECTS**

1. Protective Clothing \$18,375

Bunker gear, like most protective clothing, has a finite life-span before the protective qualities of the gear are significantly diminished. For structural firefighting gear, this life-span is approximately 10 years. The last complete replacement of structural firefighting gear was purchased through a grant obtained in 2002. In an attempt to minimize the financial impact to the Village we are recommending continuation of the replacement program established which envisions replacing 4 sets of structural firefighting gear every year at a current unit cost of \$4,594 dollars per set, or a total commitment of \$18,375 this budget year.

2. Fire Station Maintenance \$8,500

This project looks to renovate one of the spaces in the fire station by repainting, changing flooring, replacing fixtures as needed and generally keeping the almost 16 year old spaces of the fire station presentable and functional. This year's target is the administrative assistant's office. This space is utilized daily as the entry area for all fire department visitors. This project envisions painting, replacing the flooring, upgrading security and control of entry doors.

3. EMS Equipment \$5,000

This project would replace certain non-consumable items within the EMS supply list such as portable suction machines, interosseous drill kits and similar items. These items, though having consumable parts, are generally in need of replacement due to wear and tear on the sustained equipment such as power units. Typically a suction unit is approximately \$1,200 to replace and a drill kit \$1,000. These items are moved from vehicle to vehicle when suitable, but as they continue to be used the lifecycle of the equipment can only be extended so long. With the planned replacement of one of the department's ambulances, certain equipment will need to be upgraded and or replaced.

4. Fire Station Furnishings \$7,000

As the fire station reaches into its second decade of operation many of the original furnishings are beginning to show their age and breakdown. This project would continue to look at furnishings from desks to exercise equipment and replace that which is most critically in need of replacement. The goal is to approach one room per year and rework/repair/replace items as needed to prepare the space for the next 10 years.

5. Special Team Equipment \$8,000

The Park Forest Fire Department supports regional special operational teams such as CART, Haz-Mat, Water Rescue and Fire Investigation. This project would allow for the purchase of specialized equipment to enhance the department’s ability to perform technical rescue operations in a variety of rescue disciplines. This project envisions the purchase of shoring equipment that can be deployed in trench rescue and structural collapse incidents by first responders.

6. Pagers/Radios \$10,500

With the advent of narrow-banding and other digital aspects of radio communication systems our older portable radios have reduced reliability. This program proposes replacing three (3) mobile radios with the new Motorola digital models; unfortunately, each of these units cost \$3,500 or more. The goal would be to begin replacing units slowly while we seek out grants for a more global replacement.

7. Fire Hose \$8,500

This is an ongoing project within the Fire Department to replace worn out, damaged, leaking or aging fire hose. The life expectancy of fire hose varies depending on the type, use and construction of the hose in question. This funding will allow for the replacement of about 800’ of 5” hose and 400’ of 1 ¾” hose; about 1/5 of the department’s compliment of fire hose. We have applied for numerous grants to replace the hose without success to this point, thus we endeavor to address the issue through the budget process. The overall goal is to maintain fire hose on approximately a 10-year cycle.

8. Computer System Upgrades \$21,500

As part of the Village’s and the Fire Department’s ongoing computer replacement program, this funding would allow the department to replace computers used in fire department office spaces. It also envisions the replacement of Mobile Data devices as part of our replacement strategy for the Department’s mobile units and electronic patient care entry devices.

Mobile Data Terminals (9)	\$12,000
Desktop Computers (2)	<u>\$ 9,500</u>
TOTAL	\$21,500

## VEHICLE SERVICES FUND PROJECTS

1. Replace Ambulance 63 \$300,000

This project calls for the replacement of the Fire Department's oldest Mobile Intensive Care Unit with a new unit of similar construction and capabilities. Included in this project are specific specialty items associated with this vehicle (Monitor/Defibrillator). This unit will be nine years old at the time of replacement and have over 90,000 miles with extensive service in delivering patient care and transportation to the citizens of Park Forest. This replacement is in keeping with the Fire Department's vehicle replacement schedule (included in the vehicle services fund) which is designed to meet Department and industry standards for vehicle service lives and serviceability. Ambulance 63 is inspected annually for compliance with various standards as established by the Illinois Department of Public Health and the South Cook County Emergency Medical Services System, and timely replacement of this vehicle will help avert down time created by compliance with these inspections or significant maintenance/repair activities.

## DOWNTOWN PARK FOREST FIVE YEAR CAPITAL PLAN

	2021/2022		2022/2023		2023/2024		2024/2025		2025/2026
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>Downtown Park Forest Fund - Village</u></b>									
Tenant Build Out	100,000	(1)	100,000		100,000		90,000		100,000
Tenant Build Out - 300 Victory Drive	220,000	(2)	110,000		110,000		110,000		-
Tenant Signs (Matching Grant Program)	5,000	(3)	5,000		5,000		5,000		5,000
Repaint Exterior Fascia	5,000	(4)	5,000		5,000		5,000		5,000
Dumpster Enclosures	15,000	(5)	10,000		10,000		4,000		4,000
Interior LED Lighting for Building #1 & #7 (1)*	5,000	(6)	-		-		-		-
Reconditioning Roofs/Sealcoating*	20,000	(7)	20,000		20,000		20,000		8,000
DownTown Public Art Projects	18,000	(8)	-		18,000		-		18,000
Recognition Plaques	4,000	(8)	-		4,000		-		4,000
Computer System Upgrades	5,000	(9)	2,500		1,900		-		1,000
Artists Incubator Second Floor of Building #5 or #6A	-		500,000		-		-		-
	<b>397,000</b>		<b>752,500</b>		<b>273,900</b>		<b>234,000</b>		<b>145,000</b>
<b><u>Downtown Park Forest - Common Area Projects</u></b>									
DownTown Master Plan Update	50,000	(1)	-		-		-		-
DownTown New Way Finding Signs incl. Village Hall	10,500	(2)	-		-		-		-
Parking Lot Patching and Striping	10,500	(3)	10,000		10,000		10,000		10,000
Gutter & Downspout Repair / Replacement	9,500	(4)	9,500		9,500		9,500		9,500
Sidewalk Repairs <sup>(1)</sup>	5,000	(5)	5,000		5,000		5,000		5,000
Exterior Canopy Maintenance	7,500	(6)	7,500		7,500		7,500		7,500
Purchase of Hometown Heroes Pole Banners	5,500	(7)	-		-		-		-

<sup>(1)</sup> A Sustainable Project

## DOWNTOWN PARK FOREST FIVE YEAR CAPITAL PLAN

	2021/2022		2022/2023		2023/2024		2024/2025		2025/2026
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>Downtown Park Forest - Common Area Projects</u></b>									
<b><u>(Continued)</u></b>									
Public Restroom/Village Green Storage	50,000	(8)	-		-		-		
Orchard LED Sign repair/software updates	4,500	(9)	4,500		4,500		4,500		50,000
DownTown Winter Decorations / Snow Flakes	3,500	(10)	-		-		-		4,000
Purchase of Street Furniture	-		15,000		-		-		-
Theater North Parking (Liberty St) Seal Coating & Patching	-		70,000		-		-		-
Cunningham / Lot #10 Lighting	-		202,000		-		-		-
Cunningham (Liberty to Lakewood) Roadway	-		229,000		-		-		-
ADA Ramps Throughout DownTown <sup>(1)</sup>	-		5,000		-		-		-
	<b>156,500</b>		<b>557,500</b>		<b>36,500</b>		<b>36,500</b>		<b>86,000</b>
<b>TOTAL</b>	<b><u>553,500</u></b>		<b><u>1,310,000</u></b>		<b><u>310,400</u></b>		<b><u>270,500</u></b>		<b><u>231,000</u></b>

<sup>(1)</sup> A Sustainable Project

**DOWNTOWN PARK FOREST  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**DOWNTOWN PARK FOREST FUND – VILLAGE**

1. Tenant Build Out \$100,000

Tenant build out expenses are included in the Capital Plan every year in order to ensure that the DownTown Management Office is in a position to offer move-in ready spaces to new tenants. This item provides for all the costs needed to create a leasable, code-compliant space in one of the Village-owned DownTown properties. These costs may be as minimal as painting, replacing ceiling and lighting fixtures, and/or cleaning or replacing carpets. For “raw” spaces, or spaces that have not been occupied in a long time, the expenses could be more significant, including such work as installation of ADA washrooms and upgrading HVAC, electrical, and lighting systems. The cost per square foot to build out a raw space has averaged \$50 per square foot. Therefore, a budget of \$100,000 could accommodate approximately a 2,000 square foot space for build out. At this time, there are five ground-level units that are “raw”. In addition, one ground-level space needs some code work, and four spaces are “turnkey” spaces ready for occupancy. These spaces are each identified in the table below. In FY2019/2020, the spaces at 315 Main Street and 388 Forest Boulevard were built-out to vanilla box spaces, making them more readily rentable spaces. These two spaces are ideal for retail usage. The raw space at 311 Main Street will be built-out to a vanilla box space in FY2020/2021 for a prospective tenant with the intentions of setting up a small bar and grill. Note that build-out funds for 300 Victory Drive are requested separately.

Raw Ground Level:	341 Founders Way	840 sq. ft.	(front portion is built out – used by Vet Closet)
	299 Main Street	1,942 sq. ft.	
	361 Artists Walk	2,290 sq. ft.	(R&P storage space)
	210 Main Street	3,000 sq. ft.	
	300 Victory Drive	<u>8,300 sq. ft.</u>	
		16,372 sq. ft.	
Ground Level Partial Code Work:			
	294 Main Street	2,434 sq. ft.	(Art Gallery-donated space)
Ground Level Turn Key:			
	351 Founders Way	1,000 sq. ft.	(Vet Closet-donated space)
	388 Forest Blvd.	1,500 sq. ft.	
	315 Main Street	1,566 sq. ft.	
	295 Main Street	<u>3,822 sq. ft.</u>	(DOTG)
		12,661 sq. ft.	

2. Tenant Build Out – 300 Victory Drive \$220,000

In February 2020, the Village settled with lawyers for the former lessees of 300 Victory Drive and 331 Founders Way for unpaid rent. Throughout the eviction process, the tenant removed all plumbing fixtures, ripped plumbing from the walls and floors, and removed all wall coverings and flooring. Additionally, electrical fixtures and wiring were exposed from the walls and ceiling. The Village built out 331 Founders Way in FY2020/2021 for a smoothie shop, but 300 Victory Drive is inhabitable due to the damage. The Village will need to build out this unit for rental use. Due to the continued interest in DownTown Park Forest, the DownTown Management Office has worked with a space planner to develop concepts for build-out of 300 Victory Drive. These concepts include splitting the space into five 1,200 square foot spaces suitable for retail usage. Each unit would have its own restroom and entrance. Another concept would be a retail incubator with an open concept and shared restrooms. Staff has requested funding for the first option, which is estimated to cost \$550,000 over a four-year period. The \$220,000 requested for FY2021/2022 is an estimate of the cost to undertake this work in the first year for build-out of two retail units.

3. Tenant Signs (Matching Grant Program) \$5,000

The Sign Grant Program was established in FY2001/2002 to reimburse tenants a portion of the cost of an exterior fascia sign. With a paid receipt, the tenant receives reimbursement of 50 percent of the cost of the sign (not to exceed \$1,000). The Sign Grant Program includes the second floor businesses to help advertise their business with logos and lettering on their exterior windows. In FY2018/2019, Artistic Flow received a grant reimbursement, Legendary Cutz & Stylez Studio in FY2019/2020, Vintrendi Wine Company, Downs Fitness, Sienna’s Sweet Shoppe, and K Spot Bar & Grill in FY2020/2021.

4. Repaint Exterior Fascia \$5,000

Fascia patch and paint is necessary for maintenance and beautification of the DownTown buildings. This work typically involves providing the lift, applying stucco patch as necessary to holes and other imperfections, and painting. In order to ensure ongoing maintenance of building facades, this must be an annual process, with at least one building facade completed each year. The south side of Building #5 will be repaired and painted in FY2020/2021. In FY2021/2022, the goal is to work on Building #7.

5. Dumpster Enclosures \$15,000

There are six areas at Village-owned DownTown buildings where dumpsters and recycling containers are located for tenant use. Each area contains a minimum of one 6-yard dumpster. The dumpster is enclosed with an opening consisting of two gates. Over time, the gate hinges tend to become loose, and/or the door latches do not operate, and/or the enclosure walls become damaged. Repairs are regularly needed, including replacing the door mechanism, reinforcing the gates, and repairing any damaged boards. In addition, in FY2019/2020, the DownTown Office and Sustainability partnered to implement recycling for the DownTown tenants. This program added approximately 18 22-gallon recycling bins in the areas described above. However, because of the increase in the number of tenants, and the increased awareness of recycling, these bins have proven insufficient to contain the amount of

recycled material. Therefore, larger dumpster-style containers may be needed. If the bins are replaced with dumpsters, enlarged enclosures will be needed. The funding requested will fund either 1) repair/replacement of all six existing DownTown Dumpster gates, or 2) the expansion of two dumpster enclosures.

- 6. Interior LED Lighting in Building #1 & #7 \$5,000

In FY2018/2019, the Department of Public Works assisted the DownTown Management Office with obtaining a grant from ComEd to replace all canopy lights and decorative streetlights with LED lights. This grant allowed the DownTown to replace 178 fixtures under the canopies and 117 decorative streetlights. The total cost of the project was \$29,261, with the Village’s portion only \$3,798. Similar work will be done in the interior of the second floor buildings, including the hallways and offices, because the Village pays those power bills. Future maintenance funds are for any unforeseen repairs/maintenance for ballasts, damaged fixtures, etc. and will be included into the DownTown budget. Due to ComEd program changes, lighting in Buildings #1 & #7 was not completed in FY2019/2020. But, with an updated program and a re-assessment, these two buildings should be completed in the spring of FY2020/2021. If COVID delays the installation with contractors, this project will be ear-marked for FY2021/2022.

- 7. Reconditioning of Roofs/Seal Coating \$20,000

The buildings in the DownTown have roofs that are at least 15 years old. Many have been repaired on an as-needed basis for specific issues. Most of the roof membranes continue to be in good condition, so rather than replacing the entire roof, the DownTown proposes a seal coating/restoration process. This process increases the service life of the current roof, provides waterproofing, and adds reflective surface to reduce energy costs. This process eliminates the disruption of roof tear-off, and is a fraction of the cost to fully replace the roofs. The \$20,000 requested is an estimate of the cost to undertake this work on one building each year. With five buildings in the DownTown, this will be a multi-year project. One building was funded for this work in FY2020/2021, however, if COVID delays the install with contractors, this project shall be pushed forward a year through FY2025/2026.

- 8. DownTown Public Art Projects \$18,000  
Recognition Plaques \$ 4,000

Given the importance of the cultural arts to the history of the Village, it is appropriate that the Village fund public art. To that end, a formal Public Arts Capital Projects Fund was created in FY2014/2015. The DownTown budget supplements this fund every other year with money directed specifically to projects in DownTown Park Forest. In FY2021/2022, these funds will primarily clean and repaint the sculptures that have been in the DownTown for several decades. This project will be funded jointly with the Recreation, Parks, and Community Health Department. If funds allow, additional DownTown Public Art projects will be identified by the Staff public arts committee. Recognition plaques are also in the Capital Plan every other year and installed in the DownTown.

9. Computer System Upgrade \$ 5,000

The Downtown Park Forest Office is scheduled to have a new copier installed.

**DOWNTOWN PARK FOREST – COMMON AREA PROJECTS**

1. DownTown Master Plan Update \$50,000

The Departments of Economic Development and Planning (including Economic Development, Planning, the DownTown Management Office, and Sustainability) and Recreation, Parks, and Community Health have met multiple times to discuss the next phase in the evolution of DownTown Park Forest. The DownTown Master Plan is now 18 years old, and should be updated. Furthermore, the DownTown buildings are more than 60 years old, and the current design of the DownTown is approaching 30 years old. Finally, the 12-year extension of the DownTown Tax Increment Financing District gives the Village more time to attract new development on the vacant parcels in order to further enhance the vibrancy of the area and generate additional property tax revenue.

A great deal has been accomplished since the Village purchased the former Park Forest Plaza in 1995. DownTown Park Forest is home to a wide range of retail, service, and office users, and it has become the hub for many cultural and recreational activities. Given the TIF extension, this is an ideal time to position the area for the future. The Master Plan Update should examine the physical condition of the buildings and infrastructure to establish a comprehensive, long-term plan for capital improvements. This will include, for example, an assessment of the physical quality of the canopies and support posts, the stucco facades, the roofs (including a determination of the ability to support solar panels), the need for additional or upgraded electric service to outdoor users, and landscaping upgrades. The goal will be to ensure that the physical and aesthetic quality of the DownTown infrastructure serves the community for another 60+ years.

Equally important, the Master Plan Update should examine how DownTown Park Forest can continue to serve an increasingly diverse population with new shopping, recreational, and service needs. Some of the issues to address in the Plan include –

- How can the public spaces in DownTown Park Forest become more active in the winter months?
- Are there improvements that would enhance pedestrian and bicycle accessibility and safety?
- Where is the best long-term location for the Main Street Market as new development requires it to move from its current site?
- What uses are missing that would enable DownTown Park Forest to serve a wider range of needs, and what improvements are needed to attract those uses?
- Can the amount of parking be reduced in order to allow for additional development?
- Where is the best location for a public restroom facility and for storage for DownTown public events?

The Staff team proposes to hire a planning, architecture, and/or landscape architecture consultant to undertake this Master Plan Update.

2. DownTown New Way Finding Signs \$10,500

The existing DownTown Way Finding signs on Main Street (two signs) and Founders Way (on Liberty Drive and Victory Drive) will be replaced in FY2021/2022 with a new updated design. The new, redesigned signs on Main Street will include all businesses along Main Street and Founders Way. We have suggested to the DownTown businesses that they will need to contribute to the cost of the business sign, whereas the DownTown will provide the labor and installation of the new sign posts.

3. Parking Lot Patching and Striping \$10,500

The DownTown parking lots are inspected and evaluated each year. In FY2020/2021, the parking lots that serve Buildings #1 and #7 and the lot on the south side of Building #5 (serving Franciscan Physician Network) will have been patched and restriped. The lots serving Aunt Martha's and Building #6A are scheduled to be patched and stripped in FY2021/2022. In addition, the parking lot north of the Rich Township Senior Center is an area of concern for pedestrians and vehicles walking and passing through this lot. Patching is a high priority for this lot and striping will need to be completed once the lot is patched. If a project is larger than just patching, the DownTown office will work with Public Works because coordinating with other projects typically saves money for the DownTown.

4. Gutter & Downspout Repair / Replacement \$9,500

This amount will be for replacement or maintenance of gutters/downspouts for the DownTown buildings. The gutters on the DownTown buildings are rusting out at the seams and the connections to downspouts need to be replaced. This has caused damage to the sidewalks, and it is an inconvenience for pedestrians when the gutters drip and even dangerous when the leakage creates frozen patches on the sidewalks. There are over 2,200 linear feet of gutters that need to be replaced. At approximately \$20/sf, 500 linear feet of gutters can be replaced per year. This would be a multi-year project in order to minimize the expense in any one year. Some changes may be made to this plan based on the recommendations of the DownTown Master Plan Update. Since the DownTown consists of five (5) buildings, this is ongoing property maintenance.

5. Sidewalk Repairs \$5,000

Each year there are sidewalks in the DownTown that need to be replaced or repaired. Because of the weather and the age of some of the sidewalks, they are either sinking or rising from ground level, creating tripping hazards. The DownTown Office used mud jacking or sidewalk replacement in the past to address problems with existing sidewalks. This tended to be an expensive process, allowing only a few tripping hazards to be addressed each year. In FY2018/2019, at the recommendation of the Department of Public Works, the DownTown contracted with Safe Step LLC to address these tripping hazards using a saw cutting method, which is more cost effective. In FY2018/2019, all tripping hazards on both the north and south

sides of Main Street were addressed through this method, and in FY2019/2020 additional tripping hazards were fixed on Main Street, Victory Drive, and Forest Boulevard.

The funding requested in FY2021/2022 will address, to the extent possible, the sidewalks on Artists Walk, Lester Road, Founders Way, Cunningham Drive, Liberty Drive, and Victory Drive. If needed, this work will continue into FY2022/2023, and after that, annual maintenance will be undertaken.

6. Exterior Canopy Maintenance \$7,500

The support beams that hold up the canopies throughout the DownTown are deteriorating. Repair/replacement work began in 2017, and is ongoing as common area maintenance. Repairs will continue each year and may be modified based on the recommendations of the DownTown Master Plan Update. Each year, annual inspections are conducted to determine any needed beam repair. In addition, the canopies themselves are fading and rusting. In the short term, these need to be maintained to preserve the canopies and keep the DownTown looking well-maintained. Eventually, however, the Village should consider a wholesale replacement of the canopies to update the look of the DownTown, based on the recommendations of the DownTown Master Plan Update.

7. Purchase of Hometown Heroes Pole Banners \$5,500

This project supports the Village's history and appreciation of Village residents who have served in the military. These patriotic pole banners will feature a Veteran from any branch of military accompanied by their name, image, branch, and years of service. These banners would be displayed on the DownTown light poles, first along Main Street and then working their way on Victory Drive, Lester Road, Cunningham Drive, Forest Boulevard, and Liberty Drive. Village funds will be used to purchase banners for deceased or senior Veterans identified by the Veterans' Commission. Residents would also be able to purchase banners to honor their family members.

8. Public Restrooms/Village Green Storage \$50,000

This is a joint request with the Recreation, Parks, and Community Health Department. The two departments propose to provide a public restroom in a vacant space in DownTown Park Forest, combined with a more organized storage area for materials used for Village Green activities. The public restroom will reduce the use of Village Hall restrooms, and provide restrooms for the public when Village Hall is not needed. The exact location of this restroom/storage facility will be determined by the DownTown Master Plan Update.

9. Orchard/Main LED sign \$4,500

The Orchard and Main LED sign was purchased for approximately \$50,000 over ten years ago. The LED sign utilizes Lexan panels for long-term advertising by local businesses and LED flash marketing for monthly or short-term advertising. In FY2020/2021 the software was updated and five computer boards were replaced. The sign is over 10 years old, yet in good condition to last another five years. Maintenance for four computer boards is

approximately \$2,500 and any software updates is another \$1,000. We average three boards per year to replace.

10. Downtown Holiday Decorations \$3,500

In FY2020/2021, the Downtown and the Recreation, Parks, and Community Health Department collaborated and decorated the Downtown Main Street and Village Green for the holiday season. The funding for this project (for the Downtown portion) came from the Tax Assessment Rebates and \$20,000 transferred to Professional Services. The Recreation, Parks, and Community Health Department reallocated their funding from the July 4<sup>th</sup> funds. The holiday display was so well received from the Park Forest residents, that a continuation of an upgraded light display for the holidays is recommended. However, it will not always be possible to identify un-used funds as was done in FY2020/2021. The Downtown Office proposes purchasing the lights/greenery for the building columns and faux wreaths so they can be stored and recycled for use for four to five years. This would provide at least a portion of the current light display at a much lower cost.

The Capital Improvement Plan for Downtown Park Forest is directly tied to the Redevelopment Master Plan approved by the Village Board. The 2002 Master Plan called for a phased development of the Downtown. The following activities have taken place over the 25-year period since the Village first acquired the Park Forest Plaza in 1995.

**Phase I**

- Acquisition of Park Forest Plaza, then called the Centre
- General operations, maintenance and aesthetic repairs
- Development of a Master Plan
- Demolition of bowling alley
- Demolition of Sears
- New Walgreens location
- Contract to sell senior housing site
- Re-connection of Forest Boulevard
- Construction of parking area west of Forest Boulevard
- Construction of Main Street through Centre and out to Lakewood
- Streetscape design and construction

**Phase II**

- General operations, maintenance and aesthetic repairs
- Demolition of Goldblatts and adjoining stores to the south
- Demolition of dry cleaners
- Demolition of sign tower
- Demolition of Millionaire's Club
- Subdivision of Downtown and development of plat covenants
- Extension of Main Street west to Orchard Drive
- Re-roofing Building #5
- Creation of a Cultural Arts Center
- Sale of residential property

- Sale of Movie Theater
- Tenant build out

### **Phase III & Beyond**

- General operations, maintenance and aesthetic repairs
- Extension of Main Street east to Western Avenue
- Cut-through demolition
- Parking Lot Construction – Building #3 & #6B
- Re-roof buildings #6A & #6B
- Sale of Western Avenue property and construction of Osco Foods, now CVS Pharmacy
- Village Green development
- Additional streetscape
- Senior housing construction
- Sale of property to Bank Calumet, now First Midwest Bank
- Convert HVAC in Building #1, Building #7
- Installation of Orchard and Main Street sign and Village Green’s kiosk
- Tenant Sign Grant Program
- Western Avenue Archway Sign
- Re-roof Building #1
- Installed enclosures for dumpsters
- Re-sale of Building #2 (Theater)
- Re-sale of Residential Property
- Re-roof Building #7 Second Floor Offices / East side
- Tenant Build Out
- Re-roof West side of Building #7
- Build out for 295 Main for Quality Classic Health & Fitness
- Demolition of Marshall Fields
- Replaced 152 Exterior Canopy Lights
- Demolition of Building #3
- Victory / Lester Avenue Roadway Improvements
- Chase Bank Building Sale
- Village of Park Forest Lot was replaced
- Second Floor Window Replacement – Building #1 & #7
- Village Green Enhancements
- Dining On The Green carpet replaced
- Build-out for 200 Main Street was completed
- Landscaping was completed under the North side mural in the DownTown
- Landscaping was completed on the South side of the DownTown next to Franciscan Alliance
- Downtown sidewalks were scraped and repaired on the north and south sides of Main Street and on Downtown walkways
- Vanilla box build-out for 388 Forest Boulevard and 315 Main Street
- LED light replacement for street lights and canopy lights
- New landfill/recycling bins (12) for DownTown and Village Green

- Sidewalk and intersection improvements at Main Street and Cunningham Drive
- Vanilla box build-out for 331 Founders Way for a new tenant
- Vanilla box for 311 Main Street for a new tenant
- Parking lot upgrading on Lester Road at Victory Drive (behind Building #6A and south of Building #5), and at Buildings #1 and #7

**Remaining Capital Projects and Other Initiatives**

- Parking lot upgrading for DownTown on Liberty Drive
- Façade and Canopy Renovation
- Cunningham Drive Improvement and Lighting, from Liberty Drive to Lakewood Boulevard
- Improvements recommended by proposed DownTown Master Plan Update
- Sale of DownTown Buildings
  - Building One
  - Building Five
  - Buildings Six A & B
  - Building Seven

During the past 25 years, many businesses have located in the Village-owned DownTown buildings. They include Southland Caterers, Muzicnet, State Farm Insurance, Rich Township Senior Services, Park Forest Chiropractor, Oasis Beauty Salon, Dr. Covella (Podiatrist), Fieldcrest School of Performing Arts, Tower Cleaners, Cindy’s Nails, Franciscan Medical Office, Main Street Diner, Quaint Style Studio, OAI / Makers Lab, Theater 47. Poppin’ Plates Incubator Kitchen, Artistic Flow, and Serenity’s Bakery and Café moved into DownTown Park Forest in 2019. Vintrendi Wine Company expanded from a 390 square foot unit to a 2,697 square foot unit in August 2019. The privately-owned Theater Building welcomed several new businesses in 2019, including Bounce 2It Inflatables, Lacey’s Place, and ROBO Kids STEM and Bang 4 Your Buck. In 2020, when many communities were affected by COVID-19, but Downtown Park Forest was not for new businesses. Eight (8) new businesses signed leases with the Village from March – December 2020: The D.Vine Boutique, Body By Magic Touch, Baker & Baker Real Estate, Maliyah Minks, LemonZone, Downs Fitness, JR Photography Services, Dulce By Dori. While two offices terminated their leases, the vacant spaces were filled either with an existing tenant (expansion or moved offices) or with a new tenant.

The Cultural Arts Building was established in 1999, and currently houses the Illinois Philharmonic Orchestra Corporate Offices, Tall Grass Gallery & School, Theater 47, and the Franciscan Physician’s Office. In August 2019, Legendary Cutz & Stylez Studio was an addition to the Cultural Arts Building in the southwest corner next to Village Hall. Having immediate access to patrons has made this location successful.

Second floor offices have long standing businesses and a few new businesses each year. The following chart demonstrates recent occupancy rates per SQUARE FOOTAGE (not office units)

**DownTown Occupancy**  
**January, 2021**

	<u>Square Feet</u>		<u>Percent</u>
	<u>Vacant</u>	<u>Occupied</u>	<u>Occupied</u>
Building #1			
Main Floor	3,000	17,414	85%
2nd Floor Office	<u>0</u>	<u>14,520</u>	<u>100%</u>
Total Building #1	3,000	31,934	89%
 Building #4B (Village Hall)			
Main Floor	-	18,528	100%
Building #5			
Main Floor		21,626	100%
Building #6A			
Main Floor	10,303	11,824	53%
Building #6B			
Main Floor	11,147	10,980	50%
Building #7			
Main Floor	3,442	14,322	81%
2nd Floor Office	<u>629</u>	<u>5,289</u>	<u>89%</u>
Total Building #7	4,071	19,611	83%
 <b>TOTAL FOR BUILDINGS:</b>	 <b><u>28,521</u></b>	 <b><u>99,983</u></b>	 <b><u>78%</u></b>

## OTHER -- CAPITAL PROJECTS FIVE YEAR CAPITAL PLAN

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
<b><u>Economic Development Initiatives</u></b>									
Land Acquisition	50,000	(1)	50,000		50,000		50,000		50,000
Property Management/Land Banking	75,000	(2)	75,000		75,000		75,000		75,000
Central Court Plaza	50,000	(3)	-		-		-		-
IHDA-APP grant match for South Suburban Construction Trades Initiative**	40,000	(4)	40,000		40,000		40,000		40,000
Traffic Signal at US30/Indiana Street*	325,000	(5)	-		-		-		-
DownTown Shopping Area Sign*	40,000	(6)	-		-		-		-
	<b>580,000</b>		<b>165,000</b>		<b>165,000</b>		<b>165,000</b>		<b>165,000</b>
<b><u>Public Art</u></b>	<b>10,000</b>		<b>10,000</b>		<b>10,000</b>		<b>10,000</b>		<b>10,000</b>
<b><u>Recreation &amp; Parks Initiatives</u></b>									
Somonauk Park Redevelopment***	250,000	(1)	100,000		-		-		-
Renovate Downtown Space for Public Washrooms/ Storage	200,000	(2)	-		-		-		-
Central Park Redevelopment	25,000	(3)	50,000		75,000		75,000		75,000
Village Green Enhancements - Stage Upgrades/ Comm. Fire Circle/ Comm. Exerc	20,000	(4)	25,000		25,000		25,000		25,000
	<b>495,000</b>		<b>175,000</b>		<b>100,000</b>		<b>100,000</b>		<b>100,000</b>
<b><u>Sustainability Plan Implementation</u></b> <sup>(1)</sup>									
Sustainability Plan Implementation	50,000	(1)	50,000		50,000		50,000		50,000
GRCorps Member Support	20,000	(2)	20,000		20,000		20,000		20,000
Community Gardens	10,000	(3)	10,000		10,000		10,000		10,000
Sustainability Incentives	15,000	(4)	15,000		15,000		15,000		15,000
LED Street Light Replacement	40,000	(5)	40,000		40,000		-		-
Pedestrian Cut-Throughs	180,000	(6)	180,000		180,000		-		-
Carbon Drawdown-Mini Forests	20,000	(7)	-		20,000		-		20,000
Indoor Landfill/Recycling Bins	10,000	(8)	10,000		-		-		-

<sup>(1)</sup> A Sustainable Project  
Five Year Capital Plan

**OTHER -- CAPITAL PROJECTS  
FIVE YEAR CAPITAL PLAN**

	<u>2021/2022</u>		<u>2022/2023</u>		<u>2023/2024</u>		<u>2024/2025</u>		<u>2025/2026</u>
	Priority ( )		Priority ( )		Priority ( )		Priority ( )		Priority ( )
EV Fleet Vehicle Adoption	15,000	(9)	-		-		-		-
Solar Installation at Village Facilities	-		-		500,000		-		-
	<b>360,000</b>		<b>325,000</b>		<b>835,000</b>		<b>95,000</b>		<b>115,000</b>
<b>TOTAL</b>	<b><u>1,445,000</u></b>		<b><u>675,000</u></b>		<b><u>1,110,000</u></b>		<b><u>370,000</u></b>		<b><u>390,000</u></b>
*** OSLAD Grant match									
** Requires a match									
* Funded from CN Voluntary Mitigation Agreement									

(1) A Sustainable Project  
Five Year Capital Plan

**OTHER – CAPITAL PROJECTS  
CAPITAL IMPROVEMENT PLAN  
2021/2022 PROJECTS**

**ECONOMIC DEVELOPMENT INITIATIVES**

1. Land Acquisition \$50,000

In February 2009, the Village Board adopted the *Strategic Plan for Land Use and Economic Development* as the land use and economic development elements of the Village’s official comprehensive plan. The Strategic Plan describes concept plans for key development and redevelopment areas within the Village. This Plan examines, for example, the viability of redeveloping property along Sauk Trail and Western Avenue to higher density residential and/or commercial purposes, and redeveloping the Eastgate Neighborhood so it embodies the Village’s values for sustainability and socio-economic diversity. It also establishes implementation goals and policies for infill residential development and redevelopment and for new development in the Park Forest Business Park. In order to create viable opportunities for redevelopment in these areas it is necessary for the Village to continue to be proactive in acquiring properties when they become available. This is consistent with the following General Land Use and Redevelopment Policy in the Strategic Plan for Land Use and Economic Development (“the Strategic Plan”):

The Village will continue to acquire properties in key Sub-Areas as resources allow and as they become available through tax delinquency, foreclosure or voluntary sales. Given the evolving climate, the Village should be prepared to acquire additional residential sites if their locations are consistent with the strategic direction outlined in this Plan.

In order to continue implementation of this Policy, it is necessary to adequately budget for land acquisition and property management.

For more than 15 years, the Village has been proactively acquiring properties that are vital to achieving its economic development goals. Properties have been acquired through a variety of means, including Cook County’s tax scavenger process, foreclosure of Village liens, property abandonment filing, and property owner donations. The exhibit attached lists all properties currently owned by the Village for economic development or other public purposes, along with details about how the property was acquired and the current status of each property. Thirty-two vacant residential properties outside the Eastgate neighborhood are in the Village’s possession (these are both developable and undevelopable lots). In the Eastgate neighborhood, where focused redevelopment has been underway for at least 15 years, the Village and the South Suburban Land Bank and Development Authority (SSLBDA) own a total of 72 vacant parcels. The SSLBDA is holding their properties in the Eastgate neighborhood (23) until the Blight Reduction Program grant term expires (three years). Eleven of these properties will be transferred to the Village before the end of FY2021 for future neighborhood redevelopment purposes. At that time, the Village will become responsible for their maintenance.

Outside of the Eastgate neighborhood, the Village owns two vacant, blighted houses that are marketed for sale and rehabilitation. The Village was recently awarded a new IHDA grant that will allow for modest improvements to these homes to make them more marketable. In 2019, the Village sold two similar homes to an investor who rehabilitated and sold them to owner occupants. The SSLBDA owns seven vacant houses in Park Forest that are marketed for rehabilitation and occupancy, and is in the process of acquiring another 21 vacant, tax delinquent houses through the judicial property abandonment process. They have already sold 22 homes in Park Forest acquired through this process. The acquisition, rehabilitation, and sale of properties by both the Village and the SSLBDA contributes to the implementation of the redevelopment plans for the key areas identified in the *Strategic Plan*.

In addition to the single-family homes owned by the Village and the SSLBDA, the Village owns 18 vacant, developable residential parcels outside of Eastgate, and the SSLBDA owns one. All of these developable vacant lots are marketed for sale, and they have been offered to the adjacent property owners in a side lot purchase program.

The parcels in the Eastgate neighborhood are being land banked until a sufficient number of properties are in the Village's control and a developer can be identified to implement the redevelopment plans described in the *Strategic Plan* (or as amended based on future planning efforts). In addition to the 72 vacant parcels in the Eastgate neighborhood owned by the Village and SSLBDA, the Village is seeking judicial deeds (abandonment) for seven additional blighted, vacant houses. These houses will be demolished with the new IHDA grant.

A small number of the properties listed on the attached exhibit were acquired to meet the needs of other Village departments. For example, the property noted as 99 Orchard Drive is located to the west of the Village water treatment plant. Village Staff is exploring the feasibility of installing a solar farm on this property to serve the water treatment plant. Similarly, the lots at 408-410 Miami Street are heavily wooded lots in an area where several houses and the nearby businesses experience flooding in their yards. The DPW will use these lots to address the drainage problems in this area. The lots at 320-328 Neola Street have poor soil conditions, including a significant amount of very wet soil. In 2016, the South Suburban Special Recreation Association (SSSRA) started a community garden on these lots, and neighborhood residents have joined them since that time. Staff will continue to work with the SSSRA and residents to encourage continued use and expansion of this garden as it seems to be the best use of the property for the long term (see Sustainability Plan-Community Gardens section of this document). The lots at 210-220 Indianwood Boulevard are also used for community gardening purposes, and this will likely continue for the foreseeable future.

The Village incurs the following costs when acquiring property through the tax scavenger, lien foreclosure, property abandonment, or property owner donation processes.

- Legal and administrative costs for the tax scavenger, property abandonment, and lien foreclosure processes have averaged \$5,000 per parcel, assuming no major complications of ownership have to be addressed. These expenses include attorney's fees, payment to the Cook County Sheriff to serve notice to all property owners, fees for title searches, and minimal acquisition (bid) expenses. If the Village's petition is contested by the property

owner, as it was on 320 Wildwood and Central Court Plaza, the costs can be much higher. Village staff would only recommend incurring these higher costs for truly strategic properties. The SSLBDA is now filing most of the abandonment petitions for vacant, tax delinquent houses, and they will acquire key tax delinquent commercial properties at the Village's request. However, as noted above, acquisition of vacant, blighted, tax delinquent houses in the Eastgate neighborhood will still be the Village's responsibility. As previously discussed, the Village is currently pursuing seven vacant, blighted houses through the judicial abandonment process.

- Even when banks or other property owners donate properties to the Village, there are legal expenses and closing costs, although the total costs are typically minimal.
- If the Village decides to purchase key parcels from willing sellers, the costs of acquisition will be based on market value. To date, however, the Village has not acquired any properties in this manner.

Due to the limited amount of funds available for the Economic Development Capital Projects Fund in FY2021/2022, staff proposes that land acquisition be limited to the tax scavenger, property abandonment, lien foreclosure, and property owner donation processes.

2. Property Management/Land Banking \$75,000

Depending on the strategy for future use and possible sale of the properties acquired for economic development purposes, there are expenses required to make it possible to sell them. For commercial and industrial properties, these expenses could include a Phase I and II environmental site assessment, an appraisal, a land survey, a soil analysis, and expenses related to property tax appeals. An appraisal could cost from \$1,500 to \$3,500, depending on the type of appraisal needed. A simple Phase I environmental site assessment (ESA) for a commercial property costs about \$1,700. If a Phase II ESA is needed, it could add another \$8,000 to \$12,000 to complete the study, depending on the size of the property and the complexity of the potential environmental issues. Similarly, land surveys vary in cost based on the size and difficulty of the project. Soil surveys, depending on the number of borings for each property, will likely cost in the range of \$1,200 to \$1,500.

Demolition of vacant, blighted structures is a significant cost incurred by the Village, but a necessary cost in order to remove blight and ensure that surrounding property values and neighborhood quality are not negatively impacted. Bank property owners have demolished at least five vacant, blighted homes in the past 11 years. At least 14 vacant, blighted homes have been demolished with Village funds during the past 14 years. The cost for demolition of blighted single family homes has ranged from \$15,000 to \$22,000, including asbestos abatement and site restoration. This cost is substantially more for non-residential structures, and it may increase as the Village moves towards a greater focus on deconstruction rather than demolition. Whenever Village funds are used to demolish a structure, liens are placed on the property. These liens give the Village leverage to acquire properties that are important to the Village's future plans, and in some limited cases the liens are actually repaid.

Over the past 11 years, demolition of blighted structures has been accomplished primarily with grant funds. The Village has obtained \$1,769,045 in County, State and IHDA funds in the

past 11 years to demolish 95 single family homes. In addition, in 2012, Cook County granted the Village \$1,969,600 in NSP and CDBG funds to demolish four significant commercial structures, including 3200 Lincoln Highway, Norwood Square Shopping Center, Wildwood School, and 350 Main Street. The cost to demolish these structures ranged from \$165,000 to \$955,000.

Year	Source	Amount	Impact – Demolition
2009	Cook County Deconstruction Demonstration Project	\$60,000 (estimate)	4 single family homes
2011	Cook County Neighborhood Stabilization Program	\$88,313	9 single family homes
2012-13	State of Illinois CDBG-IKE	\$236,250	21 single family homes
2012	Cook County Neighborhood Stabilization Program	\$150,000	10 single family homes
2015	IHDA Abandoned Property Program #1	\$185,600	11 single family homes
2015-17	IHDA Blight Reduction Program #1	\$350,000	11 single family homes
2016-18	IHDA Blight Reduction Program #2	\$402,860	12 single family homes
2017-19	IHDA Abandoned Property Program #2*	\$78,730 for demolition	3 single family homes
2018	IHDA Abandoned Property Program #3 (SSLBDA)	\$27,292	2 single family homes
2019-21	IHDA Abandoned Property Program #4**	\$85,000 (estimate) for demo	5 single family homes
2021022	IHDA Strong Communities Program #1***	\$105,000	7 single family homes

\*The APP#2 grant totaled \$118,200, and also funded \$21,900 for exterior rehab of 305 Sauganash Street, and \$17,570 for removal of trees and other dead vegetation on scattered lots.

\*\*The APP#4 grant is still underway, and totals \$250,000. It will be used to demolish at least 5 single family homes (\$85,000 estimated cost), undertake exterior rehab of 336 Early Street and 117 Wilson Street with the SSTI (\$50,000), minor rehab of three SSLBDA houses, and clear vacant lots of dead trees and other vegetation.

\*\*\*The SCP#1 grant was awarded in December 2020 and will get underway in 2021. It totals \$250,000. In addition to the demolition noted in the table, this grant will be used to rehabilitate two houses with the SSTI and minor rehab of two additional Village-owned houses.

In FY2021/2022, the Village’s Capital Projects Fund will incur maintenance costs on approximately 116 vacant residential properties, four vacant land commercial properties, and two commercial properties with existing buildings. The Village maintains all properties where a structure has been demolished by Village action until the property is sold to a responsible owner, even when the Village is not the property owner. Maintenance includes mowing, tree removal if needed, shrub control, and abatement of trash and other dumping. This ensures that these properties do not become a continuing source of blight, even after the house has been removed. This is also the reason why significant tree and vegetation removal is undertaken in the Eastgate neighborhood. There are ongoing maintenance issues on the Village-owned properties with significant structures (Blackhawk Shopping Plaza and Central Court Plaza). In the past, the Village has had to replace broken windows, repair roofs, secure doors, remove materials dumped on the properties, and address other problems caused by vandals, rodents, or weather. Given this inventory of Village-owned properties, property maintenance must continue to be a priority for the Economic Development Capital Projects Fund in FY2021/2022.

In the past several years, the Economic Development Capital Projects fund has had an infusion of non-Village funds from the sale of 80 North Street (2017), the Illini Apartments (2018, now known as Majestic Luxury Townhomes), and 68 North Street (2019). The sale price for 80 North Street was \$500,000. After \$250,000 was set aside to be refunded back to the buyer, and legal expenses were reimbursed, a total of \$191,000 was deposited into the Economic Development Capital Projects fund. This deposit included reimbursements for property maintenance and environmental studies, which were paid from the Capital Projects fund. Similarly, the proceeds to the Economic Development Capital Projects fund from the sale of the Illini Apartments were \$3,300 after property maintenance (to Community Development) and legal expenses were reimbursed. The Village-owned property at 68 North Street was sold to

Road Runner Trucking for \$70,000 in February 2019. The Village’s expenses on this property have been minimal because the Village acquired the property in 2011, and Road Runner Trucking has leased the property from the Village since 2014. The revenues obtained from the sale of properties will be used to continue to further the economic development goals of the Village.

3. Central Court Plaza \$50,000

Property maintenance is of increased importance at Central Court Plaza because this property has two existing tenants. Immediate life safety issues had to be addressed when the Village received the deed in November 2017, and ongoing maintenance issues will continue to be addressed to ensure these businesses remain viable. Ongoing expenses have included property taxes, legal counsel for tax appeal, utilities for the vacant spaces, parking lot repairs, snow plowing, cleaning the gutters, sweeping the parking lot and debris removal, window replacement/repair, repairing roof leaks, maintenance of the marquee sign, and addressing fly dumping. Since the Village’s acquisition of this property, expenses have totaled \$67,299 (through FY2019-2020). However, because of the two tenants, there has also been \$130,300 in revenue generated. Therefore, the property is currently operating “in the black”, largely because of a successful property tax appeal. In mid-2020, the EDAG reviewed an offer to purchase the property, with incentives. The EDAG tentatively recommended accepting the offer and working with the potential buyer. That buyer is working with an attorney familiar with the property’s complications related to the PIN division. Meanwhile, Village Staff continues to show the property to potential buyers and potential tenants.

4. South Suburban Construction Trades Initiative \$40,000

In partnership with Prairie State College and South Suburban College, the Village created the South Suburban Construction Trades Initiative (SSTI) in 2018. In 2018-2019, this program used a portion of the IHDA APP#2 grant, along with Village matching funds, to rehabilitate the house at 305 Sauganash Street, and provide real, on-site construction experience to students in the construction and HVAC programs at the community colleges, and apprentices associated with Plumbers Local 130, Electricians Local 130, and Painters District Council No. 14. The APP#2 grant only funded the exterior, code-required repairs needed on the house, for a total grant reimbursement of \$21,900. The Village’s expenses for this project, funded by the Economic Development Capital Projects budget, were approximately \$69,600 in rehabilitation and project management costs. Additional expenses include legal costs to acquire the property and then sell it after rehab, and property maintenance before the rehabilitation. After the Village’s expenses are reimbursed from sale proceeds, the net profit will be used to create a new housing rehabilitation grant program. The house sold for \$110,000 in December 2020.

In August 2019, the SSTI started rehab of the house at 336 Early Street. The IHDA APP#4 grant reimbursed the Village’s expenses for exterior work, and once again, the Village funded the interior rehab expenses and the project manager’s fees. Prairie State College, South Suburban College, and the unions again provided most of the labor (plus the Sprinkler Fitters Union Local 281), so expenses were primarily for materials. This house was completed in September 2020 and is expected to be sold in January 2021 for \$165,000. The Village’s

expenses for rehab of 336 Early Street were \$80,260, and IHDA provided \$24,334 in grant funds. After reimbursing all Village expenses, the net profits will also be added to the new housing rehabilitation program.

Rehabilitation on the third SSTI house began in September 2020. Work at this house, located at 117 Wilson Street, is also funded by the IHDA APP#4 grant and Village Capital Project funds. The Village owns another property at 74 Marquette Street, which is slated for the 2021-2022 SSTI program year, and will be funded with the new IHDA Strong Communities Program grant awarded in December 2020. This grant funds both interior and exterior rehabilitation, which minimizes the Village's up-front expenses for the SSTI program. However, the project manager's expenses still need to be funded by the Village.

5. Traffic Signal at US30/Indiana Street \$325,000

In July 2016, the Village executed a Letter of Intent (LOI) to sell the property at 3200 Lincoln Highway to Mr. Melvin Buckley for the purpose of constructing a Steak 'N Shake Restaurant. Among other commitments the Village made in the LOI, the Village agreed to contribute up to \$325,000 to the cost of a traffic signal at US30 (Lincoln Highway) and Indiana Street, should the developer request a signal. This traffic signal is not likely to meet the traffic warrants that are required in order for the State of Illinois to pay the cost for the signal. So, the full cost will have to be borne by the Village and the developer. Funding for this traffic signal is proposed to come from the Voluntary Mitigation Settlement with CN Railroad. Mr. Buckley has executed a franchise agreement with Steak 'N Shake that includes the Park Forest location, and he continues to assure the Village that he intends to build this project. Despite verbal assurances from Mr. Buckley and Steak n Shake corporate, Village Staff has returned the property to an active listing and is advertising for other uses. There is interest in the Village-owned former commuter lot. Development of both Village-owned lots will certainly necessitate the installation of this traffic signal.

6. DownTown Shopping Area Sign \$40,000

As part of the Parking Lot Reconstruction Agreement between the Village and the EJ&E Railway Company, CN contributed \$40,000 to Park Forest for the installation of an electronic parking lot capacity sign. This sign was initially proposed to alert commuters to the availability of parking in the Homan/Hickory community parking lot (commuter lot #1), including how many parking spaces are available at any given time. However, given that the Homan/Hickory parking lot has been closed, and parking availability is typically not an issue in Village commuter lot #2, these funds will be redirected to construct signage to promote the DownTown shopping area. The location identified for this sign is at or near the corner of Western Avenue and Main Street. In FY2007/2008, the Village acquired a sliver of land on Western Avenue, south of the CVS Drug Store. This parcel was obtained through the Cook County No Cash Bid Program with the sole purpose of providing a location for a shopping area sign should the funding become available.

Given the number of businesses now in DownTown Park Forest, including the proposed new grocery store, it is appropriate to start planning for the construction of this sign. Staff

proposes to build a sign similar to the sign at Central Court Plaza, which the Village co-funded with the property owners. In order to obtain a panel on the sign, businesses would be required to purchase the sign panel and pay an annual maintenance fee.

**PUBLIC ART**

1. Public Art Projects \$10,000

Outdoor public art first appeared in Park Forest with the 1988 installation of five abstract sculptures by Mary Ann Mears, a Baltimore, Maryland based artist. Additional art projects included the commissioning of murals installed on DownTown buildings in 2008 and 2010. The purpose of the mural project is to beautify otherwise blank, non-descript walls, enhance the sense of place for the DownTown and the entire community, showcase unique events or features of the community, and create another reason for residents and visitors to come to DownTown Park Forest.

Two additional murals were installed in 2012. The first was a mural honoring the Lincoln Highway (US30) and its namesake, President Abraham Lincoln. The second mural was installed in Freedom Hall to honor the service of Park Forest Military Veterans and the Village’s history. These murals, as well as bronze plaques honoring the accomplishments of certain artists have been paid for by a combination of DownTown Park Forest funds, General Revenue funds, and public contributions (the second DownTown mural was partially funded by a silent auction that allowed people to purchase the right to be portrayed in the mural).

In 2014, Village staff representing Cultural Arts, Economic Development, Planning, Communications, Recreation and Parks, Community Relations, DownTown Management, Finance, and Sustainability formed a Public Art Committee to define a clear strategy for commissioning and placing public art works and related nature exhibits. Working with a facilitator, the Committee developed a recommended theme for Park Forest’s public art endeavors – “The All-American Village”. This theme was chosen because:

- It encapsulates many of the positive aspects of Park Forest by incorporating the ideas of pride, history, planting roots, and sustainability/resilience.
- It has the potential for mass appeal among residents, both old and new.
- It is something Park Forest can uniquely “own” vs. neighboring communities due to its history and “All America City” awards.
- It aligns well with the Park Forest brand: Live, Grow, Discover

Unfortunately, this unusual year, precluded most of the plans for public art. A company was engaged to install holiday lighting on the Village Green and through the Downtown. This garnered much favorable comment and support.

The Public Art Committee continues to meet on a regular basis to plan for the incorporation of Public Art with in the community; both for exhibits and events, and to develop communication materials regarding the history of art in Park Forest. The Art Committee also

discusses how to best use public art as a resource, creating interest and activity within the Downtown, and how it can be used to enhance community life. Plans for 2021 include the commissioning of a mural at the Village’s parking lot on North St.

**RECREATION & PARKS INITIATIVES**

- 1. Somonauk Park Redevelopment \$250,000

A major component of the *Lifecycle* discussion and one of the foremost goals of the Recreation & Parks Advisory Board has been the redevelopment of Somonauk Park. In 2020, the Village was awarded a \$395,000 OSLAD Grant for this project. The plan includes a two-acre pond for fishing and recreational kayaking as well as an elevated seating terrace, accessible walks and 175’ of Zip-Line. Landscaping includes native prairie and emergent wetlands. The design also takes maximum advantage of the existing mature trees and the extensive plantings of memorial trees. Not included in the grant application but also planned is the replacement of the picnic pavilion and playground. The project timeline is for completion in late 2022. The Village match is included in Capital Projects.

- 2. Renovate Downtown Space for Public Washrooms/ Storage \$200,000

This is a joint request from the Department of Economic Development and Planning, (including the DownTown Management Office and Sustainability) and the Department of Recreation, Parks, and Community Health. The two departments propose to provide a public restroom facility in the Downtown and a more organized storage area for materials used for Village Green activities. Village Hall has the only public washrooms for any public event held on the Village Green and there are increasing concerns related to Village Hall security and the periodic, heavy use of the washrooms. Additionally, space is needed to support Main Street Nights and all other events held on the Village Green as well as overflow storage for various departments and seasonal decorations. As the popularity and number of Downtown events has increased and with the completion of the Village Green, the need for both organized storage and public washrooms has become more pressing. This project proposes to build out the space for public washrooms and to accommodate the various storage.

- 3. Central Park Renovation \$25,000

This is another *Lifecycle* project. Last improved in 2000, Central Park is the largest park in the Village’s system. In addition to the playground this park includes a double sided picnic pavilion, with a kitchen on one side, capable of hosting two separate picnics at the same time, washrooms, three lighted tennis courts, volleyball, two lighted ballfields and two standard ballfields, a football/soccer field, concession stand, over 1 mile of walking paths and the Central Park Wetlands. The plan is to further enhance this park as a destination park, similar to the Somonauk Park project by completely redesigning the playground. In contrast to the natural theme used in Somonauk Park, Central Park will have more of a 21st Century theme, incorporating electronically augmented equipment. Such equipment can require intense interaction and full body movement to manipulate the electronic and digital components of the

play apparatus. Although this project is planned for the future, it is included as a Capital Project now to build funds needed for completion.

4. Village Green Enhancements - Stage Upgrades/ Comm. Fire Circle/ Comm. Exercise \$20,000

A second proposal from the Department of Economic Development and Planning, (including the DownTown Management Office and Sustainability) and the Department of Recreation, Parks, and Community Health is to continue adding enhancements to the Village Green, to augment community events and draw people to the Downtown. Improvements include stage lighting, an area sound system and redesigning the area in front of the stage to allow for better accessibility and audience interaction with performers. Other amenities include a *Friendship* or *Fire Circle*, and a community exercise area. These projects are planned over a period of several years.

## SUSTAINABILITY PLAN

1. Sustainability Plan Implementation \$50,000

In May 2012, the Village Board adopted the *Growing Green: Park Forest Sustainability Plan*. The Plan was developed with assistance from the Chicago Metropolitan Agency for Planning (CMAP). This Plan consolidates significant sustainability achievements made by the Village to date, and it identifies critical programs and projects needed to make Park Forest more sustainable in the future. Subsequently, the Village Board has adopted two companion plans, the *Bicycle and Pedestrian Plan* (December 2014) and the *Climate Action and Resilience Plan* (February 2019). Many of the strategies and projects outlined in each of these Plans require capital investments by different Village departments, and in those cases, the funding for the projects will be included in the appropriate Department's Capital Plan.

However, there are strategies, programs, and projects outlined in each of the Plans that are more general in nature, or do not relate specifically to departments that have capital plans. These projects may be construction related, they may require contracting for professional services, or they may involve the purchase of equipment. It is necessary to ensure that planning for the funds to accomplish these strategies and projects is included in the Village's Capital Plan. Support of the day-to-day work of the Sustainability Coordinator is funded by the requested \$50,000, plus an annual contribution of \$5,000 made by Star Disposal since FY2013/2014, and a \$50,000 annual three-year civic contribution from MC Squared Energy Services, the Village's electric aggregation provider. Some of the activities that these funds support are listed below. Additional projects will be identified over time as implementation of the *Sustainability Plan*, *Bicycle and Pedestrian Plan*, and *Climate Action and Resilience Plan* proceeds.

- Grant matches for a variety of projects.
- Programming for water use reduction and awareness of native landscaping and rain gardens.
- Energy efficiency campaigns to encourage modifying energy use behavior and habits in Village owned facilities, residential, businesses, and houses of worship.

- Programming for Park Forest residents and school-aged children regarding various sustainability measures.
- Tracking of GHG emission reduction as part of the *Climate Action and Resilience Plan*.
- Education and outreach events to promote transportation alternatives.
- Focused tracking of recycling rates and development of outreach activities that will help to increase single family, multifamily, commercial and industrial recycling rates.
- Support of the annual Recycle Fest.
- Membership in organizations that support the Village’s sustainability efforts.
- Support for the AmeriCorps NCCC Team.

In addition to these strategies and projects, there are a number of capital project items that will require additional funding. These are described below.

2. Greenest Region Corps Member Support \$20,000

In 2018, the Metropolitan Mayors Caucus created the Greenest Region Corps (GRCorps) to help communities achieve their specific sustainability goals. The GRCorps Program is supported by the Caucus, as well as AmeriCorps, the Serve Illinois Commission, and the US Environmental Protection Agency. Each municipality that hosts a GRCorps Member is also expected to contribute \$20,000 to increase the Member’s salary from \$18,000 to \$20,000, and to assist the Caucus with administration of the program. The Village has completed two full terms with GRCorps Members, and is currently working with the third Member, who will be with the Village through August 2021. The Caucus has applied for a fourth year of the program, and Staff would like to be in a position continue to participate in FY2021-2022, as this program provides a low cost means of adding staff capacity to the Village’s sustainability efforts.

3. Community Gardens \$10,000

Over the past several years, small gardens have been developed on Village-owned properties throughout the Village. These gardens are typically maintained by one or two individuals, and the Village reimburses the gardeners for their annual expenses up to \$250 in exchange for a commitment from the gardener to maintain the property. The Village’s grant program for these gardens will continue to be supported through the Sustainability Incentives described below.

This Community Garden Capital Project is aimed at supporting neighborhood-wide gardening efforts that would bring together a larger number of residents, gardening on small plots in a single location. This type of community garden would require more significant infrastructure. One such garden is currently underway on Neola Street, where the Village owns five undevelopable lots. In 2017, the South Suburban Special Recreation Association began a gardening class on this property, and the Village has supported it with the construction of a gardening shed and gazebo, and installation of picnic tables. Three Park Forest residents also garden on this property. In addition, Staff worked with a designer to create a community garden plan at Onarga Park. Construction of this garden, which could support as many as 50 to 70 gardeners, can begin whenever there is sufficient interest and funding, which would come from both the Sustainability and Recreation, Parks, and Community Health Capital Plans. In 2013, the

Village Board approved a conditional use permit for a community garden at the former Wildwood School site (conditional/special use permits are no longer needed for community gardens). In these and other neighborhood(s) that show a significant interest, including a sufficient number of committed gardeners and one or more residents willing to provide leadership, the Village will use this funding to address some of the largest barriers to entry for community gardening. These include, for example, installing water service for the garden, fencing the gardens, and building gardening boxes for the participants.

4. Sustainability Incentives \$15,000

This element of the Sustainability Plan Capital Projects fund supports several incentives for residents and businesses interested in growing local food, reducing local flooding, and implementing energy efficiency measures.

Local Food: Village-owned lots available through the Economic Development and Planning Department’s land banking efforts are offered to gardeners who are willing to maintain the lot during the growing season. In exchange for lot maintenance, the Village reimburses individuals and organizations up to \$250 for their gardening expenses, including seeds, plants, soil, and garden boxes. The purchase of tools is not reimbursable. In 2020, gardens were supported on Lester Street, Algonquin Street, Neola Street, and Indianwood Boulevard.

Reducing Local Flooding: Redevelopment and new development of multifamily, commercial, and industrial projects will have to comply with the Village’s soon-to-be adopted storm water management ordinance to minimize flooding throughout the community. In addition, it is important to also consider how existing development, both in the single family neighborhoods and in the multifamily, commercial, and industrial areas can use green infrastructure to minimize flooding. This incentive will off-set a portion of the costs (up to a \$500 match) of green infrastructure in order to encourage homeowners and multifamily, commercial, and industrial property owners to install rain gardens and other small scale best management practices. A rain garden incentive program has been developed specifically for single family homeowners, but will be updated to include non-single family uses.

Energy Efficiency: Village Staff has developed an incentive to encourage local businesses to participate in ComEd or Nicor energy-efficiency upgrade programs. This program is similar to the sign grant program, and offers a reimbursement of one-half the cost of the improvements, up to a total of \$1,000. The business must provide proof that the improvements are completed and paid for, and provide annual reporting to the Village on energy costs and usage for up to five years, plus one year of baseline data. This is important for the Village’s tracking of progress towards reducing community-wide greenhouse gas emissions. This incentive reduces the business’ direct costs for the improvements, and thereby reduces the payback period because implementation of these improvements also reduces the business’ energy costs.

The funds allocated for these sustainability incentives would be available annually on a first come, first served basis. Specific standards have already been developed for each of the programs described, with the exception of the storm water improvements made by non-single

family uses. Those standards will be based on compliance with the storm water management ordinance when it is adopted. The incentive fund should be replenished annually to enable at least \$15,000 in grants to be awarded each year.

5. LED Street Light Replacement \$40,000

It has been an ongoing goal of the Village to convert its existing street lights from high pressure sodium and metal halide to LED. LED fixtures are more energy efficient and are generally perceived as brighter due to less wasted energy. Additionally, the Village has seen significant savings in energy bills since starting the LED conversion program. A portion of the street lights in the Village are on metered systems, where the savings are based on having a lower metered usage. However, a majority of the Village’s street lights are unmetered, where costs are based on a set “dusk to dawn” price to ComEd according to the type and number of fixtures on the circuit. Savings are achieved when ComEd is notified of the switch to LED and a lower unit cost per fixture is assigned. The Village has converted 682 of its approximately 1,458 street lights to LED, predominantly on the main roads such as Orchard Drive, Forest Boulevard, and Indianwood Boulevard, and in the “W” neighborhood. The requested \$40,000 will fund approximately 160 LED conversions within a selected neighborhood, assuming ComEd’s incentives remain the same.

6. Pedestrian Cut-Through Improvements \$180,000

In August 2016, the Village was awarded \$200,000 in Cook County Community Development Block Grant (CDBG) funds to improve pedestrian cut-throughs in low-moderate income areas of the community. This grant, along with a Village match of \$74,000, enabled the Village to improve five mid-block pedestrian cut-throughs in the targeted Census block groups (Indianwood Boulevard to Peach Street, Peach Street to Sauk Court, Green Street to Lakewood Boulevard, Blackhawk Drive to Sangamon Street, Sangamon Court to Somonauk Park). Improvements to the cut-throughs include removal of trees, widening the paths from five feet to ten feet, addition of decorative light standards and improvement of lighting, extending paths to the street and adding ADA compliant ramps to the street and crosswalk markings across streets, moving storm sewer inlets and manholes where needed, and installation of stop signs at sidewalk intersections. The 2016 AmeriCorps NCCC Team assisted with this project by clearing all vegetation (except large trees) from 25 pedestrian cut-throughs, including those included in the CDBG project.

Engineering and lighting plans were developed for three additional cut-throughs, but funding was not sufficient to install the improvements in those areas (Sauk Court to 21<sup>st</sup> Century School, Cherry Street to S. Orchard Drive, and E. Rocket Circle to the Orchard Park Shopping Center). Each pedestrian cut-through cost an estimated \$60,000 to complete. Therefore, an additional \$180,000 is requested in FY2021/2022 to complete the three cut-throughs that were designed but not improved with the CDBG project.

The Village will continue to seek grant funds for the remaining pedestrian cut-throughs. Until such funding is awarded, however, Capital Project funding is requested to continue these improvements. A total of 36 pedestrian cut-throughs exist throughout the Village and they form

an important element of the strategy for improving walkability and pedestrian safety in the community as described in both the *Sustainability Plan* and the *Bicycle and Pedestrian Plan*.

7. Carbon Drawdown/Mini Forests \$20,000

The Climate Action and Resilience Plan establishes a goal to reduce the Village’s greenhouse gas (GHG) emissions by 26 percent by 2025 from the 2010 baseline. Based on the GHG inventory conducted for 2018, the Village has achieved 7 percent reduction in GHG emissions. However, projections for 2020 show a more aggressive reduction based on the Village’s move to a three-year green electrical aggregation program and other factors. One method that can be used to further accelerate the reduction in local GHG emissions is carbon drawdown. This method recognizes that planting trees actually pulls carbon out of the atmosphere and sequesters it in the tree permanently. Staff requests funding to focus on carbon drawdown by planting miniature forests about the size of two tennis courts. In these mini-forests, the trees are planted densely with a wide variety of native seedlings, and allowed to grow with minimal intervention. The result is a complex ecosystem perfectly suited to local conditions that improves biodiversity, supports pollinators, grows quickly, and absorbs more CO2. After discussion of this concept with the Department of Recreation, Parks, and Community Health, potential locations to install mini-forests in FY2021/2022 were identified on Village-owned land on Waverly Street and/or Niagara Street.

8. Indoor Recycling Bins \$10,000

In summer 2019, the Village replaced 12 existing garbage cans (landfill only) that were located in the DownTown, including those at Village Hall, on the Village Green, and along Main Street. The new receptacles are a combination recycling/landfill bin. The new bins were purchased from Max-R, a company that uses 97 percent post-consumer HDPE- milk jugs, are designed for maximum strength and resiliency, and manufactured in Wisconsin in a 100 percent renewable energy facility. The purpose of the replacement was to offer the community options when tossing waste and present clear messaging about what is and is not recyclable. The funding request for FY2021-2022 allows for the addition of indoor companion receptacles to further the education efforts and provide the opportunity for “recycling right” behaviors with clear consistent messaging. The new receptacles will be installed at Village Hall in FY2021-2022 and at Freedom Hall in FY2022-2023.

9. EV Fleet Vehicle Adoption \$15,000

Experts suggest that electric vehicles (EV) will be cost competitive with combustion engines within four years. Therefore, converting the Village vehicle fleet to EV and building the infrastructure to accommodate the new vehicles should be a consideration for every Department in their long range planning. Early adoption could be targeted in the Parks and/or Public Works fleets when they replace a vehicle, as well as installation of a Level 2 charging station with two-three ports for shared use. The Police Department should consider this change in the future when group purchasing options for EV are available. These would likely require fast charging infrastructure. The funds requested for this item would fund the installation of a charging station at the Public Works/Parks maintenance yard.

VILLAGE OWNED PROPERTIES					
		Condition	Future Use	Funding Source	Acquisition Method
<b>SINGLE FAMILY RESIDENTIAL</b>					
117 Algonquin St	32-30-106-010-0000	Vacant Land	Residential	2009 County Deconstruction	2015 Tax Deed
146 Algonquin St	32-30-105-051-0000	Vacant Land	Residential	Never Developed	2015 Tax Deed
181 Algonquin St	32-30-208-005-0000	Community Garden	Residential	2005 demolition	Lien foreclosure
208 Allegheny St	32-30-106-045-0000	Blighted House	Residential	2021 IHDA APP4 demolition anticipated	2018 Judicial Deed (abandonment)
225 Allegheny St	32-30-205-001-0000	Vacant Land	Residential	2013 CDBG-IKE	2014 SSLBDA transfer
226 Allegheny St	32-30-204-005-0000	Vacant Land	Residential	2011 County NSP1	2017 Tax Deed
228 Allegheny St	32-30-204-006-0000	Vacant Land	Residential	2011 County NSP1	2012 Bank donation
230 Allegheny St	32-30-204-007-0000	Vacant Land	Residential	2011 Bank demolition	2017 Tax Deed
231 Allegheny St	32-30-205-004-0000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed
235 Allegheny St	32-30-205-006-0000	Vacant Land	Residential	2011 County NSP1	2012 HUD donation
242 Allegheny St	32-30-204-013-0000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed
246 Allegheny St	32-30-204-015-0000	Vacant Land	Residential	2012 County NSP1	2015 Lien Foreclosure
251 Allegheny St	32-30-205-033-0000	Blighted House	Residential	2021 IHDA APP4 demolition anticipated	2018 Judicial Deed (abandonment)
256 Allegheny St	32-30-204-020-0000	Vacant Land	Residential	1995 demolition	2012 Lien foreclosure
262 Allegheny St	32-30-204-023-0000	Vacant Land	Residential	2011 County NSP1	transfer from SSLBDA
274 Allegheny St	32-30-204-029-0000	Vacant Land	Residential	2011 County NSP1	2018 Tax Deed
278 Allegheny St	32-30-204-031-0000	Vacant Land	Residential	2011 County NSP1	2013 Bank Donation
281 Allegheny St	32-30-206-011-0000	Vacant Land	Residential	2008 by Village	2017 Tax Deed
299 Allegheny St	32-30-206-037-0000	Vacant Land	Residential	2012 CDBG-IKE	2017 Tax Deed
304 Allegheny St	32-30-209-029-0000	Vacant Land	Residential	Never developed	Lien foreclosure
5 Antioch Place	32-30-206-020-0000	Vacant Land	Residential	2013 CDBG-IKE	2016 Warranty Deed by property owner
2 Apache St	32-30-204-035-0000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed
6 Apache St	32-30-210-043-0000	Vacant Land	Residential	2006 by Village	2013 Lien foreclosure
7 Apache St	32-30-209-003-0000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed
17 Apache St	32-30-209-008-0000	Vacant Land	Residential	1995 by Village	2015 Tax Deed
18 Apache St	32-30-210-007-0000	Vacant Land	Residential	2012 CDBG-IKE	2019 Tax Deed
25 Apache St	32-30-209-012-0000	Vacant Land	Residential	1991 demolition	2012 Lien foreclosure
28 Apache St	32-30-210-012-0000	Vacant Land	Residential	2010 by Village	2019 Tax Deed
36 Apache St	32-30-210-016-0000	Vacant Land	Residential	Never developed	2015 Tax Deed
231 Arcadia St	32-30-208-009-0000	Vacant Land	Residential	2009 County Deconstruction	2017 Tax Deed
239 Arcadia St	32-30-208-013-0000	Vacant Land	Residential	2012 CDBG-IKE	2017 Tax Deed
241 Arcadia St	32-30-208-014-0000	Vacant Land	Residential	2013 CDBG-IKE	2013 Fannie Mae donation
244 Arcadia St	32-30-207-046-0000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed
249 Arcadia St	32-30-208-018-0000	Vacant Land	Residential	2007 by property owner	2012 Lien foreclosure
256 Arcadia St	32-30-207-052-0000	Vacant Land	Residential	1994 demolition	2012 Lien foreclosure
258 Arcadia St	32-30-207-053-0000	Vacant Land	Residential	1994 demolition	2015 Tax Deed

279 Arcadia St	32-30-208-033-0000	Vacant Land	Residential	pre 2004 demolition	2015 Tax Deed
6 Arrowhead Ct	32-30-210-031-0000	Vacant Land	Residential	2019 IHDA APP4 demolition	2019 Judicial Deed (Abandonment)
219 Arrowhead St	32-30-207-001-0000	Vacant Land	Residential	2012 County NSP1	2012 Bank Donation
232 Arrowhead St	32-30-205-021-0000	Vacant Land	Residential	1994 demolition	2012 Lien foreclosure
233 Arrowhead St	32-30-207-008-0000	Vacant Land	Residential	2013 CDBG-IKE	2013 Fannie Mae Donation
240 Arrowhead St	32-30-205-025-0000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed
241 Arrowhead St	32-30-207-012-0000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed
242 Arrowhead St	32-30-205-026-0000	Vacant Land	Residential	2012 County NSP1	2017 Tax Deed
243 Arrowhead St	32-30-207-013-0000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed
245 Arrowhead St	32-30-207-014-0000	Vacant Land	Residential	2003 by Village	2012 Lien foreclosure
250 Arrowhead St	32-30-205-033-0000	Blighted House	Residential	2021 IHDA APP4 demolition anticipated	2018 Judicial Deed (abandonment)
259 Arrowhead St	32-30-207-021-0000	Eastgate Tot Lot	Residential	2012 County NSP1	2012 Habitat Donation
265 Arrowhead St	32-30-207-024-0000	Vacant Land	Residential	2012 Bank demolition	2012 Bank Donation
210 Indianwood Blvd	31-36-102-015-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed
212 Indianwood Blvd	31-36-102-014-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed
214 Indianwood Blvd	31-36-102-013-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed
216 Indianwood Blvd	31-36-102-012-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed
218 Indianwood Blvd	31-36-102-011-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed
220 Indianwood Blvd	31-36-102-010-0000	Community Garden	Residential/Commercial/ Open Space	Never developed	2011 Tax Deed
259 Lester St	31-36-403-029-0000	Community Garden	Residential	2007 by Village	2010 Lien foreclosure
211 Mantua St	31-36-312-008-0000	Vacant Land	Residential	2010 by Village	2015 Tax Deed
74 Marquette St	31-36-406-025-0000	2022-2023 SSTI	Residential	Will sell after rehab	2020 Judicial Deed (abandonment)
201 Miami St	31-36-313-016-0000	Vacant Land	Residential	2010 by Village	2011 Lien foreclosure
309 Minoqua St	31-35-210-040-0000	Vacant Land	Residential	2009 by Village	2010 Lien foreclosure
178 Nauvoo St	21-14-02-202-009-0000	To be Rehabbed	Residential	Seeking buyer	2018 Judicial Deed (abandonment)
320 Neola St	31-36-302-020-0000	Community Garden	Open Space/Community Gardens	Never developed	2017 Tax Deed
322 Neola St	31-36-302-021-0000	Community Garden	Open Space/Community Gardens	Never developed	2017 Tax Deed
324 Neola St	31-36-302-022-0000	Community Garden	Open Space/Community Gardens	Never developed	2017 Tax Deed
326 Neola St	31-36-302-023-0000	Community Garden	Open Space/Community Gardens	Never developed	2017 Tax Deed
328 Neola St	31-36-302-024-0000	Community Garden	Open Space/Community Gardens	Never developed	2017 Tax Deed
13 Oak Lane	31-36-403-021-0000	Vacant Land	Residential		2015 Tax Deed
350 S. Orchard Dr	31-36-306-028-0000	Vacant Land	Residential	2011 by Village	2012 Lien foreclosure
303 Oswego St	31-36-409-013-0000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed
336 Oswego St	31-36-408-028-0000	To be Rehabbed	Residential	Seeking buyer	2018 Judicial Deed (abandonment)
368 Oswego St	31-36-304-021-0000	Vacant Land	Residential	Never Developed	2007 Tax Deed
127 Peach St	31-36-104-007-0000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed
261 Rich Road	31-36-114-015-0000	Vacant Land	Residential	Never Developed	2015 Tax Deed
263 Rich Road	31-36-114-014-0000	Vacant Land	Residential	Never Developed	2007 Tax Deed
33 E. Rocket Circle	31-36-114-034-0000	Vacant Land	Residential	2015 Bank demolition	2015 bank donation

23 Sauk Tr	31-36-409-031-0000	Vacant Land	Residential	2018 IHDA-APP#2	2017 Judicial Deed (abandonment)
25 Sauk Tr	31-36-409-015-0000	Vacant Land	Residential	2018 IHDA-APP#2	2017 Judicial Deed (abandonment)
305 Seneca St	31-35-408-014-0000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed
443 Springfield St	31-24-302-025-0000	Vacant Land	Residential	2012 by Village	2018 Tax Deed
209 Washington St	31-26-409-015-0000	Vacant Land	Residential	2012 by Village	2018 Tax Deed
314 Wildwood St	31-25-103-058-0000	Vacant Land	Residential	Never Developed	2015 Tax Deed
117 Wilson St	31-26-407-005-0000	2021-2022 SSTI	Residential	Will sell after rehab	2020 Judicial Deed (abandonment)
<b>NON-SINGLE FAMILY RESIDENTIAL</b>					
3200 Lincoln Highway	31-23-412-057-0000	Vacant Land	211th St TOD	2012 County NSP1 demolition	2008 Lien foreclosure
350 Main Street	31-36-203-001-0000	Vacant Land	Commercial/Mixed Use	2012 County NSP1 demolition	2010 Lien foreclosure
2330 Western Ave	31-25-209-022-0000	Vacant Land	Commercial		2007 Tax Deed
320 Wildwood St (former school)	31-25-103-065-0000	Vacant Land	Residential	2012 County NSP1 demolition	2009 Tax Deed
Lot 57, Holly Street	31-25-209-004-0000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap
Lot 58, Holly Street	31-25-209-003-0000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap
Lot 59, Holly Street	31-25-209-002-0000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap
Lot 60, Holly Street	31-25-209-001-0000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap
Lot 28, North Street	31-25-208-011-0000	Vacant Land	Industrial	Never developed	No Cash Bid
Lot 29, North Street	31-25-208-012-0000	Vacant Land	Industrial	Never developed	No Cash Bid
99 Orchard Dr	31-25-203-022-0000	Vacant Land	Water Plant expansion	Never developed	2007 Tax Deed
Norwood Square - 1	31-25-202-015-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 2	31-25-202-016-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 3	31-25-202-028-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 4	31-25-202-029-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 5	31-25-202-030-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 6	31-25-202-033-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 7	31-25-202-034-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 8	31-25-202-035-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square - 9	31-25-202-037-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Norwood Square -10	31-25-202-039-0000	Vacant Land	Commercial/Industrial	2012 County NSP1	
Blackhawk Shopping Center	31-36-313-019-0000	Shopping Center	Commercial/Mixed Use	Building on property	2015 Judicial Deed
South of CVS Drug Store	31-26-200-033-0000	Vacant Land	DownTown Sign (future)	Never developed	2007 Tax Deed
408 Miami St	31-35-202-002-0000	Vacant Land	Stormwater mgmt	Never Developed	2015 Tax Deed
410 Miami St	31-35-202-003-0000	Vacant Land	Stormwater mgmt	Never Developed	2015 Tax Deed
Central Court Plaza	31-35-202-016-0000	Shopping Center	Commercial	Buildings on property	2017 No Cash Bid

SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY OWNED PROPERTIES					
SINGLE FAMILY RESIDENTIAL					
	Acquisition Date	Condition	Future Use	Demolition	Acquisition Method
232 Allegheny St	12/31/2016	Vacant Land	Residential	2016 IHDA-BRP#1	Bank Donation
233 Allegheny St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	SSLBDA Acquisition
240 Allegheny St	3/31/2018	vacant land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
243 Allegheny St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	Judicial Deed (abandonment process)
250 Allegheny St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	Judicial Deed (abandonment process)
255 Allegheny St	6/30/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
266 Allegheny St	12/31/2016	Vacant Land	Residential	2016 IHDA-BRP#1	Judicial Deed (abandonment process)
268 Allegheny St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
270 Allegheny St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
271 Allegheny St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#2	Judicial Deed (abandonment process)
293 Allegheny St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
4 Apache St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
15 Apache St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
32 Apache St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
44 Apache St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	Judicial Deed (abandonment process)
223 Arcadia St	6/30/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
234 Arcadia St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	Judicial Deed (abandonment process)
265 Arcadia St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
222 Arrowhead St	3/31/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
238 Arrowhead St	5/30/2017	Vacant Land	Residential	2017 IHDA-BRP#1	Judicial Deed (abandonment process)
248 Arrowhead St	6/30/2016	Vacant Land	Residential	2016 IHDA-BRP#1	Judicial Deed (abandonment process)
257 Arrowhead St	6/30/2016	Vacant Land	Residential	2016 IHDA-BRP#1	Judicial Deed (abandonment process)
264 Arrowhead St	6/30/2018	Vacant Land	Residential	2018 IHDA-BRP#2	Judicial Deed (abandonment process)
130 Warwick St	4/4/2014	Vacant Land	For sale		
71 Marquette St	11/9/2020	single family home	For sale and rehab		Judicial Deed (abandonment process)
316 Niagara Street	4/25/2019	single family home	need to demo		Judicial Deed (abandonment process)
325 Niagara Street	4/25/2019	single family home	For sale and rehab		Judicial Deed (abandonment process)
147 Nashua Street	4/25/2019	single family home	For sale and rehab		Judicial Deed (abandonment process)
359 Oswego St	11/9/2020	single family home	For sale and rehab		Judicial Deed (abandonment process)
305 Sioux St	10/19/2020	single family home	For sale and rehab		Judicial Deed (abandonment process)