

**VILLAGE OF
PARK FOREST, ILLINOIS
FIVE YEAR CAPITAL PLAN
FISCAL YEAR 2024/2025**



VILLAGE OF PARK FOREST FIVE YEAR CAPITAL PLAN FISCAL YEAR 2024/2025

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 during the overall budget preparation.

The overview contains a composite of capital expenditures for all departments. Following the overview, there are separate 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 section. 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 2024/2025, the Village will be replacing network hardware, replacing a network copier/printer and upgrading laptops for some members of the Village Board.

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 2024/2025, the General Fund includes dollars for contractual street maintenance for \$800,000 to maintain side streets not eligible for grant funding. Sidewalk maintenance is also included at \$100,000. There is a multi-use path along 26th Street in the DPW 2024/2025 capital plan.

The Motor Fuel Tax plan includes resurfacing of Westwood/Norwood Drive from Sauk Trail to Western Ave. for \$419,071, ongoing annual road maintenance costs of \$500,000 and the every-other year local road improvement program for \$412,000. The total proposed FY 2024/2025 capital expenditures for the Motor Fuel Tax Fund are \$1,331,071.

DPW's vehicle program is a comprehensive process that presents the maintenance, additions and subtractions to its fleet for the next five years. For 2024/2025, replacement of three pick-up trucks totaling \$141,000 and a \$20,000 refurbishment of a dump truck, with a grand total of \$161,000, are included in the proposed capital plan.

The Capital Plan for the Water Fund, as presented, includes \$515,000 for water main replacement done in-house, replacement of the Tamarack standpipe booster station vault and the continuation of the buffalo box replacement program. The total proposed capital costs for FY 2024/2025 for the Water Funds are \$1,275,900.

The Sewer Capital Plan includes rehab of the sanitary and storm sewer systems in the Village, including the overhaul of the Forest Brook street lift station for \$655,000. There is a sewer lining project for \$350,000 also included in the proposed capital plan. Total requests for FY 2024/2025 are \$1,200,450.

Included in the Municipal Parking Fund are crack filling, sealcoating and striping in lot 2 for \$25,750.

RECREATION, PARKS & COMMUNITY HEALTH

The Recreation, Parks & Community Health 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 2024/2025 includes allocation of funds to continue maintenance of the Urban Forestry plan, Central Park and various other parks. Freedom Hall has a new roof, tuckpointing for the building and a new projector. These two areas have total requests for 2024/2025 of \$799,700. The bike and pedestrian plan includes an extension of the Somonauk Park walkway and has total requests for 2024/2025 of \$165,000.

Vehicle replacement includes a forestry service vehicle, vehicle reconditioning and CNG conversions. Total requests for 2024/2025 are \$192,000.

Included in the Aqua Center Capital Plan for 2024/2025 are various replacements, repairs and improvements to the facility totaling \$310,000.

The Tennis & Health Club Capital Plan includes replacement of exercise equipment, facility improvements and building maintenance and remodeling items. The total proposed capital expenses for FY 2024/2025 are \$74,000.

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, Fire Station, Police Station and the Public Works and Parks Garage. The Capital Plan for facilities includes Village Hall upgrades, Rec Center upgrades, Police Station repairs, Fire Station improvements and Municipal Garage upgrades. The total proposed capital expenditures across all Buildings and Grounds categories are \$435,000.

POLICE

The Police Capital Plan includes computer/technology replacements, camera replacements, taser replacements and facility repairs totaling \$133,200. For vehicle replacements, the Police department is proposing to replace three vehicles, replace mobile data terminals in selected squad cars and install E-ticket printers in squad cars. The total proposed Vehicle Service Fund capital outlays for Police are \$188,000.

FIRE

Fire Department capital items include an annual schedule for replacing protective clothing, fire station maintenance, computer system upgrades, as well as other departmental supplies for a grand total of \$119,950. The Vehicle Service Fund expenditures proposed for FY 2024/2025 for Fire are \$45,000 for a replacement of squad 72.

DOWNTOWN

The Capital Plan for the DownTown provides for continuation of tenant build out associated with new leases, parking lot improvements, improvements to Cunningham Drive, demolition for part of building 2 and several common area projects. Total proposed capital outlays for the DownTown for FY 2024/2025 are \$2,807,261.

OTHER – CAPITAL PROJECTS

Included in the 2024/2025 Capital Projects plan are 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 2024/2025 that are subject to the availability of funding. The total requested capital expenditures for the Capital Projects Fund for FY 2024/2025 are \$2,935,000.

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

	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
<u>General Fund</u>					
Public Works	1,147,000	1,388,000	1,071,600	7,310,000	6,289,400
Recreation, Parks & Comm. Health	1,621,700	390,800	166,900	594,200	650,600
Buildings & Grounds ⁽¹⁾	543,000	202,000	812,000	194,500	319,000
Police	55,200	112,700	122,700	145,900	82,800
Fire	119,950	108,450	186,850	107,550	91,200
*Administration/Finance	64,300	64,400	71,200	70,000	118,000
*Community Development	13,800	2,500	3,800	1,900	3,000
*Economic Development & Planning	2,500	4,400	-	2,500	2,500
General Fund Total	<u>3,567,450</u>	<u>2,273,250</u>	<u>2,435,050</u>	<u>8,426,550</u>	<u>7,556,500</u>
<u>M F T</u>	808,000	4,629,202	4,691,000	2,964,000	8,586,496
<u>Water</u>	1,974,800	5,849,976	2,908,600	1,594,600	2,323,600
<u>Sewer</u>	1,025,000	775,000	675,000	2,395,000	825,000
<u>Municipal Parking</u>	-	-	375,000	-	25,000

(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 separate sections for these departments.

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	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
<u>Aqua Center</u>	97,000	15,000	2,005,000	2,516,900	18,800
<u>Tennis & Health Club</u>	51,000	110,000	165,000	515,000	28,900
<u>DownTown</u>	1,604,450	267,550	296,550	271,100	358,150
<u>Other — Capital Projects</u>	978,000	653,000	528,000	528,000	1,926,000
<u>Housing Authority *</u>	-	-	1,900	1,900	1,900
<u>Vehicle Services</u>					
Administration	-	-	-	-	40,000
Public Works	150,000	257,000	235,000	495,000	400,000
Recreation, Parks & Comm. Health	347,000	192,000	32,000	27,000	127,000
Police	201,000	222,000	207,000	175,000	198,000
Fire	45,000	45,000	-	350,000	750,000
Vehicle Services Total	<u>743,000</u>	<u>716,000</u>	<u>474,000</u>	<u>1,047,000</u>	<u>1,515,000</u>
TOTAL	<u><u>10,848,700</u></u>	<u><u>15,288,978</u></u>	<u><u>14,555,100</u></u>	<u><u>20,260,050</u></u>	<u><u>23,165,346</u></u>

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

**PUBLIC WORKS DEPARTMENT
FIVE YEAR CAPITAL PLAN**

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>	
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()	
<u>General Fund</u>										
26th St Multi use Trail (Norwood Blvd to Thorn Creek Woods) - Phase 1*	20,000	(1)	-		-		-		-	
Contractual Street Maintenance	800,000	(2)	800,000	(1)	800,000	(1)	800,000	(1)	800,000	(1)
Contractual Sidewalk Maintenance	100,000	(3)	100,000	(2)	100,000	(2)	100,000	(2)	100,000	(2)
Computer System Upgrades	16,500	(4)	4,400	(3)	13,200	(3)	2,000	(3)	6,400	(3)
Tree Removal	8,240	(5)	8,240	(4)	8,240	(4)	8,240	(4)	8,240	(4)
Invest in Cook Grant Match (if awarded)			120,000	(5)	-		-		-	
Generator for DPW Building	-		-		180,250	(5)	-		-	
<u>Bike and Pedestrian Plan</u>	-		-		-		-		-	
Village Cut Throughs	-		-		231,750	(6)	231,750	(5)	-	
Sidewalk - Indianwood (Village Drive to Forest) North side	-		-		-		68,000	(6)	-	
Sidewalk - Orchard (Access South Cook Development to Main) East side	-		-		-		30,000	(7)	-	
Road Diet Indianwood and Orchard (Downtown)	-		-		-		-		30,900	(5)
Install Traffic Signal - Westwood Drive at Orchard Drive	-		-		-		-		412,000	(6)
New DPW /Rec & Parks Maintenance Facility	-		-		-		-		6,000,000	(7)
	944,740		1,032,640		1,333,440		1,239,990		7,357,540	
* 100% funded by 2022 Invest in Cook Grant - Amount shown is carryover										
**80% of amt shown will be funded through ITEP										
*** Currently seeking grant funds										
<u>Motor Fuel Tax</u>										
MFT Maintenance Resolutions	500,000	(1)	500,000	(1)	500,000	(1)	500,000	(1)	500,000	(1)
Local Road Improvements - Every other year	412,000	(2)	-		412,000	(2)	-		412,000	(2)
Resurf Westwood Dr/Norwood (Sauk Trail to Western Ave) - Prelim Egr ¹	419,071	(3)	-		-		-		-	
Resurf Westwood Dr/Norwood (Sauk Trail to Western Ave) - Design ¹	-		384,725	(2)	-		-		-	
Forest Blvd Improvements - ITEP Path Construction**	-		3,442,826	(3)	-		-		-	
Forest Blvd Improvements - ITEP Path Construction Engineering**	-		344,285	(4)	-		-		-	
Forest Blvd Improvements - Road Construction***	-		1,922,186	(5)	-		-		-	
Forest Blvd Improvements - Road Construction Engineering***	-		192,220	(6)	-		-		-	
26th St Multi use Trail (Norwood Blvd to TC Woods) - Phase 2/ROW	-		310,000	(7)	-		-		-	
26th St Multi use Trail (Norwood Blvd to Thorn Creek Woods) - C/CE			-		2,200,000	(3)	-		-	
Resurf Westwood Dr/Norwood (Sauk Trail to Western Ave) - Const ¹	-		-		4,261,620	(4)	-		-	

⁽¹⁾ A Sustainable Project
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT
FIVE YEAR CAPITAL PLAN**

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>	
	<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>	
Resurf Westwood Dr/Norwood(Sauk Trail to Western Ave) - Const Egr ¹	-		-		425,920	(5)	-		-	
Replacement of Street Lights	-		-		257,500	(6)	257,500	(2)	257,500	(3)
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Prelim Egr ¹	-		63,800	(8)	-		-		-	
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Design ¹	-		-		-		73,700	(3)	-	
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Const ¹	-		-		-		-		1,113,200	(4)
Resurface S. Orchard Dr (Sauk Trail to Blackhawk Dr) - Const Egr ¹	-		-		-		-		110,400	(5)
Replace Fence along Western Avenue	-		-		-		-		360,500	(6)
New Traffic Signal - Indiana & Rt. 30	-		-		-		-		412,000	(7)
	1,331,071		7,160,042		8,057,040		831,200		3,165,600	
¹ 80% of amt shown will be funded through STP-U Program, Village 20% will be reimbursed by IDOT tollway credits.										
Vehicle Services Fund										
Replace Pickup F250 # 661 - Water	43,000	(1)	-		-		-		-	
Replace Pickup F250 XL # 652 - Water	43,000	(2)	-		-		-		-	
Replace Pickup F250 3/4 Ton # 561	55,000	(3)	-		-		-		-	
Refurbish 2-1/2 Ton Dump Truck # 602 (2000) & Truck # 610 (2003)	20,000	(4)	-		-		-		-	
Replace Pickup F250 3/4 Ton # 507			55,000	(1)	-		-		-	
Replace Ford F450 1-1/2 Ton # 501 - Grit Truck	-		92,000	(2)	-		-		-	
Refurbish 2-1/2 Ton Dump Truck 622 (2005), Truck 611 (2009), Truck 603 (2010)	-		30,000	(3)	-		-		-	
Replace Ford F350 Pick Up # 667 - Water Plant Vehicle	-		55,000	(4)	-		-		-	
Replace Utility F450 # 650 - Main Break Truck	-		-		65,000	(1)	-		-	
Replace Ford F450 #609	-		-		92,000	(2)	-		-	
Replace Case 621E Wheel Loader # 681	-		-		-		125,000	(1)	-	
Replace Freightliner Aerial Truck # 605	-		-		-		200,000	(2)	-	
Replace 2-1/2 Ton Dump Truck # 602 (2000)	-		-		-		-		180,000	(1)
Replace Ford F550 2T Small Dump Truck # 651	-		-		-		-		92,000	(2)
Replace Morbark Chipper #625	-		-		-		-		80,000	(3)
	161,000		232,000		157,000		325,000		352,000	

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	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>	
	<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>	
Water Fund										
Water Main Replacement - In House	515,000	(1)	515,000	(1)	515,000	(1)	515,000	(1)	515,000	(1)
Water Improvements - Various Locations - IEPA Design Engineering	180,000	(2)	338,000	(2)	346,000	(2)	-		-	
Water Improvements - Various Locations - IEPA Construction*	-		3,300,000	(3)	3,300,000	(3)	3,300,000	(2)	-	
Water Improvements - Various Locations - IEPA Construction Egr	-		157,000	(4)	316,000	(4)	324,000	(3)	-	
Buffalo Box Replacement	155,000	(3)	155,000	(5)	155,000	(5)	155,000	(4)	155,000	(2)
Computer System Upgrades	1,900	(4)	23,800	(6)	15,700	(6)	5,700	(5)	1,900	(3)
Repainting Fire Hydrants	24,000	(5)	-		-		-		-	
Tamarack Standpipe Booster Station Building (Replace Vault) - Design	80,000	(6)	-		-		-		-	
Well Maintenance, Well #4 (Well Components & Casing)	200,000	(7)	-		-		-		-	
OSEC #2 Cell Spare	30,000	(8)	-		-		-		-	
Replace Bulk Chlorine Storage Tanks	30,000	(9)	-		-		-		-	
Replace Variable Frequency Drive on High Service Pump #1	30,000	(10)	-		-		-		-	
Replace Variable Frequency Drive on High Service Pump #2	30,000	(11)	-		-		-		-	
Well Maintenance, Well #5 (Well Components & Casing)	-		200,000	(7)	-		-		-	
Replace Variable Frequency Drive on High Service Pump #3	-		30,000	(8)	-		-		-	
Improvements to Soda Ash & Lime Silo Level Sensors	-		30,000	(9)	-		-		-	
Access Road at Water Plant Repair	-		80,000	(10)	-		-		-	
Tamarack Standpipe Booster Station Building (Replace Vault) - Const.	-		800,000	(11)	-		-		-	
Well Maintenance, Well #1	-		-		90,000	(7)	-		-	
Commercial/Large Meter Evaluation and Testing	-		-		24,000	(8)	-		-	
Autumn Ridge Tower Overcoat, Cleaning and Cathodic Protection	-		-		550,000	(9)	-		-	
Well Maintenance, Well #3	-		-		-		90,000	(6)	-	
OSEC #1 Cell Spare	-		-		-		35,000	(7)	-	
Replace Two Raw Water Control Valves to Aerator in Water Plant	-		-		-		25,000	(8)	-	
Process Water Pump #1 and #2 VFD Replacement	-		-		-		50,000	(9)	-	
Well Maintenance, Well 2 (Components and Casing)	-		-		-		-		200,000	(4)
Communications Upgrade - DeviceNet	-		-		-		-		300,000	(5)
Replace 4" Cla-Val in 3 Towers (Blackhawk, A.R, Tamarack)	-		-		-		-		40,000	(6)
Replace 16" Water Main leaving Water Plant to Westwood Dr.	-		-		-		-		750,000	(7)

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Five Year Capital Plan

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FIVE YEAR CAPITAL PLAN**

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>	
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()	
Replace Lagoon blowdown line from WP to lagoon (1200 feet)	-		-		-		-		1,000,000	(8)
Replace Dewatering J-press	-		-		-		-		1,000,000	(9)
Tear down Well #7 Site	-		-		-		-		100,000	(10)
	1,275,900		5,628,800		5,311,700		4,499,700		4,061,900	
* Amount shown is subject to 50% loan forgiveness, if awarded										
<u>Sewer Fund</u>										
Sanitary Sewer Lining (CDBG)*	350,000	(1)	-		-		-		-	
Forest Brook Street Lift Station Overhaul - Construction	600,000	(2)	-		-		-		-	
Forest Brook Street Lift Station Overhaul - Construction Engineering	55,000	(3)	-		-		-		-	
Sanitary Sewer Replacement - Every other year	-		300,000	(1)	-		300,000	(1)	-	
Sanitary Sewer Lining - Every other year	-		-		300,000	(1)	-		300,000	(1)
Storm Sewer Improvements (with local roads projects)	-		200,000	(2)	200,000	(2)	200,000	(2)	200,000	(2)
Clean and Televiser Sewer Mains	100,000	(4)	100,000	(3)	100,000	(3)	100,000	(3)	100,000	(3)
Tree Removal	15,450	(5)	15,450	(4)	15,450	(4)	15,450	(4)	15,450	(4)
Chestnut Street Lift Station Overhaul - Design	80,000	(6)	-		-		-		-	
Chestnut Street Lift Station Overhaul - Construction	-		750,000	(5)	-		-		-	
23 Thorn Creek Culvert Replacement	-		-		206,000	(5)	-		-	
Clean Drainage Ditch in Winnebago Park	-		-		206,000	(6)	-		-	
Excess Flow Facility Generator	-		-		-		103,000	(5)	-	
Thorn Creek Subdivision Storm Water Management Imp - Middle Section	-		-		-		-		412,000	(5)
Clean Drainage Ditch from Krotiak to Lakewood	-		-		-		-		206,000	(6)
Clean Drainage Ditch from Central Park to Westwood	-		-		-		-		103,000	(7)
Clean Drainage Ditch from Lakewood to Rich East H.S.	-		-		-		-		206,000	(8)
Clean Drainage Ditch from East Rocket to Indianwood	-		-		-		-		103,000	(9)
Lakewood Blvd Culvert Replacement	-		-		-		-		257,500	(10)
Richton Park Overflow Improvements	-		-		-		-		515,000	(11)
Flow Testing of Sewer Mains	-		-		-		-		20,600	(12)
Smoke Testing of Sewer Mains	-		-		-		-		20,600	(13)
Flood Testing of Sewer Mains	-		-		-		-		30,900	(14)
	1,200,450		1,365,450		1,027,450		718,450		2,490,050	
*\$200,000 will be reimbursed from CDBG										

(1) A Sustainable Project
Five Year Capital Plan

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	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>		<u>Priority ()</u>
<u>Municipal Parking Fund</u>									
Crackfill, Sealcoat, Restripe Lot 2	25,750	(1)	-		-		-		-
Install Security System Lot 2	-		-		386,250	(1)	-		-
	25,750		-		386,250		-		-
TOTAL	<u>4,938,911</u>		<u>15,418,932</u>		<u>16,272,880</u>		<u>7,614,340</u>		<u>17,427,090</u>

⁽¹⁾ A Sustainable Project
Five Year Capital Plan

**PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENT PLAN
2024/2025 PROJECTS**

GENERAL FUND PROJECTS

1. 26th St Multi Use Trail (Norwood Blvd to Thorn Creek Woods) – Phase 1 \$20,000

This item consists of remaining/carry over funding for Phase 1 (Preliminary Engineering) that will look into the feasibility, impacts, and design requirements to install a 10-foot multi-use path connecting Norwood Blvd to an access point into Thorn Creek Woods and a regional trail system. This project is funded 100% by a 2022 Invest in Cook grant that the Village was awarded.

2. Contractual Street Maintenance \$800,000

This item consists of funding for ongoing 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.

3. Contractual Sidewalk Maintenance \$100,000

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.

4. Computer System Upgrades \$16,500

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

5. Tree Removal \$8,240

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.

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. Local Road Improvements – Every other year \$412,000

This item consists of funding for road improvements on smaller local roads. No specific location has been identified but improvements will include, but are not limited to, curb replacement, sidewalk improvements at intersections and driveways, structure adjustments, milling and resurfacing of roadway, pavement patching, driveway apron replacement, pavement marking, and restoration.

3. Resurf Westwood Dr/Norwood (Sauk Trail to Western) – Prelim Egr. \$419,071

This item consists of funding for Phase I Engineering for a road improvement along this route. Services include, but are not limited to, preliminary engineering, environmental studies, data collection, traffic studies, intersection studies, soil investigation, field evaluation and topo surveys, interagency coordination meetings, drainage studies, estimates of cost, and development of final Project Development Report. 80% of amount shown will be funded through the SSMMA Surface Transportation Program (STP) and the remaining 20% is expected to be funded by Transportation Development Credits Highway (Tollway Credits) resulting in a net zero cost to the Village.

VEHICLE SERVICE FUND PROJECTS

1. Replace Pick Up F250 # 661 – Water \$43,000

This item consists of funding to purchase a pickup truck used by Water Billing/Collection staff for various daily operations and work-related travel. The current vehicle is a 2014 with 108,664 miles.

2. Replace Pick Up F250 XL # 652 – Water \$43,000

This item consists of funding to purchase a pickup truck used by Water Billing/Collection staff for various daily operations and work-related travel. The current vehicle is a 2011 with 75,058 miles.

3. Replace Pick Up F250 ¾ Ton # 561 \$55,000

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 109,441 miles.

4. Refurbish 2-1/2 Ton Dump Truck # 602 & # 610 \$20,000

This item consists of funding to refurbish 2 village snow fighters. 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.

WATER FUND PROJECTS

1. Water Main Replacement – In House \$515,000

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. Water Improvements – Various Locations – IEPA Design Engineering \$180,000

This item consists of funds to design various water infrastructure improvements. DPW is seeking to take advantage of IEPA State Revolving Loan Funds that are becoming available with an anticipated 50% loan forgiveness. The plan is to design three phases (\$3,300,000 each) of projects totaling 10 million in construction costs, which in turn will result in a 5-million-dollar loan if 50% loan forgiveness is awarded. Design and construction engineering costs will be paid for from water funds. Phase 1 would consist of repainting and improvements to Tamarack Standpipe, replacing a 16-inch transmission water main under CN railroad and water main replacement along Neola St. Phase 2 would consist of water main replacement along Douglas St and Miami St. Phase 3 would consist of water main replacement along Manitowac St, Merrimac St, Nokomis St, portions of Marquette St, a portion of Niagara St, and a portion of Oswego St. DPW recently submitted a Project Plan outlining the above to IEPA for loan review.

3. Buffalo Box Replacement \$155,000

This item consists of funding for the replacement of inoperable water service valves. The Water Billing Department has an ongoing 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.

4. Computer System Upgrades \$1,900

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.

5. Repaint Fire Hydrants \$24,000

This item consists of funding for the ongoing stripping and repainting of village wide fire hydrants. After this project, all village fire hydrants will be repainted.

6. Tamarack Standpipe Booster Station Building (Replace Vault) - Design \$80,000

This item consists of funding for design engineering to replace the underground valve vault and bring all components above ground. Improvements shall also consist of new pumps, water quality equipment, new valves, and building.

7. Well Maintenance, Well #4 (Well Components and Casing) \$200,000

This item consists of funding to perform an ongoing Well Maintenance Program. Each of the 6 wells are on a 6-year cycle to be inspected, evaluated and if necessary, repaired or reconditioned.

8. OSEC #2 Cell Spare \$30,000

This item consists of funding for purchasing a spare part of chlorine generation equipment. Due to the importance of this part of the water treatment process and timeline to received parts, it is in the best interest to have a spare on hand to be placed into service in a timely fashion.

9. Replace Bulk Chlorine Storage Tanks \$30,000

This item consists of funding to replace the chlorine bulk storage tank. Current tanks have been repaired several times by plastic welding and will continue to crack. These tanks hold the chlorine that is made for water treatment and disinfection.

10. Replace Variable Frequency Drive on High Service Pump #1 \$30,000

This items consists of funding to replace the VFD on one of 3 high service pumps which push water out into the distribution system. The VFD controls the gradual ramping up and down of pumps based on distribution needs and reduces the possibility of water hammer.

11. Replace Variable Frequency Drive on High Service Pump #2 \$30,000

This items consists of funding to replace the VFD on one of 3 high service pumps which push water out into the distribution system. The VFD controls the gradual ramping up and down of pumps based on distribution needs and reduces the possibility of water hammer.

SEWER FUND PROJECTS

1. Sanitary Sewer Lining (CDBG) \$350,000

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. This method can be used when the pipe is still providing service but showing signs of various forms of failure. If completed at the right time, this rehab project can prolong the service life of the original pipe. Locations of work will be determined from sewer cleaning and television inspections and SL RAT investigations. This project was awarded a maximum of \$200,000 in Community Development Block Grant funds that will be reimbursed back to the Village upon project completion.

2. Forest Brook Street Lift Station Overhaul - Construction \$600,000

This item consists of funding for the replacement/reconstruction of this facility. In particular, incorporation of a generator, new pumps, new pipes, incorporation of SCADA, and misc. appurtenances for a complete overhaul. A lift station is needed to keep sanitary flows moving

when differences in pipe elevation do not allow for sewage to flow by gravity. The station will pump flow to a higher elevation to where flow by gravity can resume.

- 3. Forest Brook Street Lift Station Overhaul – Construction Engineering \$55,000

This item consists of funding for onsite observation, contract management and construction engineering of this project.

- 4. Clean and Televise Sewer Mains \$100,000

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.

- 5. Tree Removal \$15,450

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.

- 6. Chestnut Street Lift Station Overhaul – Design \$80,000

This item consists of funding for the design work to replace/reconstruct this facility. In particular, incorporation of a generator, new pumps, new pipes, incorporation of SCADA, and misc. appurtenances for a complete overhaul. A lift station is needed to keep sanitary flows moving when differences in pipe elevation do not allow for sewage to flow by gravity. The station will pump flow to a higher elevation to where flow by gravity can resume.

MUNICIPAL PARKING PROJECTS

- 1. Crack fill, Sealcoat, Restripe Lot 2 \$25,750

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 & COMMUNITY HEALTH DEPARTMENT

FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>General Fund - Parks & Playgrounds</u>									
Urban Forestry Operations	80,000	(1)	80,000		80,000		80,000		80,000
*Central Park – Resurface/ Pickleball Conversion Tennis Courts	100,000	(2)							
Playground Safety Surface Maintenance - Various Parks	7,000	(3)	7,000		7,000		7,000		7,000
Play Equipment Upgrades - Various Parks	20,000	(4)	20,000		20,000		20,000		20,000
*Central Park - Replace Backstops/ Baseline Fencing Field B, C, D, A	25,000	(5)	25,000		25,000				
Computer system upgrades	10,700	(6)	3,800		1,900		6,200		
Community Basketball Courts/ Ice Skating ⁽⁴⁾	250,000	(7)	-		-				
Dog Park - Relocate Parking and ADA Curb Cut	30,000	(8)	-		-				
Various Parks - crack-fill/ seal parking lots	8,000	(9)	8,000		8,000		8,000		8,000
Eastgate Park - Resurface Basketball Court/ New Standards	50,000	(10)	-		-		-		
Various Parks- Crack-Fill/Sealcoat Walks	10,000	(11)	-		10,000				10,000
Green Initiatives ⁽¹⁾ - Community Garden Capital Support ⁽⁴⁾	8,000	(12)	8,000		8,000		8,000		8,000
Village Hall crack-fill/sealcoat/stripe	15,000	(13)					15,000		
Park Signage Program	7,000	(14)	7,000		7,000		7,000		7,000
Winnebago Park- Disc Golf Course	5,000	(15)							
Pickleball Court Conversions- Various			50,000						
Resurface/Replace Walks- Various Parks			30,000				30,000		
Dog Park - Agility Equipment			5,000		-		-		
Village Green Shade Structures			25,000		-				
Main St. Market - Seal/ Stripe Parking Lot			8,000		-		-		
Various Parks - Replace tables/ bleachers			6,500				6,500		
Central Park Wetlands Management Plan			3,000				3,000		
ADA Transition Plan Implementation - Various	-		5,000		-		5,000		
Accessible Playground Surface Installation			65,000				65,000		
Replace Backstop - Indiana Park ⁽³⁾			-		10,000				
Replace Backstop - Illinois Park ⁽³⁾			-		10,000				
Dog Park - Install Second Shelter			7,000		-				
Open Space Trail Development - Hidden Meadows ⁽¹⁾			-		-				50,000
Replace Central Park Pavilion			-		250,000		-		
Central Park - Park/Playground Renovation ⁽²⁾ ⁽³⁾			750,000		-				

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

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RECREATION, PARKS & COMMUNITY HEALTH DEPARTMENT FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
	Priority ()				
Replace Outfield Fencing - Central Park	-	40,000	-		
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	-		
Playground Renovation - Eastgate ^{(3)*}	-	-	10,000		
Central Park - Replace Outfield Netting	-	-	-	20,000	
Playground Renovation - Indiana Park	-	-	-	65,000	
Install Outdoor Fitness					80,000
Playground Renovation - Logan Park	-	-	-	60,000	
Total Parks & Playgrounds:	625,700	1,261,300	446,900	405,700	270,000
<u>General Fund - Freedom Hall</u>					
Roof Replacement	145,000	(1) -	-		
Tuckpointing	9,000	(2) 9,000	9,000	9,000	9,000
Projector & Controls	20,000	(3) -			
Security Camera System		5,000			
Remote Viewing Monitors - Stage		5,000	-		
Dimmer Pack		-	30,000		
Digital Marque Sign		27,000			
Replace Stage Drapes	-	40,000	-		
Replace Stage Floor	-		-	50,000	
Replace Emergency Exit			7,000		
Replace Theatre Lighting					100,000
Facility Remodel	-	-		300,000	
Total Freedom Hall:	174,000	86,000	46,000	359,000	109,000
Total Parks & Playgrounds/ Freedom Hall:	799,700	1,347,300	492,900	764,700	379,000

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

RECREATION, PARKS & COMMUNITY HEALTH DEPARTMENT FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>General Fund - B&G Village Hall</u>									
Emergency Purchases / Repairs / Replacements	10,000	(1)	10,000		10,000		10,000		10,000
Department Office Space Upgrades	28,000	(2)	28,000		28,000		28,000		28,000
Tuckpointing	10,000	(3)	-		10,000				10,000
Roof Reconditioning ⁽¹⁾	-		40,000						
Replace lower level windows ⁽¹⁾⁽²⁾			-				75,000		
Elevator Replacement	-		-		200,000				
Replace HVAC/various									12,000
Replace Wood Fascia and Gutters					5,000				
Replace HVAC/Building							12,000		
Total Village Hall:	48,000		78,000		253,000		125,000		60,000
<u>General Fund - B&G Rec Center</u>									
Misc. Maintenance and Equipment Upgrades	10,000	(1)	10,000		10,000		10,000		10,000
HVAC - Lower Level Stand Alone System	50,000	(2)	-						
Tuckpointing	8,000	(3)			8,000				8,000
Remodel Restrooms	20,000	(4)	-						
Roof Reconditioning ⁽¹⁾	-		30,000						
Remodel Kitchen			20,000						
ADA Entrance									300,000
Marquee Signs	-		-				100,000		
Replace Scoreboard							20,000		
Total Rec Center:	88,000		60,000		18,000		130,000		318,000
<u>General Fund - B&G Police Station</u>									
Roof Replacement	130,000	(1)	-		-		-		-
Replace HVAC/ various	12,000	(2)	12,000		-		-		-
Tuckpointing			5,000						5,000

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

RECREATION, PARKS & COMMUNITY HEALTH DEPARTMENT FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
	Priority ()				
Parking Lot - Sealcoat/Stripe	-	8,000			8,000
Repair Concrete South Parking Lot		10,000			
Replace HVAC/Gun range				10,000	
Total Police Station:	142,000	35,000	-	10,000	13,000
<u>General Fund - B&G Fire Station</u>					
Garage Bay Floor Repair	50,000	(1)			
Fire Training Site/Building Exterior Repair	100,000	(2)			
Roof Reconditioning		25,000			
Tuckpointing		5,000			
Repalce HVAC/ Training Room			28,000		
Garage Bay Improvements (Doors, Windows, Compressor)			45,000		
Front Entrance Security Replacement		75,000			
Storage Shed					100,000
Replace HVAC/ Bunk Room				28,000	
Total Fire Station:	150,000	105,000	73,000	28,000	100,000
<u>General Fund - B&G Municipal Garage</u>					
Garage Door Repairs	7,000	(1)	7,000		7,000
Tuck-pointing	-		-	-	7,000
Roof Reconditioning ⁽¹⁾		35,000	35,000	35,000	
CNG Conversion Safety Requirements - Ventelation/ Exp. Protection.		75,000	-	-	
Replace Pole Barn Storage Shed - New Parks Garage	-	-			475,000
Replace HVAC/ Break Room				10,000	
Sealcoat/Crack-fill					5,000
Replace North Building Electric Panel					20,000
Total Municipal Garage:	7,000	110,000	42,000	45,000	514,000
Total Buildings & Gounds:	435,000	388,000	386,000	338,000	1,005,000

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

RECREATION, PARKS & COMMUNITY HEALTH DEPARTMENT FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>Bike & Pedestrian Plan Implementation - (included in General Fund)</u>									
Somonauk Park- Extend walking path	65,000	(1)							
Central Park - Widen path to 10' multi use trail ⁽³⁾	100,000	(2)	-		-		-		-
Total Bike & Ped Plan Implementation	165,000		0		0		0		0
Total General Fund:	1,399,700		1,735,300		878,900		1,102,700		1,384,000
<u>Vehicle Services Fund</u>									
Misc. Vehicle Repair/ Recondition ⁽¹⁾	12,000	(1)	12,000		12,000		12,000		12,000
Non CDL Forestry Service Vehicle	160,000	(2)	-						
EX-Go Repairs (Utility Cart Rebuild)	5,000	(3)	-		5,000				5,000
CNG Vehicle Conversions ⁽¹⁾	15,000	(4)	15,000		15,000		15,000		15,000
Replace Toro Mower #138*	-		-						
Various Maintenance Attachments and Equipment	-		8,000				8,000		
Replace Maintenance Vehicle # 126			-		50,000				
Non CDL Bus			-		90,000				
Replace Skid-steer Loader # 260			80,000						
Fertilizer Spreader			5,000						
Replace Toro Mower #141			90,000						
Replace Pick-Up #142									55,000
Replace Pick-Up #135									55,000
Replace Flatbed Trailer							15,000		
Replace Pick-Up #145			45,000						
Total Vehicle Services Fund:	192,000		255,000		172,000		50,000		142,000
<u>Aqua Center Fund</u>									
Pool Operating Repairs- Multiple	300,000	(1)							
Pool Bottom - Maintenance/Repairs	5,000	(2)	-		-				
Pool Deck - Maintenance/Repairs	5,000	(3)	-		5,000				

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

**RECREATION, PARKS & COMMUNITY HEALTH DEPARTMENT
FIVE YEAR CAPITAL PLAN**

	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
	<u>Priority ()</u>				
Recondition Bathhouse Roof		-	75,000		
Computer System Upgrades	-	-	-	1,900	
Remodel Food Court		12,000			
ADA Transition Plan Implementation	-	5,000	-	5,000	
Install lockers / Dressing Partitions/ Deck Chairs	-	5,000	-	5,000	
Pool Play Equipment	-	5,000	-	5,000	
New spray/ splash pad	-	-	2,000,000		
Renovate West Pool	-	-		1,000,000	
Replace East Pool	-	-		1,500,000	
Total Aqua Center Fund:	310,000	27,000	2,080,000	2,516,900	0
<u>Tennis & Health Club Fund</u>					
Remodel Lounge to Multi-Purpose Room	50,000	(1)	-	-	
Interior Trench Drains W/ Sumps	15,000	(2)	-	-	
Parking Lot - Sealcoat/ Stripe	4,000	(3)	-	-	
Replace/ Upgrade Exercise Equipment	5,000	(4)	5,000	5,000	7,000
Computer system upgrades	-	-	-	-	
Remodel Third Floor Space/ HVAC		15,000	-	-	
ADA Transition Plan Implementation	-	5,000	-	5,000	
Tuck-pointing	-	5,000	-	5,000	
Replace Backdrop Curtains		12,000	-	-	
Exterior Façade Upgrades/ Landscaping	-	15,000	-	-	
Multi-Purpose Room Equipment		30,000	30,000		
Bathroom Renovations		15,000	20,000		
Replace Roof			125,000		
Facilities Study Improvements & ADA Compliance	-	-			500,000
Total Tennis & Health Club Fund:	74,000	102,000	180,000	17,000	507,000
TOTAL Recreation, Parks & Community Health - All Funds	1,975,700	2,119,300	3,310,900	3,686,600	2,033,000

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

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**RECREATION, PARKS
& COMMUNITY HEALTH
CAPITAL IMPROVEMENT PLAN
2024/2025 PROJECTS**

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

1. 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, giving additional direction to staff’s urban forestry decisions. The Urban Forestry Management Plan mentioned above, as well as the Tree Preservation Ordinance, adopted by the Board in August of 2021, give added direction as staff manages the Village’s public trees

2. Central Park – Resurface/ Pickleball Conversion Tennis Courts \$100,000

Central Park Tennis Courts are the most frequently used in the Village by residents, summer lessons and Tennis Camp programs. With the surge in interest for the sport of Pickleball, the Village needs to add courts for residents to play. Resurfacing was last done in 2008. This project proposes to add a new section of asphalt to expand the playing surface along with filling cracks and resurfacing the courts with a fresh layer of asphalt, color-coat and restripe. Assigned funds from FY 23/24 will be used to complete this project.

3. Playground Safety Surfacing – Various Parks \$7,000

Safety surfacing is an important part of any playground and Consumer Product Safety Regulations and ADA Guidelines dictate the specific safety surfaces allowed underneath play equipment. At one time, a mix of sand and limestone screenings spread under play equipment sufficed. Wood chips from the Village’s own tree trimming operations came next but uneven sizes of these chips allowed this material to compact and loose the required resilience for safety. The initial “fluffiness” of the local product does not produce the firmness required for ADA accessibility. This change for public playgrounds requires the purchase of specially ground hardwood chips or the much more expensive concrete or asphalt pad covered with special rubber matting. This item contemplates an annual purchase of the required wood chip material to maintain the play surface of the fifteen different playgrounds in the system.

4. Play Equipment Upgrades – Various Parks \$20,000

Typically, little new play equipment is added to a playground until the entire play structure is replaced. This proposal is to routinely add something new to various parks, offering

children and parents something new for little cost and taking advantage of new and innovative smaller pieces as they are introduced by a manufacturer, with accessibility and inclusiveness at the forefront. As more is learned of the nature of play and the various needs of children during play, new equipment is constantly being developed to address those needs. These needs include various tactile and sensory experiences, spinning and twirling, cooperative play and problem solving and interaction with natural elements and the environment. As well as the need of some children to withdraw when experiencing a sensory overload. Also, new products are offered that allow a parent and child to be physically interactive during play, supporting the emotional bond of parent and child.



Figure 1 Swings for two to share



Figure 2 Musical Instruments



Figure 2 Games with balls



Figure 4 Places for children to withdraw if they wish

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

Central Park ballfield fencing dates from the late 1980’s to the 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. This is year two of this plan.

6. Computer System Upgrades \$10,700

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

7. 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.

8. Dog Park- Relocate Parking and ADA Curb-cut \$30,000

The Park Forest Bark District opened in summer of 2008. The facility only allows parking on the west side of Westwood Dr., where patrons must cross traffic to access the park. Utilizing a curb-cut, this item would feature a small 4-6 stall parking lot parallel to the east fence of the dog park.

9. Various Parks- Crack-fill/Seal-coat/Stripe \$8,000

Routine maintenance of parking lots such as crack filling and seal-coating are necessary to maximize their useful life before re-asphalting is necessary. This will be an ongoing project that rotates through the parking lots at the Village's parks.

10. Eastgate Park- Resurface Basketball Court/New Standards \$50,000

In an effort to revitalize the Eastgate community, staff suggests upgrading the basketball facility at Algonquin School. This project involves refreshing the facility with new asphalt and new basketball standards for community use.

11. Various Parks- Crack-fill/seal Walking Paths \$10,000

Routine maintenance of walking paths such as crack filling and seal-coating are necessary to maximize their useful life before re-asphalting is necessary. This will be an ongoing project that rotates through the walking paths at the Village’s parks.

- 12. Green Initiatives- Community Garden Project \$8,000

The Departments of Economic Development & Planning and Recreation, Parks and 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.

- 13. Village Hall- Crack-fill/Seal-coat/Stripe \$15,000

Routine maintenance of parking lots such as crack filling and seal-coating are necessary to maximize their useful life before re-asphalting is necessary.

- 14. Park Signage Program \$7,000

With the Somonauk Park Remodel, staff deemed it necessary to refresh the park signage at not only this park but at all Village parks. This work includes replacing the current wayfinding signage with new sandblasted wood with multiple colors. This item will be an ongoing project that rotates through the walking paths at the Village’s parks until completed.



- 15. Winnebago Park- Disc Golf Course \$5,000

Winnebago Park is the Village’s third-largest park and open space, yet it does not feature any play equipment or amenities for residents. This item was originally recommended by the Recreation and Parks Advisory Board and naturally fits the parks design. This amenity would also be a first for the community. Work includes placement of disc golf baskets and hole markers.

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

- 1. Roof Replacement \$145,000

The roof at Freedom Hall was updated approximately 25 years ago. The main issues with the current roof are the degradation of the roof surface and weight which is pulling in the brick parapet causing additional damage, along with several leaks. The current roof features a ballasted TPO Roof, 2” insulation, topped with asphalt and gravel. The rocks make it difficult to locate leaks when they occur. Staff recommends removal of the rock, membrane and insulation and installing a new ½” insulation over the asphalt roof.

- 2. Freedom Hall – Tuck-pointing \$9,000

This project addresses displacement of sections of brick of the parapet wall. Tuck-pointing is included as a periodic routine maintenance item to the Capital Plan

- 3. New Projector & Controls \$20,000

This item will replace the projector and screen located in the theater. With a more modern system, the theater will now be able to host movie screenings as well as attract more outside facility users.

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. Department Office Space Upgrades \$28,000

Village Hall, departmental work spaces have remained essentially the same since the Village first occupied the space in 1994 and need to be upgraded and modernized. Carpets are beginning to show considerable wear, workspace partitions are beginning to break and repair parts are no longer available. Functionally, storage is marginal and some departmental layouts have become inefficient, no longer meeting the needs of an evolving staff nor providing for the efficient delivery of public services. This is a multi-year project to upgrade each department. Work would include replacing flooring, reconfiguring of open office space and new furnishings where needed.

- 3. Tuckpointing \$10,000

Tuck-pointing is included as a periodic routine maintenance item to the Capital Plan

GENERAL FUND – B&G: RECREATION CENTER

The Board is aware of the issues related to the Recreation Center and its physical attachment to the SD 163 school building. In summary, 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. This will 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 would need 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.

1. Miscellaneous Maintenance and Equipment Upgrades \$10,000

Annually miscellaneous equipment and furnishings used for various youth programs and Teen Zone need replaced or maintained. This includes items such as pool tables, air hockey and arcade games, monitors and gaming controls. Staff also looks to upgrade e-sports and gaming equipment to keep them relevant to today’s youth. These upgrades include monitors, consoles and furnishings such as desks and chairs.

2. HVAC- Lower Level Stand Alone System \$50,000

Currently heating of the lower level is tied to a boiler that is in lower bowels of the school building. The school no longer uses this boiler for any of their spaces and repairs of this system have proven costly. This system would completely separate our HVAC systems for the Recreation Center from the school’s system, as the gymnasium has a separate HVAC/Air-Handler and be another step closer to separation of the building and school.

3. Tuckpointing \$8,000

Tuck-pointing is included as a periodic routine maintenance item to the Capital Plan

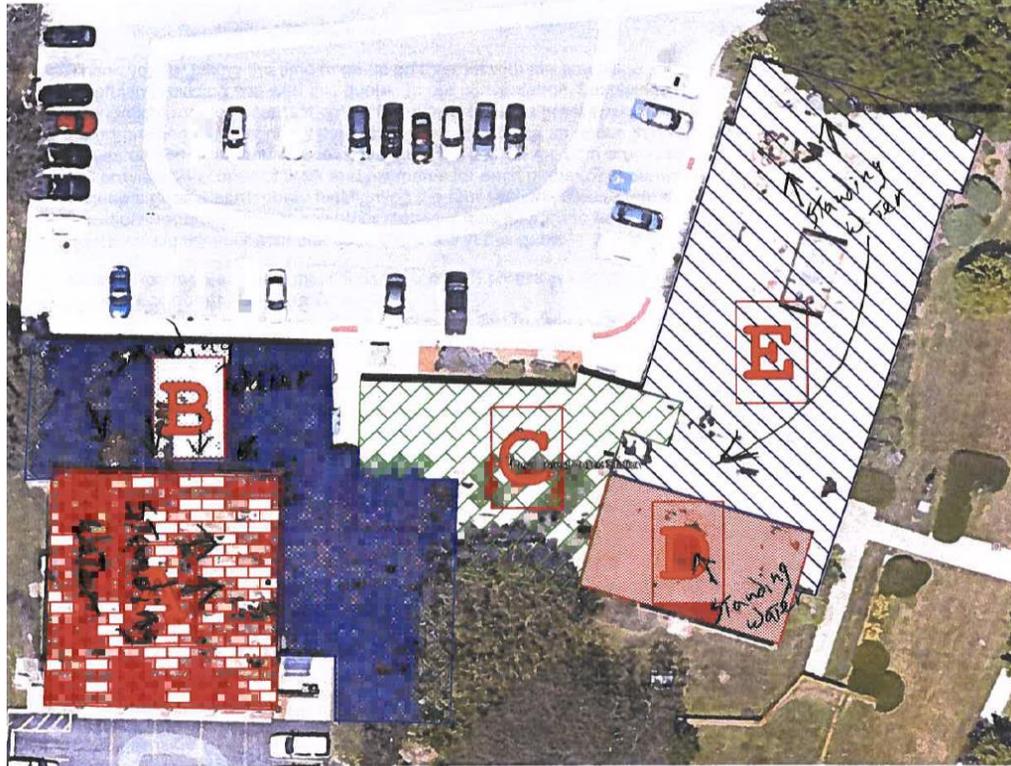
4. Remodel Restrooms \$20,000

This item is another attempt to modernize the nearly 70-year-old building. Work would include new floor tiling, toilets/urinals, sinks, mirrors and paint.

GENERAL FUND – B&G: POLICE STATION

- 1. Roof replacement \$130,000

The Police Station has five distinct roof elevations, roofed between 1988 and 2002. This is a multi-year project to replace each of these sections (see below).



Last fiscal year, Area “A” and “C” were reroofed; with Area “B” and “D” being completed in FY 22/23. This work is for the 5 and final area, Area “E”.

- 2. Replace HVAC – various \$12,000

The Capital Plan provides for replacement of HVAC units as they approach the end of their useful life.

GENERAL FUND – B&G: FIRE STATION

- 1. Garage Bay Floor Repair \$50,000

The bay floor is at a crucial point in its life. Staff is beginning to see various hairline cracks as well as spalling areas. This item needs repair and further protected with epoxy before further damage is done.

2. Fire Training Site/Building Exterior Repair \$100,000

The fire training site is vital asset to not only the Village’s fire department but also a valued resource within the Southland. The building has many critical needs including roof reconditioning, tuck-pointing, new windows and metal entry doors.

GENERAL FUND – B&G: MUNICIPAL GARAGE

1. Garage Door Repairs \$7,000

This item is included as periodic routine maintenance for garage bay doors.

BIKE AND PEDESTRIAN PLAN IMPLEMENTATION

1. Somonauk Park-Extend walking path \$65,000

With the Somonauk Park Redevelopment that completed in 2023, new walking paths were installed. Once these paths were completed, staff noted that an extension from the new all-abilities playground to Sangamon St. was need to connect the paths. As this is the largest park and open space on the south side of the community and also the largest walking path, staff believes this item ties into the Village’s Bike and Pedestrian Plan.

2. Winnebago Park – Widen existing path to 10’ multi use trail \$100,000

This item is outlined in the Village’s Bike and Pedestrian Plan. The goal is to widen the existing 5’ trail to a 10-foot wide, multi-use trail.

VEHICLE SERVICES FUND PROJECTS - PARKS

1. Vehicle Repair / Reconditioning \$12,000

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. Non CDL Forestry Service Vehicle \$160,000

As the Village delves deeper into Urban Forestry and addressing our large tree canopy, staff has identified that owning a forestry service vehicle is needed. With a parks service vehicle, commonly referred to as a “bucket truck”, needed work on the Village’s urban forest can be

addressed directly and likely lower the need for contracted services. This vehicle is multi-use and would be used to repair other high-point items such as parking lot lighting fixtures.



- 3. EZ-Go Repairs \$5,000

The EZ-Go is a multi-use golf cart that is used by staff. This vehicle is used to access spaces where traditional vehicles cannot. The Village owns 3 of these vehicles, originally used at the Hidden Meadows Golf Course, and standard maintenance costs have risen over recent years. This item would be an on-going maintenance item.

- 4. 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. Pool Operating Repairs- Multiple \$300,000

While staff does maintenance repairs on the pools and pump rooms yearly to keep the facility operational, Village staff identified that water usage at the facility was on the rise at a very high rate beginning in 2021. This higher water usage also effects the chemical use/cost from Public Works. Staff has worked to repair multiple leaks that were thought to be the cause of the issues, but continued to see the water usage stay at a high point. After various trouble shooting efforts failed in the ensuing years, staff hired a company in December 2023 to do more of an in-depth look to see if other leaks were detected.

The report located multiple issues confirming that water loss is excessive. The report noted that water is being lost in all areas of the pool including the pool concrete vessel, pool piping, pool expansion joints, pool gutter, surge tanks and main drains. This item repairs all items listed, and returns the facility to proper IDPH standards, while addressing the water loss.

- 2. Pool Bottom- Maintenance/Repairs \$5,000

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

- 3. Pool Deck- Maintenance/Repairs \$5,000

As with the above, this cyclical item is to replace areas of the pool bottoms that have spalled or deteriorated over time.

TENNIS & HEALTH CLUB FUND PROJECTS

- 1. Remodel Lounge to Multi-Purpose Room \$50,000

As staff has evaluated the long-term needs of the Tennis and Health Club, it was determined that the greatest opportunity for growth and resident support is through an expansion of the health and fitness side of operations. This item proposes to replace the outdated lounge area with a multi-purpose room that would allow for expansion of the fitness area, including group workouts, fitness classes and workout equipment. The room would also double as a rental space, creating another revenue stream for the facility. Plans include installation of LVT/VCT flooring, a portable juice bar, new fitness equipment after removal of the current bar and brick privacy wall. This item is a part of a multi-phase plan.



- 2. Interior Trench Drains W/ Sumps \$15,000

This item addresses an ongoing issue with leaks from the roof onto the court playing surface. Interior trench drains would be installed on the outer perimeter of the courts, along with sump pumps to help excess water escape to the outside of the building and not build on the court surface.

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

Routine maintenance of parking lots such as crack filling and seal-coating are necessary to maximize their useful life before re-asphalting is necessary.

4. Replace/ Upgrade Exercise Equipment \$5,000

This item is to be allow for replacement of any exercise equipment that might break as well as the addition of equipment to enhance new program offerings.

The Village’s Park System – Staying informed of Village Parks and Outdoor Facilities

From golf to tennis and soccer to youth football and basketball, and now pickleball, 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 share the thoughts of staff as it relates to our parks system. 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. As staff works to ensure that the Village’s amenities are relevant over changing times, difficult decisions must be made. Staff continually evaluates “risk vs reward” as it relates to playgrounds and other Village facilities. Our vision continues to be a nationally recognized provider of exceptional, community-driven experiences in parks and recreation with special regard to community health, social equity, and fiscal and environmental sustainability. This annual update informs residents about staff’s thoughts as it relates to our parks system.

In the past our priority, as it related to our parks and playgrounds, was centered around the idea of “natural play”. As with most things, as time changes you must reevaluate your position. The department’s mission is to enhance the quality of life for all peoples and to advance the use and enjoyment of parks, recreation, and environmental conservation under the guiding values of Community Health & Wellness, Sustainability, and Social Equity. With that being said, the goal of remaining “equitable” is one that has risen to the top of the list. Being inclusive for all residents is something that must be done on every level including parks and playgrounds. There are growing needs for families with special needs children. Many of our playgrounds, have not adequately addressed these needs over the years. With the addition of the all-abilities playground in Somonauk Park, this was a large first step in working to meet those needs. Over the coming years, staff will work to make our playgrounds more accessible and inclusive. This is not a one-year fix, but something that will be addressed annually. As a resident you will see these changes, whether it’s the removal of spring toys for new inclusive spinners, or more ADA-accessible swings, being accessible and inclusive is a priority.

Following, are images illustrating inclusive play features:

The Village's Park System – Staying informed of Village Parks and Outdoor Facilities



The trend of destination parks remains. 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, including a history of relevant improvements/changes. Any proposed updates will be itemized in the Capital Plan.

Cedar Park

- The playground was last improved in 1990, due to the infrequent use of the playground and inadequate safety surfacing, 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 Village's Park System – Staying informed of Village Parks and Outdoor Facilities

- The two tennis courts are in very poor condition and little used. Staff originally recommended removal, but with the growth in interest of pickleball, the thought is to convert this court to a pickleball court.

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, to become one of the largest all-abilities playgrounds in the Chicagoland area. The first phase of this renovation would be to engage the services of a design firm to maximize the potential of the park, with accessibility and inclusiveness at the forefront.
- 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 had been on the park plan and Capital Plan for some time. The plan has been modified and is now being proposed to convert an existing court into two new Pickleball courts to reflect the sports increasing popularity.
- 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 fenced in playground behind the school and does not use the park play equipment as Illinois and Indiana schools do. A smaller, middle-neighborhood park utilizing a vacant lot, was installed in 2018 named the "Eastgate Tot-lot"

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

The Village's Park System – Staying informed of Village Parks and Outdoor Facilities

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 date 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.

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. Staff is considering converting the use of this tennis court into pickleball in future plans.
- 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.
- The skate park is being evaluated for use and may be considered for conversion into a pickleball court in future plans.

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. As staff implemented a storm water bio swale, the backstop for the ballfield was removed and ballfield was returned to its natural turf. The site is largely

The Village's Park System – Staying informed of Village Parks and Outdoor Facilities

landlocked and has limited development potential, therefore the designed installation of the storm water bio swale.

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, originally suggested for removal, was restored and renovated in 2019. The concept for natural play landscapes has been outlined in this document, and was the first Park Forest playground to incorporate this into its design. Staff is continuing to evaluate the function of this site.

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 backstop and ballfield were removed in 2019 to convert the open space to a storm water bio swale.
- Other uses for this park might be a more permanent location for community gardens.

21St 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

- A new playground was installed at this site in 2022. The original playground, last improved in 1991, was one of the oldest in the system and had been on the plan for replacement for some time without funding.
- 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. This was completed in 2022.
- The walking paths in Shabbona Park are in fair condition and will continue to be maintained.

The Village's Park System – Staying informed of Village Parks and Outdoor Facilities

Somonauk Park

- In 2020, the Village received an OSLAD grant to redevelop this site into a Nature Park. The redevelopment plans feature a 2 acre pond that allows for catch and release fishing and kayaking. Due to the Covid-19 pandemic and supply chain issues that originated because of it, development was delayed pushing the opening from summer of 2022 to fall of 2023.
- 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. In fall of 2023, many of the features for this site were removed with the opening of the all-abilities playground on the West side of the park.
- A new all-abilities playground was built on the site in summer of 2023. This playground was designed with inclusion in mind and features playsets that will be inclusive to all youth.
- A new basketball court was developed at the site in fall of 2022 and opened to the public in spring of 2023.
- As a part of the park redevelopment, new walking trails were installed. Staff suggests expanding this trail to create a “loop” allowing for users to continuously walk/run the paths.
- 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. In 2023, a new pavilion opened. This pavilion features two restrooms, a kitchen and utility room. This pavilion will be available for rent starting Spring 2024.

Winnebago Park

- This playground was removed in 2015 due to the landlocked nature of the site, vandalism and low usage.
- In 2008, a dog park named the Park Forest Bark District was developed on the north-west side of the park. This park features two large play areas for pets and includes a shade structure and agility equipment. Future plans include the inclusion of additional play equipment, a second shade structure and a small ADA parking lot just west side of the site.
- The greatest feature of this park is the nearly one mile of walking paths. As a part of the Village's Bike and Pedestrian plan, these paths are scheduled for renovation in future years.
- Staff is looking to further add amenities to the site by proposing it as a site for a disc golf course.

In summary, this ever-evolving document continues to change as the state of recreation does. Staff will continue to evaluate the needs of our community, while looking to stay relevant with the amenities included within our parks system.

POLICE DEPARTMENT FIVE YEAR CAPITAL PLAN

		<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027</u>	<u>2027-2028</u>	<u>2028-2029</u>
		Priority ()				
<u>General Fund</u>						
Computer System Upgrades/Printers *	(1)	10,200	7,700	17,700	20,900	32,800
Taser Replacement***	(2)	13,000	14,000	15,000	16,000	17,000
Remodeling & Renovations of Building	(3)	15,000	-	-	15,000	-
Portable Radio Replacement*	(4)	50,000	50,000	50,000	50,000	50,000
Body-Worn/ In-Car Camera Replacement*	(5)	40,000	42,500	45,000	47,500	50,000
Office Furniture/Remodel	(6)	5,000	5,000	-	-	5,000
Firearms and Weapons Replacement		-	5,000	5,000	-	-
Duty Uniform & Equipment Upgrades		-	5,000	5,000	-	-
		133,200	129,200	137,700	149,400	154,800
<u>Vehicle Services Fund</u>						
Replace Three Police Vehicles	(1)	171,000	174,000	177,000	180,000	180,000
Mobile Data Terminals for Squads	(2)	10,000	10,000	10,000	10,000	10,000
In-Squad E-Ticket Printers*	(3)	7,000	7,000			
Specialty Fleet Vehicle**		-	60,000	-	-	
Administration/Investigations Vehicle			35,000	35,000		
		188,000	286,000	222,000	190,000	190,000
TOTAL		<u>321,200</u>	<u>415,200</u>	<u>359,700</u>	<u>339,400</u>	<u>344,800</u>
* Technology Upgrades						
** K9 Vehicle in 25/26						
***Eight (8) Tasers to be purchased from Asset Forfeiture Fund 47 in 2023/2024 totaling approximately \$21,000						

27-40

**POLICE DEPARTMENT
CAPITAL IMPROVEMENT PLAN
2024/2025 PROJECTS**

GENERAL FUND PROJECTS

1. Computer System Upgrades \$10,200

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 (3)	\$5,700
Web Security Appliance	\$2,000
Laptop Replacement	\$2,500

Computer system upgrades are determined through advisement by the IT Administrator.

2. Taser Replacement \$13,000

In Fiscal Year 2021/2022, the Police Department purchased a newer model of Taser less-lethal electronic-conduction devices when the manufacturer no longer supported the model that was currently in use. In order to minimize expenses, the new models were only purchased for Patrol personnel and the old models were retained for use by Investigations and Administrative personnel. These older models have been increasingly prone to malfunction and the units cannot be repaired. In addition, the different models require unique cartridges, holsters, and training programs. Given the increased mandated training requirements, providing separate training to personnel for the two separate models requires valuable training time that could be spent covering mandated education. One uniform model is needed; therefore, eight (8) Tasers will be purchased in fiscal year 2023/2024 for approximately \$21,000 from Asset Forfeiture Fund 47. The requested \$13,000 is to be earmarked for future replacements.

3. Remodeling and Renovations of Building \$15,000

As the Police Department continues to remodel and repurpose a 75 year-old building, current focus is on the detective division office that shares a common wall with the office of the community engagement coordinator. The police department is requesting the estimated funding (could be significantly less) to create an additional office for the Detective Commander, utilizing space from the C.E.C. office through the common brick wall. This would provide the Detective Commander private quarters, which is non-existent in the current layout of the office. It is imperative the Det. Commander have privacy when speaking on the telephone and will allow him/her to have private conversations in person. Recs and Parks will complete the majority of the project and will consist of building and installing a doorway and separation wall, laying tile and relocating/connecting electrical

outlet and lighting. The most expensive portion is the tuck-pointing, which would require hiring a contractor.

4. Portable Radio Replacement. \$50,000

Without warning, in December of 2018 Motorola discontinued manufacturing parts or services for the portable radios used by the police department. This forced the police department to purchase new radios (APX6000 model) in fiscal years 2019/2020 and 2020/2021 at approximately \$5,000 per unit, for a total replacement cost of approximately \$250,000. In order to plan for any future replacement needs, the police department request to earmark \$50,000 each year over the span of five fiscal budgets. Throughout this time, the police department will continue to seek grant funding or financing opportunities to assist with any future purchase.

5. Body Worn/In-Car Camera Replacement \$40,000

The Police Department has utilized in-car video recording units for over 20 years, and body cameras since 2018. The current in-car units were purchased in 2016 and the body cameras were purchased in 2018, and these units operate 24/7. Each unit has a renewable full-replacement warranty for up to five years, which is funded from the Police Department's operating budget. Several of the in-car units are now past the warranty period, and almost all of the body cameras will soon be outside of warranty coverage. The cameras' manufacturer, Motorola Solutions, has indicated that the models currently in use are now discontinued. \$40,000 per fiscal year is requested to replace inoperative units that are no longer covered under warranty with newer models rather than attempting to replace all units at one time.

6. Office Furniture/Remodel \$5,000

The police department requests funds to convert the old Record Supervisor's office into a long-term storage room, which would mainly store all investigative cases including major case files (mandated by state law to keep forever) and other sensitive materials requiring a controlled environment for temperature and humidity. The project will consist of painting, new flooring/carpet, purchase of shelving units and installing a new secured lock.

VEHICLE SERVICES FUND PROJECTS

1. Replace Three Police Vehicles \$171,000

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 response, non-emergency police services, and administrative uses.

This expenditure involves the replacement of three (3) police vehicles at a cost estimate of \$57,000 each. This cost includes approximately \$42,000 from the previous contract. The

remaining requested amount per vehicle provides for costs of equipping the vehicle. Equipping costs include stripping down the replaced police vehicle and install the still-usable equipment into the new police vehicle when possible, rather than purchasing new outfitting equipment. Unfortunately, due to the new model Ford squad cars and increased costs for labor and vehicle parts, outfitting a new squad car has drastically increased to approximately \$17,000.

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 databases 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 three years old 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.

3. In-Squad E Ticketing Printers \$7,000

In early 2023 we spoke with a representative from DACRA to discuss collections and newly developed platform for MOS and MOV. During the conversation, we were informed their platform supports E Ticketing but would not be fully integrated with Spillman or the Secretary of State until January 2024. E Ticketing requires the purchase of micro printers for each squad (14) with an estimated cost of \$1,000 each. We request to fund this purchase over the course of two fiscal years.

FIRE DEPARTMENT FIVE YEAR CAPITAL PLAN

		<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>2028/2029</u>
		<u>Priority ()</u>	<u>Priority ()</u>	<u>Priority ()</u>	<u>Priority ()</u>	<u>Priority()</u>
<u>General Fund</u>						
Protective Clothing	(1)	21,000	22,000	23,000	24,000	25,000
Fire Station Maintenance	(2)	10,000	10,250	10,500	10,750	11,000
Fire Station Furnishings	(3)	7,500	7,750	7,750	8,000	8,250
Special Teams Equipment	(4)	10,000	10,500	10,500	11,000	11,500
Pagers/Radios	(5)	11,500	12,000	12,500	13,000	13,500
SCBA Air Bottles	(6)	7,250	7,250	7,250	7,500	7,750
Training Site Maintenance/Upgrades	(7)	10,000	-	12,000	-	14,000
Firefighting Equipment	(8)	8,000	-	8,250	-	8,500
Ladder Testing/Replacement	(9)	5,500	-	5,500	-	5,500
Computer System Upgrades	(10)	29,200	18,200	19,600	15,800	16,000
EMS Equipment		-	6,500	-	7,500	7,500
Fire Hose		-	9,000	-	10,000	-
Copy Machine		-	5,000	10,000	-	-
		119,950	108,450	126,850	107,550	128,500
<u>Vehicle Services Fund</u>						
Replace UTV (Unit 53)		-	45,000	-	-	-
Replace Ambulance 63		-	-	-	425,000	-
Replace Ambulance 61		-	-	-	-	450,000
Replace Car 72 - Ford Expedition		45,000	-	-	-	-
		45,000	45,000	-	425,000	450,000
TOTAL		<u>164,950</u>	<u>153,450</u>	<u>126,850</u>	<u>532,550</u>	<u>578,500</u>

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**FIRE DEPARTMENT
CAPITAL IMPROVEMENT PLAN
2024/2025 PROJECTS**

GENERAL FUND PROJECTS

1. Protective Clothing \$21,000

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 \$5,250 dollars per set, or a total commitment of \$21,000 this budget year.

2. Fire Station Maintenance \$10,000

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 19-year-old spaces of the fire station presentable and functional. This year's project uses money from last year's capital budget "Fire Station Maintenance" and this year's Fire Station Maintenance budget to finish the unprotected bay floor. This project will include crack repair, surface preparations and full flake epoxy base coating. Without these repairs, the cracks will continue to get worse leading to an unsafe environment and inevitably a full replacement.

3. Fire Station Furnishings \$7,500

As the fire station reaches into the end of 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. This year's project uses money from last year's capital budget "Fire Station Furnishings" and this year's Fire Station Furnishings budget to finish the unprotected bay floor. This project will include crack repair, surface preparations and full flake epoxy base coating. Without these repairs, the cracks will continue to get worse leading to an unsafe environment and inevitably a full replacement.

4. Special Teams Equipment \$10,000

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 equipment for Hazardous Materials and Water Rescue responses.

5. Pagers/Radios \$11,500

Currently our dispatch center and local fire departments all operate on a VHF radio system. With the advent of narrow-banding and other digital aspects of radio communication many dispatch centers have started to transition to an 800-megahertz system. Our current portable radios do not have the capabilities to operate on the 800-megahertz system. This program proposes replacing one (1) portable radios with the new Motorola APX8000 enhanced dual band 800 MHZ mobile models. These radios will allow the unit to function in both VHF and or the 800 MHZ systems. Unfortunately, each of these units cost \$8,000 or more. The goal would be to begin replacing units slowly while we seek out grant funding for a more global replacement. The remaining budget will be used to replace batteries in our current radio inventory.

6. SCBA \$7,250

Self-Contained Breathing Apparatus Air Bottles have a finite life-span of 15 years before they are required to be replaced. As you will recall, all of our current SCBA's were purchased through a grant obtained in 2016. As a result, all of the bottles will be hitting the end of their lifecycle at the same time. In an attempt to minimize the financial impact to the Village, we are recommending the establishment of a replacement program. The program envisions replacing five (5) bottles every year at a current unit cost of \$1,450 dollars per bottle, or a total commitment of \$7,250 this budget year.

7. Training Site Maintenance \$10,000

This program looks at repairing the containers attached to the rear of the training site, which are used for live fire training evolutions. The containers have now been in place for about 20-years and have served the purpose of protecting the original building from direct fire impingement. Unfortunately, when you expose steel to fire and water, rust and corrosion are an unwelcome by-product. Given the temperature reached in live fire training exercises, painting is not an option; thus, this solution is much less expensive than attaching a separate burn building to the structure.

8. Firefighting Equipment \$8,000

Each year, nozzles, valves and fittings wear out and are in need of replacement. Many of these pieces of equipment have moved from vehicle to vehicle over the years and are beginning to show their advanced age. This project would replace approximately 15 pieces of equipment; that which has seen too many years of service and is worn beyond repair or so old parts are no longer available or practical. It is not unusual for some of this equipment to have lasted 20 or 30 years.

9. Ladder Testing/Replacement \$ 5,500

This is an ongoing project within the Fire Department. This funding allows for the testing and replacement of damaged ladders. The NFPA requires ladders to be tested bi-annually. The testing is completed by a certified vendor who inspects and tests ladders to ensure they are safe for fire service use. As part of the program, damaged ladders are repaired or replaced.

10. Computer System Upgrades \$29,200

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
Desk Top/Fire Chief	\$ 1,900
Inspector Tablets (3)	\$ 1,800
Training Desktop	\$ 3,500
Cellular Data Booster	\$ 5,000
Web Security Appliance	<u>\$ 5,000</u>
TOTAL	\$29,200

VEHICLE SERVICES FUND PROJECTS

1. Replace Staff Vehicle \$45,000

This project funds the replacement of one of the fire departments staff vehicles, a 2010 Ford Expedition Carryall. This is part of an initiative to replace support vehicles within the Fire Department because of increasing maintenance costs and a shift in the type of vehicle required by the department. It has been the goal of this replacement program to acquire multi-purpose vehicles that can serve as many different purposes as possible within the Fire Department’s varying missions. This includes acquiring vehicles that can serve fire prevention, public education, hazardous materials, technical rescue, and other department needs; as well as being able to provide the ability to tow some of the smaller trailers used by the department (i.e. fire prevention activity trailer, ATV trailer, light tower/generator trailer).

This vehicle has more than 90,000 miles and is beginning to show its age in needed maintenance and body rust areas. This project proposes to acquire a basic pick-up truck with an eye towards increased ability to tow one of the multiple special team trailers. The projected lifespan of this vehicle is 10-years.

DOWNTOWN PARK FOREST FIVE YEAR CAPITAL PLAN

	2024/2025		2025/2026		2026/2027		2027/2028		2028/2029
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>Downtown Park Forest Fund - Village</u>									
Tenant Build Out	100,000	(1)	40,000		40,000		40,000		35,000
Reconditioning Roofs/Sealcoating (Partial Bldg 6B & Bldg 1)	137,450	(2)	121,810		170,131		-		-
Interior LED Lighting for Building #1 & #7 (1) ind. Offices	8,000	(3)	8,000		-		-		-
Repaint Exterior Fascia (Bldg 1)	6,500	(4)	6,725		6,800		6,800		6,000
Tenant Signs (Matching Grant Program)	3,000	(5)	4,000		3,000		4,000		3,000
Computer System Upgrades	1,900	(6)	3,500		-		2,500		5,000
Dumpster Enclosures (Bldg 2)	13,250	(7)	-		-		-		-
Masterplan Movie Theater Study	25,000	(8)	-		-		-		-
Tenant Build Out - 300 Victory Drive	450,000	(9)	245,000		245,000		245,000		-
DownTown Public Art Projects	18,000	(10)	-		18,000		-		18,000
Recognition Plaques	12,000	(10)	-		12,000		-		12,000
Artists Incubator Second Floor of Building #5 or #6A	-		500,000		-		-		-
	775,100		929,035		494,931		298,300		79,000
<u>Downtown Park Forest - Common Area Projects</u>									
Parking Lot Patching and Striping	12,500	(1)	12,750		13,000		13,250		13,500
Gutter & Downspout Repair / Replacement (Bldg 2)	15,500	(2)	5,000		5,000		5,000		5,000
Sidewalk Repairs & Shaving	7,500	(3)	6,250		6,750		6,750		6,750
Exterior Canopy Maintenance	7,500	(4)	7,500		7,500		8,000		7,500
Purchase/sponsorship of Hometown Heroes Pole Banners	2,250	(5)	2,250		2,250		2,250		2,500
DownTown Winter Decorations SavATree	30,566	(6)	32,044		35,248		38,773		42,650
Annual Holiday Pole Decoration	15,000	(6)	15,000		2,000		2,000		2,000
DownTown New Way Finding Signs incl. Village Hall	22,500	(7)	22,500		-		-		-

⁽¹⁾ A Sustainable Project

DOWNTOWN PARK FOREST FIVE YEAR CAPITAL PLAN

	2024/2025		2025/2026		2026/2027		2027/2028		2028/2029
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>Downtown Park Forest - Common Area Projects</u>									
<u>(Continued)</u>									
Parking Lot Improvements (Parking Lot 10)	350,000	(8)							
Dumpster Enclosure Repairs	5,500	(9)	5,750		6,000		6,000		6,250
Purchase of Trash and Recycle Cans	18,000	(10)							
Cunningham / Lot #10 Lighting	202,000	(11)	-		-		-		-
Cunningham (Liberty to Lakewood) Roadway	250,000	(12)	-		-		-		-
ADA Ramps Throughout DownTown	9,000	(13)	-		-		-		-
ADA Upgrades Interior Barrier Free Accessibility	50,000	(14)	-		150,000				
Bldg 2 - Building Maintenance for Code Compliance	100,000	(15)	105,000		-		-		-
Partial Demolition of Bldg 2- Holiday Star Theater	550,000	(16)	-		-		-		-
DownTown Building Façades and Canopy Upgrades	384,345	(17)	403,563		1,027,777		1,079,165		1,917,980
Orchard LED Sign repair/software updates	-		-		2,500		-		3,500
Purchase of Street Furniture	-		15,000		-		-		-
Main Streetscape	-		-		-		342,000		342,000
	2,032,161		632,607		1,258,025		1,503,188		2,349,630
TOTAL	2,807,261		1,561,642		1,752,956		1,801,488		2,428,630

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⁽¹⁾ A Sustainable Project

DOWNTOWN PARK FOREST CAPITAL IMPROVEMENT PLAN 2024/2025 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. In the past, the cost per square foot to build out a raw space averaged \$50 per square foot. However, with COVID, many prices have increased due to shortages and shipping delays. The cost per square foot has doubled or tripled. Therefore, a budget of \$200,000 could accommodate approximately a 2,000 square foot space for build out. At this time, there are three ground-level units that are “raw”. In addition, 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. The raw space at 311 Main Street was built-out to a vanilla box space in FY2020/2021 for K-Spot Bar & Grill. In FY2021/2022, Patricia Moore passed away leaving Salon Artists Gallery empty. Maya’s Beauty Supply relocated from Orchard Park Plaza to 294 Main Street to occupy the former gallery. After 20 plus years housing the gallery, 294 Main had to go through a (almost total) rehab. In FY2022/2023, Patricia Moore’s art studio, 274 Main Street, Second Floor was rehabbed after 20+ years of being occupied. 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)
	210 Main Street	3,000 sq. ft	
	**300 Victory Drive	<u>8,300 sq. ft</u>	
		12,140 sq. ft.	
Ground Level Turn Key:	351 Founders Way	1,000 sq. ft.	(Vet Closet-donated space)
	349 Main Street	<u>3,822 sq. ft.</u>	(DOTG)
		4,822 sq. ft.	

2. Reconditioning of Roofs/Seal Coating \$137,450

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 \$33,600 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. DTPF has contracted Anthony's Roofing to do the repairs and sealcoating. After assessing each building's roof, Anthony's Roofing prioritized minor repairs and sealcoating each building. Building 5 was funded for work in FY2020/2021, however, COVID delayed the install with contractors, and the project was pushed forward a year through FY2027/2028. Building 5 was partially seal-coated in FY2020-2021, FY 2021-2022, FY 2022-2023, and finally completed in FY 2023/2024. The north and major portion of roof Building 6B was completed in FY 2023/2024, with the remaining south portion (over address 300 Victory Drive) shall be completed in FY2024/2025 along with Building 1.

3. Interior LED Lighting in Building #1 & #7, Second Floor Offices \$8,000

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. During the LED light changes in FY2020/2021, it was found that the assessment only covered the halls, lobbies, and the management office. FY2021-2022 the contractors were to re-evaluate the second floor offices and complete the lighting change. Having staff shortages, the contractor delayed the reassessment. The re-evaluation took place in the spring of FY 2023/2024 with the timing of the recount and submission, and due to the number of offices and the amount of fixtures, this will be a two (2) year budgeted project beginning in FY2024.

4. Repaint Exterior Fascia \$6,500

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 has been repaired and a sign promoting Shop Small, Shop Local was installed in FY2021/2022. Buildings #5 and #6A fascia and columns were painted in FY2022/2023. Buildings #6B and #7 fascia and columns were painted in FY 2023/2024. FY 2024/2025, Building #1 shall be completed.

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

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. In FY 2021/2022, Danielle Dixon Insurance Agency received a grant reimbursement for \$1,000. Ms. Dixon took over the previous Michael Jordan, State Farm office in August 2022 and with the trademark updates, replaced the former State Farm Insurance sign. In FY2022/2023, All Out Smoke Pit received a sign grant reimbursement for \$1,000; Roaster Savory Tastings received a sign grant reimbursement of \$595 and new tenant Nabada received a sign grant reimbursement for \$1,000.

6. Computer System Upgrade \$ 1,900

The Downtown Park Forest Office is scheduled to have a new computer for the Administrative Assistant.

7. Dumpster Enclosures * \$13,250

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 will 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. FY2020/2021 a new enclosure was installed in Building 6B and FY2021-2022 new enclosures were installed for Building 5 and Building 7. Anticipating that The Village of Park Forest attains ownership of Building 2 in FY2024/2025, the dumpster area will need to be enclosed. ***This will not be spent until a purchase plan has been completed to comprehensively consider Village-wide use, which was identified during the DownTown Master Plan process.**

8. Master Plan Movie Theater Study* \$25,000

The MasterPlan Movie Theater Study will take place only if the Village is able to take procession of Building 2 (the old movie theater) in FY2024/2025. This study will evaluate the structural integrity of the property, and if suitable, focus on the community’s wants and needs

for the Downtown. Recreation & Parks are very interested in Building 2 to house all of the Recreation & Parks activities, including, but not limited to: E-Sports/Gaming, Private Events, Yoga Room, and basketball courts. *This will not be spent until a MasterPlan Movie Theater Study has been vetted by the Economic Development & Planning Department and approved by the board to move forward with a study.

9. Tenant Build Out – 300 Victory Drive \$ 450,000

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 uninhabitable due to the damage. The Village will need to build out this unit for rental use. In FY2021/2022 funds that were initially allocated for 300 Victory Drive were disbursed for the buildouts of 361 Artists Walk and 299 Main Street. The Downtown Management Office had a current tenant wanting to expand into 361 Artist Walk and after receiving bids and board approval, the tenant walked away from the expansion. The same with 299 Main Street; while construction was being completed, the prospective tenant could not wait any longer and went somewhere else. FY 2022/2023 Pat Moore passed away and that left the Salon Artists Gallery vacant. The Village had a prospect – Maya’s Beauty Salon that wanted to move from Orchard Place Plaza to the Downtown. Being occupied for more than 20 years, 294 Main Street went through a large re-hab.

In FY2023/2024, the only build-out that was completed was 274 Main Street, Second Floor for the re-hab of Pat Moore’s Art Studio.

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 \$1,185,000 over a four-year period. The \$450,000 requested for FY2024/2025 is an estimate of the cost to undertake this work in the first year for build-out of two retail units.

10. Downtown Public Art Projects \$ 18,000
 Recognition Plaques \$ 12,000

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, these past three years have precluded most of the plans for public art. 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. FY2022/2023 included the purchasing and installation of three public sculptures on public land. Plans for 2024 include additional purchasing and installation of public sculptures on public land in the Downtown.

DOWNTOWN PARK FOREST – COMMON AREA PROJECTS

1. Parking Lot Patching and Striping \$12,500

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) were patched and restriped. The lots serving Aunt Martha’s and Building #6A were 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. The lot was partially patched and seal coated in FY 2022/2023.

2. Gutter & Downspout Repair / Replacement \$15,500

This amount will be for replacement or maintenance of gutters/downspouts for the DownTown buildings. The gutters on the DownTown buildings are rusting 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 contributes to frozen patches on the sidewalks. There are over 2,200 linear feet of gutters that need to be replaced. At approximately \$25/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. FY2022/2023 gutter replacement took place on Building #5 and in FY2023/2024 Building #1 was completed. FY2024/2025 Building #2 shall have replacement gutters if the Village gains possession of this building.

3. Sidewalk Repairs and Shaving \$7,500

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. FY2022/2023 Safe Step continued it's shaving on Artists Walk and Main Street in the direct area of Dining On The Green. Fy 2023/2024, continued work along Artisits Walk addressed the walkway in front of Tall grass, Theater 47, IPO and Legendary Cutz. Safe Step is scheduled to continue annual maintenance in FY 2024/2025 in the Downtown along major walking paths.

4. 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.

- 5. Purchase of Hometown Heroes Pole Banners \$2,250

This project supports the Village’s history and appreciation of Village residents who have served in the military. These patriotic pole banners feature a Veteran from any branch of military accompanied by their name, image, branch, and years of service. These banners are 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. Each year the Downtown would like to sponsor the program for additional banners. Banners last three (3) to five (5) years dependent on weather conditions.

- 6. Downtown Holiday Decorations \$30,566
Annual Holiday Pole Decoration \$15,000

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 4th funds. The holiday display was received so well from the Park Forest residents, that a continuation of an upgraded light display for the holidays was recommended. However, it will not always be possible to identify un-used funds as was done in FY2020/2021. In FY2021/2022, the Downtown funding portion of \$19,873 came from the Common Area General Maintenance – DT General Upgrades. The DownTown Office purchased the LED replacement lights for the snowflakes and faux wreaths so they could be stored and recycled for use for four to five years. Each year, the Downtown would like to purchase mini-trees yearly from one of the local schools to provide additional decoration and replant in the newly planted small forest or other appropriate areas to continue Park Forest’s sustainability efforts. A three (3) year contract was signed and in FY 2023/2024, the Downtown continued the Holiday Lighting, funds of \$28,158 were used.

- 7. DownTown New Way Finding Signs incl. Village Hall* \$22,500

The base and frames that hold up the way finding signs throughout the DownTown are deteriorating, along with the actual signage; these signs are over 35 years old. The signs utilize Lexan panels for long-term businesses and provides directional mapping for patrons. New directional signage would be beneficial to the numerous businesses in the Downtown and the growing shopping center. ***This will not be spent until a signage/wayfinding plan has been completed to comprehensively consider Village-wide signage, which was identified during the DownTown Master Plan process.**

8. Parking Lot Improvements (Parking Lot 10) \$ 350,000

Parking lots currently cover 35% of the total land area in DownTown. This surplus of lots is both an inefficient use of land and an unattractive element of the built environment. Many of the existing parking lots have been targeted for new development, including the large parcel of land at the corner of Orchard Drive and Indianwood Boulevard. Still, some parking should be maintained to accommodate the needs of residents, visitors, and workers. The retained parking lots should include the lot at the northeast corner of Indianwood Boulevard and Cunningham Drive, as well as a quadrant of the parking lot southeast of the intersection of Lakewood Boulevard and Cunningham Drive.

9. Dumpster Enclosure Repairs \$ 5,500

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.

10. Purchase of Trash/Recycling Bins \$ 18,000

This project supports the Village's Sustainability Plan and Climate Action and Resilience Plan, which both have goals to reduce waste and increase recycling. Installation of permanent recycling bins in the DownTown area will help to encourage people attending DownTown events and patronizing DownTown businesses to be more sustainable. In FY2019/2020, the DownTown purchased eight trash/recycling bins, supplementing the purchase included in the Recreation, Parks, and Community Health Department's Capital Plan. The DownTown will purchase additional six (6) dual cans to complete this project in FY2024/2025.

11. Cunningham / Lot #10 Lighting \$ 202,000

Pole-mounted or bollard-mounted lighting repeated along Main Street will help to further light and define the pedestrian areas adjacent to the roadway. Pole and light fixture types should complement the renewed architectural aesthetic of the building facades and streetscape but should ultimately focus on further defining space or boundary as opposed to serving as flood-light fixtures along Main Street. As the building facades are improved, linear roof lighting can be replaced with draped lighting along Main Street and/or in the pocket parks.

Additionally, modernization of the lighting system will provide better energy efficiency and safe lighting levels. Options for improving pedestrian safety can range from simple interventions such as raised crosswalks or speedbumps, to more holistic interventions using various design components like paving materials or lighted bollards within the corridor to help differentiate the space from a vehicular thorough. In essence, re-establishing the Main Street

corridor as a pedestrian-focused area and hindering (but not prohibiting) vehicular traffic should be considered as a long-term goal for the DownTown streetscape.

Lighted columns can supplement street lighting to create points of interest along a corridor.

12. Cunningham (Liberty to Lakewood) Roadway \$ 250,000

The Park Forest DownTown Master Plan recommends the establishment of a complete and coordinated streetscape from Western Avenue to Orchard Drive. These improvements include new landscaping, lighting, sidewalks, decorative pavers, and furnishings such as benches and planters. Improvements to the street lighting and electrical system will aim to improve safety, enhance special events, and accommodate seasonal decorations. Streetscape improvements should incorporate environmentally friendly features such as electrical vehicle charging stations, permeable pavers, and rain gardens. Additionally, the Plan proposes the installation of irrigation systems which include new water spigots or post hydrants to provide convenient hose hookups for planter watering and to provide water sources for special events.

13. ADA Ramps Throughout the Downtown \$ 9,000

The Downtown has 17 ADA sidewalk ramps that either are not ADA compliant or that need repairs. The cost to replace each ADA ramp is \$1,000. The Downtown would complete this project in approximately three years. Having new businesses and more traffic in the Downtown, the ramps are much needed to address accessibility and equity. The project would begin with FY2024/2025, starting with the areas that are most traveled by pedestrians.

14. ADA Interior Barrier-free Accessibility \$ 50,000

Due to the age of the Village-owned buildings, there are a number of existing interior conditions that would not comply with current accessibility standards. These minor conditions were mostly observed in the buildings containing common lobbies and corridors where stairs and elevators are provided. While these existing conditions are not required to be mitigated at the moment, should the Village provide any significant renovations to a building exceeding over 50% of the building value, the conditions will need to be further assessed and resolved in order to provide compliant conditions.

15. Bldg 2 - Building Maintenance for Code Compliance \$ 100,000

Due to the age, structure, and condition Building 2 (the former Holiday Theater) is in, the Downtown will need to have it evaluated of its current condition. This inspection will determine if it is code compliant or what is needed to bring the building to code.

16. Partial Demolition of Bldg 2- Holiday Star Theater \$550,000

The Village plans to demolish part of a DownTown building that was acquired through court order during the 2023-2024 Fiscal Year. The demolition of this building is a keystone in the redevelopment of the DownTown according to the DownTown Master Plan.

17. DownTown Building Facades and Canopy Upgrades

\$ 384,345

The revitalization of existing Village-owned downtown storefront facades and canopy systems is proposed to aid in the development of a unique and vibrant destination for Park Forest residents and visitors. These proposed improvements include the incorporation of new materials and finishes, storefront window openings and entrances, façade lighting, tenant signage standards, and canopy systems. Improvements to the facades and canopies aim to improve overall visual interest, enhance tenant identities, supplement streetscape improvements, promote community safety, and further activate the streetscape while creating a cohesive look and feel for the Downtown area.

* * * * *

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 28-year period since the Village first acquired the Park Forest Plaza in 1995. 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 21 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 will 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 will 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?

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
- Vanilla box build-out for 299 Main Street and 361 Artists Walk
- Rehab 294 Main after 20+ years of housing the art gallery
- Rehab 274 Main, 2nd Floor office after 20+ years of housing the art studio of Pat Moore

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
 - Buildings Six A & B
 - Building Seven

The Staff team proposed to hire a planning, architecture, and/or landscape architecture consultant to undertake a Master Plan Update and in FY2021/2022 Houseal & Lavigne was hired. The Downtown Master Plan Update was adopted as part of the Comprehensive Plan for the Village in summer 2023. The Capital Improvement Plan for DownTown Park Forest is directly tied to the Downtown Master Plan.

The DownTown Master Plan Update outlines the existing conditions of DownTown Park Forest, described future goals and objectives for development, and included an action plan on how to achieve these goals and objectives. The Park Forest DownTown Master Plan includes two main components:

1. Capital Improvements Plan

This component examined the physical condition of the buildings and infrastructures in the DownTown to establish a comprehensive, long-term plan for capital improvements.

2. Master Plan

This component examined how DownTown Park Forest will continue to serve the community with shopping, recreation, and service needs. This will include activation of public spaces, improvements to pedestrian and bike accessibility, mix of land uses and businesses, and opportunities to enhance public art.

Phase I

- DownTown Building Facades and Canopy Upgrades – single and multi story first floor facades and canopies on Main Street
- Main Streetscape –preliminary engineering
- Signage Improvements – preliminary engineering
- Parking Lot Improvements – preliminary engineering

Phase II

- DownTown Building Facades and Canopy Upgrades – multi-story non-storefront facades
- Main Streetscape –design engineering
- Signage Improvements – design engineering
- Parking Lot Improvements – design engineering

Phase III

- DownTown Building Facades and Canopy Upgrades – single-story, mutli-tenant storefront facades along walkways
- Main Streetscape –construction engineering
- Signage Improvements – construction engineering
- Parking Lot Improvements – construction engineering

Phase IV

- Main Streetscape –construction
- Signage Improvements – construction
- Parking Lot Improvements – construction

Other

- Basement Modifications – Building 1 and Building 6B
- Sound System – Main Street and Village Green installing complete audio system
- Interior Barrier Free Accessibility – ADA upgrades

During the past 28 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, ROBO Kids STEM and Bang 4 Your Buck. In 2020, when many communities and their business districts were adversely affected by COVID-19, Downtown Park Forest pivoted and accommodated tenants with rent payment plans and was able to attract 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 ended their leases, the vacant spaces were filled either with an existing tenant (expansion or moved offices) or with a new tenant.

In January 2021, Poppin’ Plates expanded into 343 Main Street for use as a manufacturing facility and a pop-up restaurant. FY2021/2022 also brought in new retail businesses in the Downtown Hodge Podge Resale Shop moved into 315 Main Street. They relocated from Frankfort; HodgePodge provides on-demand storage, junk removal, and moving services. They also repurpose and sell any items donated to them. K-Spot Bar & Grill opened its doors at 311 Main Street; they serve cocktails and draft drinks along with a small variety of bar food. LoLo’s Gourmet Cookies moved into another newly renovated unit at 388 Forest Boulevard. They sell CBD and Delta 8 infused goodies to those 21 and older.

The Cultural Arts Building was established in 1999, and currently houses the Illinois Philharmonic Orchestra Corporate Offices, Tall Grass Gallery & School, and Theater 47. 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. Dr. Matthew Lee is the newest tenant.

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 Per Square Foot January, 2024

		<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>480</u>	<u>14,158</u>	<u>97.00%</u>
Total Building #1		3,480	31,572	90%
Building #4B (Village Hall)				
	Main Floor	-	18,528	100%
Building #5				
	Main Floor	826	20,800	96%
Building #6A				
	Main Floor	9,729	12,837	57%
Building #6B				
	Main Floor	10,235	11,892	54%
Building #7				
	Main Floor	3,950	13,814	78%
	2nd Floor Office	<u>158</u>	<u>5,760</u>	<u>97%</u>
Total Building #7		4,108	19,574	83%
TOTAL FOR BUILDINGS		28,378	115,203	80%

OTHER -- CAPITAL PROJECTS FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
<u>Economic Development Initiatives</u>									
Land Acquisition	150,000	(1)	75,000		75,000		75,000		75,000
Property Management/Land Banking	100,000	(2)	75,000		75,000		75,000		75,000
Central Court Plaza	5,000	(3)							
South Suburban Construction Trades Initiative**	80,000	(4)	80,000		80,000		80,000		80,000
Traffic Signal at US30/Indiana Street*	325,000	(5)	-		-		-		-
IHDA Home Repair Accessibility Program Match*****	250,000	(6)	-		-		-		-
IHDA Strong Communities Program*****	480,000	(7)	232,000						
DownTown Shopping Area Sign	40,000	(8)			-		-		-
	1,430,000		462,000		230,000		230,000		230,000
<u>Public Art</u>									
	10,000	(1)	10,000		10,000		10,000		10,000
<u>Recreation & Parks Initiatives</u>									
Village Green Pavilion*****	250,000	(1)	250,000						
Central Park Renovation	75,000	(2)	75,000		75,000		75,000		75,000
Village Green Enhancements - Stage Upgrades/ Comm. Fire Circle/ Comm. Exercise	25,000	(3)	25,000		25,000		25,000		25,000
Renovate Downtown Space for Public Washrooms/Storage*****	200,000	(4)			-				-
	550,000		350,000		100,000		100,000		100,000
<u>Sustainability Plan Implementation</u>									
Sustainability Plan Implementation	55,000	(1)	55,000		55,000		55,000		55,000
Park Forest Green Corps Member Support (formerly GRCorps Mer	20,000	(2)	20,000		20,000		20,000		20,000
Onarga Community Garden (formerly titled Community Gardens)	30,000	(3)	10,000		10,000		10,000		10,000
Sustainability Incentives	15,000	(4)	15,000		15,000		15,000		15,000
LED Facilities Light Replacement**	50,000	(5)	200,000		50,000		50,000		50,000
Pedestrian Cut-Throughs**	240,000	(6)	-		-		-		-
Carbon Drawdown-Mini Forests	10,000	(7)	20,000		10,000		10,000		10,000
EV Charging Infrastructure**	100,000	(8)	100,000		-		-		-
EV Municipal Infrastructure/Fleet Adoption**	100,000	(9)	75,000		-		-		-

(1) A Sustainable Project
Five Year Capital Plan

OTHER -- CAPITAL PROJECTS FIVE YEAR CAPITAL PLAN

	<u>2024/2025</u>		<u>2025/2026</u>		<u>2026/2027</u>		<u>2027/2028</u>		<u>2028/2029</u>
	Priority ()		Priority ()		Priority ()		Priority ()		Priority ()
Tool Lending Library	5,000	(10)	5,000		5,000		5,000		5,000
Water Bottle Filling Station	5,000	(11)	-		-		-		-
Communal Composting Program	5,000	(12)	3,000		3,000		3,000		3,000
Solar Installation at Village Facilities	300,000	(13)	-		-		-		-
Water Efficiency Rebate Program	10,000	(14)	-		-		-		-
	945,000		503,000		168,000		168,000		168,000
TOTAL	<u>2,935,000</u>		<u>1,325,000</u>		<u>508,000</u>		<u>508,000</u>		<u>508,000</u>
* Funded from CN Voluntary Mitigation Agreement									
** Requires a match									
*** OSLAD Grant match									
**** formerly APP Grant match									
*****All reimbursable funds through IHDA									
*****To be budgeted from the TIF Fund									

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⁽¹⁾ A Sustainable Project
Five Year Capital Plan

**OTHER – CAPITAL PROJECTS
CAPITAL IMPROVEMENT PLAN
2024/2025 PROJECTS**

ECONOMIC DEVELOPMENT INITIATIVES

1. Land Acquisition \$150,000

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 nearly 17 years, the Village has been proactively acquiring properties that are vital to achieving its economic development goals. Properties were 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 labeled ‘24-25 Other Village owned properties with PIN’ 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 status of each property. Twenty-one 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 16 years, the Village owns 85 vacant parcels.

The Village was awarded an IHDA Strong Communities Program (SCP) Round 1 grant in December 2020 that facilitated modest improvements to properties owned by the Village to make them more marketable. This grant was used on three Eastgate properties to sell to CEDA,

two non-SSTI homes on Nauvoo and Oswego, and two SSTI homes at 74 Marquette and 76 Winslow.

Outside of the Eastgate neighborhood, the Village recently sold two vacant blighted houses at 307 Meota and 182 Washington. These were marketed to investors who will complete each properties rehabilitation. Utilizing the IHDA APP grant in 2019, the Village lightly rehabbed and sold two properties at 178 Nauvoo and 336 Oswego to an investor who rehabilitated and sold them to owner occupants.

The SSLBDA owns twenty properties within the Village of Park Forest. Two of those properties are vacant land as a result of Village demolitions. The other 18 properties are vacant houses in Park Forest that are in the process of being marketed for rehabilitation and occupancy. Over the course of the last year, the Village has coordinated with the Land Bank to process approximately 60 vacant, tax delinquent houses through the judicial property abandonment 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.

As of January 2024, in addition to the single-family homes owned by the Village and the SSLBDA, the Village owns 19 vacant, developable residential parcels outside of Eastgate, and the SSLBDA owns two. The Village Board authorized the Village Manager to sell 17 of the Village-owned lots through an ordinance in December 2023.

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). Of the total 85 total parcels owned in Eastgate, the Village owns 13 vacant homes that are eligible for SCP Round 2 funds. These houses may be demolished or rehabbed. Starting in FY 21/22 and continuing to FY 23/24, utilizing the No Cash Bid process, the Village sought 17 vacant lots where the homes have been demolished.

A small number of the properties listed on the attached exhibit '24-25 Other Village owned properties with PIN' 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. After exploring the feasibility of installing a ground mounted solar array on this property to serve the water treatment plant, the Village entered into an agreement with Balance Solar/YellowLite. The combination of the roof and ground arrays will offset 45 percent of the energy needed annually by 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, lien foreclosure processes, and maintaining property tax exemptions have averaged \$5,450 per parcel, assuming no major complications of ownership or competing interests of County agencies, such as the Treasurer, 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 eleven vacant, blighted houses through the judicial abandonment process and 17 lots through the tax scavenger sale.
- 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 FY2024/2025, staff proposes that land acquisition be limited to the tax scavenger, property abandonment, lien foreclosure, and property owner donation processes. However, the lien foreclosure process was not effective with the acquisition of the Theater property. For the first time, the Village pursued ownership through a public foreclosure auction. Due to property values staying higher than average and higher than normal inflation, this line item has been kept at \$150,000 for FY2024/2025.

2. Property Management/Land Banking \$100,000

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 \$6,500, 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 required, it could add another \$8,000 to \$15,000 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. These costs could be 15 percent higher depending on the state of the economy and inflation. FY 23/24, survey starts were delayed by demand and surveyor availability.

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 13 years. At least 14 vacant, blighted homes have been demolished with Village funds during the past 15 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 15 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 15 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
2021-22	IHDA Strong Communities Program #1***	\$105,000	7 single family homes
2024-25	IHDA Strong Communities Program #2****	\$20,000	1 single family home

*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 end February 2023. The Village used the entirety of the \$250,000 awarded funds on seven different property rehabilitations. In addition to the demolition noted in the table, this grant was used to rehabilitate two houses with the SSTI and minor rehab of five additional Village-owned houses.

****The SCP#2 grant was awarded in September 2023 and will end November 2025.

In FY2024/2025, the Village’s Capital Projects Fund will incur maintenance costs on approximately 142 properties. This includes vacant residential properties, vacant land commercial properties, and two commercial properties with existing buildings, which include the recently acquired commercial property at 3250 Lincoln Highway. 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 3250 Lincoln Highway). In the past, the Village has had to replace broken windows, repair roofs, secure doors, remove materials dumped on the properties, abate graffiti, and address other problems caused by vandals, rodents, or weather. Given this inventory of Village-owned properties and higher than average inflation, property maintenance must continue to be a priority for the Economic Development Capital Projects Fund in FY202/2025.

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 had leased the property from the Village since 2014. While, the sale of 20 Main Street stalled, the buyer’s earnest funds of \$35,000 were retained. The Village expects another sale of property in early 2024 to continue this infusion. 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 \$5,000

Since the Village’s acquisition of this property, expenses have totaled \$73,960 (through FY2020-2021). However, because of the tenants, there has also been \$185,000 in rent collected. Therefore, the property operated “in the black” largely because of a successful property tax appeal and deferring maintenance that was not a life safety issue. In mid-2020, the EDAG reviewed an offer to purchase the property, with incentives. The EDAG recommended accepting the offer and the sale was finalized in first quarter 2022. The Purchase and Sales Agreement includes a five-year provision to annually rebate \$20,000 towards property taxes. The rebate is capped at \$100,000 and ends in FY 27/28. The rebate will be funded by the balance of the rent

collected during the Village's ownership and will come from Village Capital Projects funds. The Plaza has a marquee sign, which is at a prominent gateway to the community, and features a Village of Park Forest logo. The lettering is peeling and should be replaced, the sign frame is rusting and needs to be painted, and the landscaping should be refreshed consistent with the Sustainability Plan and there are surveying and legal expenses to assist with resolving the PIN division and back taxes of the excluded parcel. While staff is encouraged the sign refresh will be completed within the FY2023/2024, there has been slow progress with the prior owner in regard to dividing the PIN and anticipate this to be resolved in FY2024/2025.

4. South Suburban Construction Trades Initiative \$80,000

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. 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 was sold in February 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.

Rehabilitation on the third SSTI house began in September 2020. Work at this house, located at 117 Wilson Street, was also funded by the IHDA APP#4 grant and Village Capital Project funds. Work was completed in the summer of 2021 and the house was held as a potential home for a refugee family, while the house eventually sold for \$225,000 in July 2022. The Village expenses for rehabilitation of 117 Wilson totaled \$93,643.30, with \$21,294.98 from the IHDA APP #4 provided as well.

In 2021, SSTI began work on the fourth house for the program at 74 Marquette. The IHDA APP #4, IHDA SCP, and Village Capital Project funds funded this work. The IHDA APP #4 provided \$4,923.93 and the IHDA SCP provided \$40,000 in funds. Village funds paid for \$101,370 in the property. The property was completed in July 2022 and used as housing for the Village's AmeriCorp NCCC Team during the summer of 2022. The Property sold in February 2023 for \$152,000.

In early 2022, SSTI program started at 76 Winslow for the 2022-2023 property. This property was supported through the IHDA SCP grant and Village funds. In total, expenses for this property totaled \$166,904 with \$40,000 of those expenses relieved through the IHDA SCP grant. The property was sold for \$205,000 in August of 2023.

In early 2023, the SSTI program started at 244 Gentry for the 2023-2024 property. This property will be supported through an IHDA SCP Round 2 grant, which can reimburse up to \$75,000 in eligible expenses and Village Capital Funds. After the Village's expenses are reimbursed from sale proceeds, the net proceeds are to be added to a fund balance to help ensure support for this program into the future.

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

If development near this traffic signal does not meet the traffic required by the State of Illinois to pay the cost for the signal, the full cost may 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.

There is interest in the Village-owned former commuter lot by multiple developers and the Village's recent acquisition of 3250 Lincoln Highway may make this traffic signal a requirement for the safety and welfare of Village residents and visitors on Route 30. Development of all three Village-owned lots will certainly necessitate the installation of this traffic signal.

6. Home Repair and Accessibility Program Match \$250,000

The Village was awarded a \$400,000 Home Repair and Accessibility Program Grant through IHDA in December 2022. This grant can be used for income qualified residents for the full rehab of owner-occupied homes, accessibility projects, and roof repair/replacement. The grant provides \$20,000 in administrative monies and the Village can receive up to 15 percent or \$57,000 on all projects coordinated by the Village, which could help account for additional costs to delivery on this project. The grant runs from March 2023 to March 2025 and at least 30 percent of the funds must be spent within the first year.

7. Strong Communities Program \$480,000

The Village was awarded \$712,000 for a Strong Communities Program Round 2 grant which can reimburse eligible costs which could include up to \$5,000 for acquisition costs, \$75,000 for rehabilitation, and \$40,000 for demolition. The program will run from November 2023 to November 2025. The Village currently has 14 properties that would be eligible for the grant; the majority of which are located in Eastgate. The Village can also apply for up to 10 percent of the grant in administrative costs.

8. 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, 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 past 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.

Staff would like to complete a comprehensive wayfinding plan prior to procuring another sign for the DownTown to help ensure a standard Park Forest brand throughout the Village for both residents and visitors alike.

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

During the COVID-19 Pandemic, there was very little movement in regard to Public Art in the Village. However, in Spring of 2023, three new sculptures were purchased from Chicago Sculpture International and placed adjacent the walkway to the Village Green from the parking lots. They were named ‘Balance,’ ‘Community Dance,’ and ‘Figure.’ They were created by artist Maureen Gray for a total price of \$17,000. This was paid for with \$7,000 from the Public Art fund and \$10,000 from the DownTown Capital Project fund.

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, to develop communication materials regarding the history of art in Park Forest, and plan for art restoration and maintenance. 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. While there are not currently plans for future public art displays at the moment, the recently adopted DownTown Master Plan makes numerous recommendations for building on the strong arts culture in Park Forest. One of these recommendations is the establishment of an Arts and Culture Commission.

RECREATION & PARKS INITIATIVES

1. Village Green Pavilion \$250,000

This item proposes to add a pavilion providing shade, 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 multi-year project is in line with the DownTown Master Plan.



VILLAGE GREEN PAVILION

2. Central Park Renovation \$75,000

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.

3. Village Green Enhancements - Stage Upgrades/ Comm. Fire Circle/ Comm. Exercise \$25,000

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.

4. 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 needs aligning with the Downtown Master Plan.

SUSTAINABILITY PLAN

1. Climate Action and Resilience Plan Implementation \$55,000

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* (CARP) (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 from the General Fund, plus an annual contribution of \$5,000 made by Homewood Disposal since FY2013/2014. 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 CARP* 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.
- Coordinate energy efficiency improvement upgrades including solar installation projects.
- Programming for Park Forest residents and school-aged children regarding various sustainability measures.
- Tracking of GHG emission reduction as part of the *CARP*.
- Education and outreach events to promote transportation alternatives.
- Coordinating beneficial electrification for electric vehicle expansion and adoption.

- Focused tracking of recycling rates and waste reduction and development of outreach activities that will help to increase single family, multifamily, commercial, and industrial recycling rates.
- Support of the annual Recycle Fest, Shred/Drug take-back events.
- Supervising and coordinating a food waste composting program.
- Supervising and coordinating a Tool Lending Library program.
- 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. Park Forest Green Corps Member Support \$20,000

In 2018, the Metropolitan Mayors Caucus inaugurated the Greenest Region Corps (GRCorps) program, a strategic initiative designed to assist municipalities in realizing specific sustainability ambitions. This innovative program has been a collaborative effort, garnering support from the Caucus, AmeriCorps, the Serve Illinois Commission, and the U.S. Environmental Protection Agency. Notably, the Village has successfully completed three comprehensive terms with dedicated GRCorps members, each contributing significantly to sustainability objectives.

Despite the suspension of the program in 2022 by the Metropolitan Mayors Caucus and AmeriCorps, the vital tasks and responsibilities previously addressed by the GRCorps persist. Recognition of the indispensable value of these roles is evident, particularly in facilitating data collection for Greenhouse Gas (GHG) inventories, aiding the LEED Cities and Communities recertification process, and optimizing the substantial grant opportunities presented by the Inflation Reduction Act and the Climate and Equitable Jobs Act.

In light of this, consideration is sought for the continuation of support for this pivotal role. The establishment of the Park Forest Green Corps Member Support as a part-time position is proposed, strategically active from spring through late summer. This period coincides with peak times for outreach and education, ensuring maximum impact and effectiveness. The incumbent would play a crucial role in furthering sustainability commitments, enhancing the community's sustainability profile, and leveraging federal and state initiatives for fiscal and ecological benefit.

Endorsement of this initiative will not only reaffirm dedication to environmental stewardship but also demonstrate a proactive approach to community development and resilience. Collectively, leadership in sustainability and civic responsibility can continue to be demonstrated.

3. Onarga Community Garden \$30,000

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. Staff worked with a designer to create a community garden plan at Onarga Park. This type of community garden would require more significant infrastructure. These include installing water service for the garden, a perimeter fence, building garden plots, paths, a starter

shed, a greenhouse, a bathroom, and storage space. Construction of this garden, which could support as many as 50 to 70 gardeners, is included in the CIP to build funds in both the Sustainability and Recreation, Parks, and Community Health Capital Plans. There is significant interest in the community for this type of resource.

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: Over the past several years, small gardens have been developed and maintained on Village-owned properties that are either undevelopable, available through land banking efforts, or on the market for sale. In exchange for maintaining the lot during the growing season, 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. The Village also provides standardized Community Gardens signage at each location to clarify the promotion of growing local food and community.

In 2022-2023, gardens were supported on Lester Street, Neola Street, Indianwood Boulevard, and a raised bed at the Fire Department garden. Nine people participated in the program and two new submissions for the 2024 growing season on Rich Road and Oswego Street were received.

Reducing Local Flooding: A Rain Garden Incentive Program has been developed and updated to include single-family homeowners, multi-family, Co-Op's, churches, businesses, and schools. The Village recognizes the stormwater management and water quality benefits of reduced site runoff associated with the installation of rain gardens. Rain gardens capture and hold water, usually using native plants, and allow approximately 30 percent of runoff to be filtered into the ground. This incentive will off-set a portion of the costs (up to a \$500 match) of green infrastructure to encourage single family homeowners and multifamily, schools, houses of worship, commercial, and industrial property owners to install rain gardens and other small scale best management practices.

Redevelopment and new development of multifamily, commercial, and industrial projects will have to comply with the Village's new stormwater management ordinance to minimize flooding throughout the community.

Energy Efficiency: The CARP set an objective to achieve a 10 percent reduction in energy use in existing commercial and industrial buildings by 2025. 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. The incentive fund should be replenished annually to enable at least \$15,000 in grants to be awarded each year.

5. LED Facility Light Replacement \$50,000

Based on the 2018 municipal Greenhouse Gas Inventory, buildings and facilities make up 37 percent of our emissions. With the continued efforts of reducing our GHG emissions, village staff request funds to continue retrofitting village facilities with LED lighting and take advantage of ComEd incentives. For FY 2023-2024 this item has been increased based on previous project costs and inflation.

This year's target facility would be the Police Station and would take advantage of the ComEd Energy Efficiency Program offerings along with the new extra 30 percent bonus incentive for Disadvantaged Communities and Public entities. An energy efficiency assessment has already been completed for this facility.

6. Pedestrian Cut-Through Improvements \$240,000

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 21st 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 \$80,000 to complete. Therefore, an additional \$240,000 is requested in FY2023/2024 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. Thirty-six (36) pedestrian cut-throughs exist throughout the Village, 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 Maintenance \$10,000

The CARP establish 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 a 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.

In October 2021, 25 Village Staff and volunteers planted 355 trees and shrubs to create the new mini-forest on two Village-owned vacant lots at Marquette and Niagara Streets that total 14,000 square feet in size. This method recognizes that planting trees actually pulls carbon out of the atmosphere and sequesters it in the tree permanently. 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 improve biodiversity, supports pollinators, grows quickly, and absorbs more CO2.

This Capital Fund item would provide funding for the design and install of educational signage and cover costs of irrigation and mulching for the first three years while the trees and shrubs become established after which time there would be little to no maintenance.

8. EV Charging Infrastructure \$100,000

Electric vehicles (EVs), which generate no tailpipe emissions, are an important part of reducing air pollution and mitigating the effects of climate change. With the passing of several pieces of legislation that accelerate the adoption of EV’s and Illinois’s goal of 1 million registered EV’s in the state by 2030, the expansion of our Village hall EV charging station to 10 ports total, installing several stations on the northeast parking lot of DownTown, and installing one station at Freedom Hall and the Park Forest Public Library should be a consideration. These stations would support and promote residents visiting Village Hall, DownTown businesses, Co-op’s, Central Park, Freedom Hall and the library as well as village staff.

The Village has applied for grant funding through Cook County and the federal Charging and Fueling Infrastructure Discretionary Grant in partnership with the Metropolitan Mayors Caucus for expansion noted above. Staff requests this funding to be made available for match dollars.

9. EV Municipal Infrastructure/Fleet Adoption \$100,000

Experts suggest that electric vehicles (EV) will be cost-competitive with combustion engines within two years. Therefore, converting the Village vehicle fleet to EV’s 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 the installation of a Level 2 charging station with two 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 Level 2 charging station with two ports for shared use at the Public Works/Parks maintenance yard.

With the passing of several pieces of legislation that accelerate the adoption of EV's and Illinois's goal of one million registered EV's in the state by 2030, the installation of EV charging infrastructure at the Parks/DPW garage would position the Village for successful fleet conversion.

10. Tool Lending Library \$5,000

Tool lending libraries offer no-cost access to home and garden tools and help reduce cost-related barriers to home improvements and encourage community sharing. Some of the many benefits are money savings, shared knowledge, saving space and building community. The Environment Commission along with the Sustainability office used funds to start a tool inventory and are projecting a launch in the spring of 2024. It will be open Saturday mornings all year long.

This program will be housed at the Discovery Center and provide adequate storage and parking availability. Staff requests funds to support a part-time position to guarantee sustainability before a healthy volunteer base is established, to create a checkout system and marketing materials.

11. Water bottle Filling Station \$5,000

Adding or retrofitting existing water fountains in the parks, the DownTown area and the Village Green with water bottle filling stations would help in the effort to reduce the amount of waste, litter, single-use plastic and support a healthy community. This would reinforce the message of "bringing your own water bottle" as the Village Hall drinking fountain water bottle fill stations promote.

12. Communal Composting Program \$5,000

In 2022, the Village promoted the first commercial composter, Urban Canopy, to service Park Forest with an opt-in curbside composting program. Since the September launch, nearly 50 households have signed up and are participating in the program. As outlined in the Climate Action and Resiliency Plan (CARP), the strategy to develop a composting program, and provide incentives for residents to participate in diverting food waste from methane-producing landfills brings staff to request funding to defer some of the cost for the service.

The Communal Composting Program would allow any residents who cannot afford or do not have the composting byproduct to support the door-to-door service to still access composting at a lower cost. Staff requested the continued support of implementing the communal composting program to cover costs to subsidize the program until it is self-sustaining and provide a limited number of free countertop compost collection bins with the program sign-up. The annual sign-up fee is estimated at \$60.

13. Solar Installation at Village Facilities \$300,000

Pursuant to the mandates set forth in the CARP, the Village is committed to achieving a 25 percent reduction in energy consumption in all Village-owned buildings by 2025. In alignment with this objective, the Police Station presents an outstanding opportunity for solar panel installation, especially with the recent implementation of a new roofing system and the facility's critical need for uninterrupted power supply.

Presently, we have a valuable opportunity to capitalize on the federal investment tax credit, the ComEd inverter rebate, and the monetization of Solar Renewable Energy Credits (SREC). These incentives, which significantly offset initial costs, were successfully utilized in the Water Treatment Plant Solar Project and can be equally beneficial for the Police Station.

The table below provides a detailed breakdown of the cost estimates and applicable incentives for a proposed 100 kW roof-mounted solar system at the Police Station:

System Cost	\$300,000
Less SRECs - Distributed Generation (Paid over 20 years)	\$91,843
Less ComEd Smart Inverter Rebate	\$25,000
Less 30 percent Federal ITC	\$90,000
Net System Cost After Incentives & Credits	\$93,157

The Police Station's annual power expenditure is approximately \$21,300, with an average consumption of 248,500 kWh. The proposed 100 kW system is estimated to produce around 146,000 kWh annually, fulfilling approximately 59 percent of the facility's power requirements. This installation would not only contribute significantly towards our CARP Goal E3 but also reduce greenhouse gas emissions by an estimated 73 metric tons of CO2 annually, furthering our commitment to a sustainable future.

This investment promises to make a substantial impact on our carbon footprint. The urgency to act is accentuated by the approaching 2025 deadline and the limited availability of the aforementioned incentives. This initiative will be instrumental in advancing our collective goal of sustainable energy consumption and fiscal responsibility.

14. Water Efficiency Rebate Program \$10,000

As part of the CARP, the Village outlined an objective of making efficient use of water by encouraging customers to save water with water-efficient appliances and rainwater harvesting systems.

Staff requests funding to implement a Water Efficiency Rebate Program. Residents that participate would receive a water bill credit for replacing an inefficient toilet, dishwasher, and clothes washer, which are the biggest water users in most homes with a US EPA WaterSense or Energy Star appliance. Residents also could receive a rebate for purchasing and installing a rain barrel on their property. Documentation and photos would be required and outlined in the

program. Each water account is limited to two rebate claims. The funds allocated for this program would be available annually on a first come, first served basis. This program aligns with several grant offerings and could be used for a grant match.

Address	PIN	Condition	Future Use	Funding Source	Acquisition Method	Residential Type
3200 Lincoln Highway	31234120570000	Vacant Land	211th St TOD	2012 County NSP1 demolition	2008 Lien foreclosure	Non-Single Family Residential
3250 Lincoln Highway	31234120560000	Commercial Building	211th St TOD	None	2022 Judicial Deed (abandonment)	Non-Single Family Residential
2330 Western Ave	31252090220000	Vacant Land	Commercial		2007 Tax Deed	Non-Single Family Residential
Norwood Square - 1	31252020150000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 2	31252020160000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 3	31252020280000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 4	31252020290000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 5	31252020300000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 6	31252020330000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 7	31252020340000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 8	31252020350000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square - 9	31252020370000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
Norwood Square -10	31252020390000	Vacant Land	Commercial/Industrial	2012 County NSP1	2012 Judicial Deed	Non-Single Family Residential
350 Main Street	31362030010000	Vacant Land	Commercial/Mixed Use	2012 County NSP1 demolition	2010 Lien foreclosure	Non-Single Family Residential
Blackhawk Shopping Center	31363130190000	Shopping Center	Commercial/Mixed Use	Building on property	2015 Judicial Deed	Non-Single Family Residential
South of CVS Drug Store	31262000330000	Vacant Land	DownTown Sign (future)	Never developed	2007 Tax Deed	Non-Single Family Residential
Lot 28, North Street	31252080110000	Vacant Land	Industrial	Never developed	No Cash Bid	Non-Single Family Residential
Lot 29, North Street	31252080120000	Vacant Land	Industrial	Never developed	No Cash Bid	Non-Single Family Residential
Lot 57, Holly Street	31252090040000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap	Non-Single Family Residential
Lot 58, Holly Street	31252090030000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap	Non-Single Family Residential
Lot 59, Holly Street	31252090020000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap	Non-Single Family Residential
Lot 60, Holly Street	31252090010000	Vacant Land	Industrial	Never developed	2005 No Cash Bid and Land Swap	Non-Single Family Residential
320 Neola St	31363020200000	Community Garden	Open Space/Community Garden	Never developed	2017 Tax Deed	Single Family Residential
322 Neola St	31363020210000	Community Garden	Open Space/Community Garden	Never developed	2017 Tax Deed	Single Family Residential
324 Neola St	31363020220000	Community Garden	Open Space/Community Garden	Never developed	2017 Tax Deed	Single Family Residential
326 Neola St	31363020230000	Community Garden	Open Space/Community Garden	Never developed	2017 Tax Deed	Single Family Residential
328 Neola St	31363020240000	Community Garden	Open Space/Community Garden	Never developed	2017 Tax Deed	Single Family Residential
320 Wildwood St (former school)	31251030650000	Vacant Land	Residential	2012 County NSP1 demolition	2009 Tax Deed	Non-Single Family Residential
127 Peach St	31361040070000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed	Single Family Residential
13 Oak Lane	31364030210000	Vacant Land	Residential		2015 Tax Deed	Single Family Residential
201 Miami St	31363130160000	Vacant Land	Residential	2010 by Village	2011 Lien foreclosure	Single Family Residential
209 Washington St	31264090150000	Vacant Land	Residential	2012 by Village	2018 Tax Deed	Single Family Residential
211 Mantua St	31363120080000	Vacant Land	Residential	2010 by Village	2015 Tax Deed	Single Family Residential
23 Sauk Tr	31364090310000	Vacant Land	Residential	2018 IHDA-APP#2	2017 Judicial Deed (abandonment)	Single Family Residential
25 Sauk Tr	31364090150000	Vacant Land	Residential	2018 IHDA-APP#2	2017 Judicial Deed (abandonment)	Single Family Residential
259 Lester St	31364030290000	Community Garden	Residential	2007 by Village	2010 Lien foreclosure	Single Family Residential
261 Rich Road	31361140150000	Vacant Land	Residential	Never Developed	2015 Tax Deed	Single Family Residential

Address	PIN	Condition	Future Use	Funding Source	Acquisition Method	Residential Type
263 Rich Road	31361140140000	Vacant Land	Residential	Never Developed	2007 Tax Deed	Single Family Residential
303 Oswego St	31364090130000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed	Single Family Residential
305 Seneca St	31354080140000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed	Single Family Residential
309 Minoqua St	31352100400000	Vacant Land	Residential	2009 by Village	2010 Lien foreclosure	Single Family Residential
314 Wildwood St	31251030580000	Vacant Land	Residential	Never Developed	2015 Tax Deed	Single Family Residential
33 E. Rocket Circle	31361140340000	Vacant Land	Residential	2015 Bank demolition	2015 bank donation	Single Family Residential
346 Oakwood St	31364130400000	Vacant Land	Residential	IHDA-APP demo 2015	2021 Tax Deed	Single Family Residential
350 S. Orchard Dr	31363060280000	Vacant Land	Residential	2011 by Village	2012 Lien foreclosure	Single Family Residential
368 Oswego St	31363040210000	Vacant Land	Residential	Never Developed	2007 Tax Deed	Single Family Residential
443 Springfield St	31243020250000	Vacant Land	Residential	2012 by Village	2018 Tax Deed	Single Family Residential
210 Indianwood Blvd	31361020150000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed	Single Family Residential
212 Indianwood Blvd	31361020140000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed	Single Family Residential
214 Indianwood Blvd	31361020130000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed	Single Family Residential
216 Indianwood Blvd	31361020120000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed	Single Family Residential
218 Indianwood Blvd	31361020110000	Community Garden	Residential/Commercial/ Open Space	Never developed	2015 Tax Deed	Single Family Residential
220 Indianwood Blvd	31361020100000	Community Garden	Residential/Commercial/ Open Space	Never developed	2011 Tax Deed	Single Family Residential
408 Miami St	31352020020000	Vacant Land	Stormwater mgmt	Never Developed	2015 Tax Deed	Non-Single Family Residential
410 Miami St	31352020030000	Vacant Land	Stormwater mgmt	Never Developed	2015 Tax Deed	Non-Single Family Residential
99 Orchard Dr	31252030220000	Vacant Land	Water Plant expansion	Never developed	2007 Tax Deed	Non-Single Family Residential
244 Gentry	31244280130000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
117 Algonquin St	32301060100000	Vacant Land	Residential	2009 County Deconstruction	2015 Tax Deed	Single Family Residential
238 Allegheny	32302040110000	Single Family Home	Residential	Village Funds	2022 Judicial Deed (abandonment)	Single Family Residential
202 Algonquin (Allegheny)	32301060480000	Single Family Home	Residential	Village Funds - Will Sell After Rehab	2021 Judicial Deed (abandonment)	Single Family Residential
146 Algonquin St	32301050510000	Vacant Land	Residential	Never Developed	2015 Tax Deed	Single Family Residential
15 Apache St	32302090070000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
17 Apache St	32302090080000	Vacant Land	Residential	1995 by Village	2015 Tax Deed	Single Family Residential
18 Apache St	32302100070000	Vacant Land	Residential	2012 CDBG-IKE	2019 Tax Deed	Single Family Residential
181 Algonquin St	32302080050000	Community Garden	Residential	2005 demolition	Lien foreclosure	Single Family Residential
2 Apache St	32302040350000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed	Single Family Residential
208 Allegheny St	32301060450000	Vacant Land	Residential	2021 IHDA APP4 demolition	2018 Judicial Deed (abandonment)	Single Family Residential
219 Arrowhead St	32302070010000	Vacant Land	Residential	2012 County NSP1	2012 Bank Donation	Single Family Residential
222 Arrowhead St	32302050160000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
223 Arcadia St	32302080050000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
225 Allegheny St	32302050010000	Vacant Land	Residential	2013 CDBG-IKE	2014 SSLBDA transfer	Single Family Residential
226 Allegheny St	32302040050000	Vacant Land	Residential	2011 County NSP1	2017 Tax Deed	Single Family Residential

Address	PIN	Condition	Future Use	Funding Source	Acquisition Method	Residential Type
228 Allegheny St	32302040060000	Vacant Land	Residential	2011 County NSP1	2012 Bank donation	Single Family Residential
230 Allegheny St	32302040070000	Vacant Land	Residential	2011 Bank demolition	2017 Tax Deed	Single Family Residential
231 Allegheny St	32302050040000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed	Single Family Residential
231 Arcadia St	32302080090000	Vacant Land	Residential	2009 County Deconstruction	2017 Tax Deed	Single Family Residential
232 Allegheny St	32302040080000	Vacant Land	Residential	2016 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
232 Arrowhead St	32302050210000	Vacant Land	Residential	1994 demolition	2012 Lien foreclosure	Single Family Residential
233 Allegheny St	32302050050000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
233 Arrowhead St	32302070080000	Vacant Land	Residential	2013 CDBG-IKE	2013 Fannie Mae Donation	Single Family Residential
234 Arcadia St	32302070410000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
235 Allegheny St	32302050060000	Vacant Land	Residential	2011 County NSP1	2012 HUD donation	Single Family Residential
238 Arrowhead St	32302050240000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
239 Arcadia St	32302080130000	Vacant Land	Residential	2012 CDBG-IKE	2017 Tax Deed	Single Family Residential
240 Allegheny St	32302040120000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
240 Arrowhead St	32302050250000	Vacant Land	Residential	2012 County NSP1	2018 Tax Deed	Single Family Residential
241 Arcadia St	32302080140000	Vacant Land	Residential	2013 CDBG-IKE	2013 Fannie Mae donation	Single Family Residential
241 Arrowhead St	32302070120000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed	Single Family Residential
242 Allegheny St	32302040130000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed	Single Family Residential
242 Arrowhead St	32302050260000	Vacant Land	Residential	2012 County NSP1	2017 Tax Deed	Single Family Residential
243 Allegheny St	32302050100000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
243 Arrowhead St	32302070130000	Vacant Land	Residential	2012 CDBG-IKE	2015 Tax Deed	Single Family Residential
244 Arcadia St	32302070460000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed	Single Family Residential
245 Arrowhead St	32302070140000	Vacant Land	Residential	2003 by Village	2012 Lien foreclosure	Single Family Residential
246 Allegheny St	32302040150000	Vacant Land	Residential	2012 County NSP1	2015 Lien Foreclosure	Single Family Residential
248 Arrowhead St	32302050290000	Vacant Land	Residential	2016 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
249 Arcadia St	32302080180000	Vacant Land	Residential	2007 by property owner	2012 Lien foreclosure	Single Family Residential
25 Apache St	32302090120000	Vacant Land	Residential	1991 demolition	2012 Lien foreclosure	Single Family Residential
250 Allegheny St	32302040170000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
250 Arrowhead St	32302050330000	Vacant Land	Residential	2021 IHDA APP4 demolition anticipated	2018 Judicial Deed (abandonment)	Single Family Residential
251 Allegheny St	32302050330000	Vacant Land	Residential	2021 IHDA APP4 demolition anticipated	2018 Judicial Deed (abandonment)	Single Family Residential
255 Allegheny St	32302050300000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
256 Allegheny St	32302040200000	Vacant Land	Residential	1995 demolition	2012 Lien foreclosure	Single Family Residential
256 Arcadia St	32302070520000	Vacant Land	Residential	1994 demolition	2012 Lien foreclosure	Single Family Residential
257 Arrowhead St	32302070200000	Eastgate Tot Lot	Residential	2016 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
258 Arcadia St	32302070530000	Vacant Land	Residential	1994 demolition	2015 Tax Deed	Single Family Residential
259 Arrowhead St	32302070210000	Eastgate Tot Lot	Residential	2012 County NSP1	2012 Habitat Donation	Single Family Residential
262 Allegheny St	32302040230000	Vacant Land	Residential	2011 County NSP1	transfer from SSLBDA	Single Family Residential
264 Arrowhead St	32302060240000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
265 Arcadia St	32302080260000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
265 Arrowhead St	32302070240000	Vacant Land	Residential	2012 Bank demolition	2012 Bank Donation	Single Family Residential
266 Allegheny St	32302040250000	Vacant Land	Residential	2016 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential

Address	PIN	Condition	Future Use	Funding Source	Acquisition Method	Residential Type
268 Allegheny St	32302040260000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
270 Allegheny St	32302040270000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
271 Allegheny St	32302060060000	Vacant Land	Residential	2017 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
274 Allegheny St	32302040290000	Vacant Land	Residential	2011 County NSP1	2018 Tax Deed	Single Family Residential
278 Allegheny St	32302040310000	Vacant Land	Residential	2011 County NSP1	2013 Bank Donation	Single Family Residential
279 Arcadia St	32302080330000	Vacant Land	Residential	pre 2004 demolition	2015 Tax Deed	Single Family Residential
28 Apache St	32302100120000	Vacant Land	Residential	2010 by Village	2019 Tax Deed	Single Family Residential
281 Allegheny St	32302060110000	Vacant Land	Residential	2008 by Village	2017 Tax Deed	Single Family Residential
293 Allegheny St	32302060170000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
299 Allegheny St	32302060370000	Vacant Land	Residential	2012 CDBG-IKE	2017 Tax Deed	Single Family Residential
3 Apache St	32302090010000	Single Family Home	Residential	Village Funds	2022 Judicial Deed (abandonment)	Single Family Residential
304 Allegheny St	32302090290000	Vacant Land	Residential	Never developed	Lien foreclosure	Single Family Residential
32 Apache St	32302100140000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
36 Apache St	32302100160000	Vacant Land	Residential	Never developed	2015 Tax Deed	Single Family Residential
4 Apache St	32302040360000	Vacant Land	Residential	2018 IHDA-BRP#2	2022 transfer from SSLBDA	Single Family Residential
44 Apache St	32302100200000	Vacant Land	Residential	2017 IHDA-BRP#1	2022 transfer from SSLBDA	Single Family Residential
5 Antioch Place	32302060200000	Vacant Land	Residential	2013 CDBG-IKE	2016 Warranty Deed by property owner	Single Family Residential
6 Apache St	32302100430000	Vacant Land	Residential	2006 by Village	2013 Lien foreclosure	Single Family Residential
6 Arrowhead Ct	32302100310000	Vacant Land	Residential	2019 IHDA APP4 demolition	2019 Judicial Deed (Abandonment)	Single Family Residential
7 Apache St	32302090030000	Vacant Land	Residential	2012 CDBG-IKE	2018 Tax Deed	Single Family Residential
130 Algonquin	32301050440000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
22 Apache	32302100510000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
34 Apache	32302100150000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
60 Apache	32302100280000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
267 Arcadia	32302080270000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
287 Allegheny	32302060140000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
10 Arrowhead Ct	32302100330000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
274 Arrowhead	32302060290000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
276 Arrowhead	32302060300000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential
284 Arrowhead	32302060340000	Single Family Home	Residential	Village Funds	2023 Judicial Deed (abandonment)	Single Family Residential