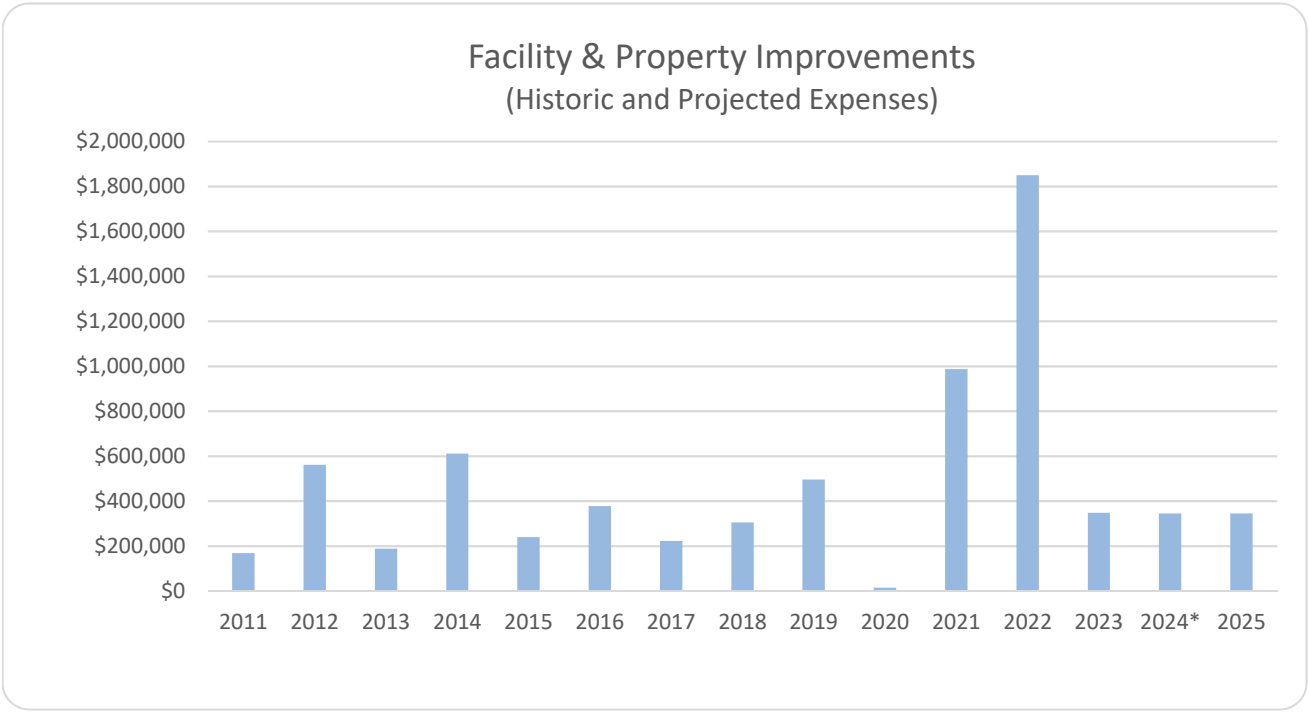
Facility and Property Improvements

To ensure that all Village facilities and properties remain safe and code compliant and that Village services can be responsibly and adequately provided, facility and property improvements are required. This category includes studies to assist in identifying Village facility needs, HVAC repairs and replacements, and parkway tree removals and installations. Annual maintenance work within this category is necessary to maintain the facilities the Village currently owns and operates. Other included projects such as tree replacements and seasonal decorations contribute to the beautification and character of the Village. Continuing to evaluate how Village facilities serve Village needs will allow service levels to be proactively maintained and improved.



Financial Impact

	2011	2012	2013	2014	2015	
Historical	$168,098	$560,906	$188,789	$611,123	$240,113	
	2016	**2017**	**2018**	**2019**	**2020**	**Historical**
Historical	$378,063	$222,363	$304,556	$495,988	$14,170	$3,184,169
	2021	**2022**	**2023**	**2024***	**2025**	**Short Term**
5-Year	$987,000	$1,850,000	$347,500	$345,000	$345,000	$3,874,500

***20M For PW Facility projected in 2024 not included.**

PSF Hot Water Heater Installation

Project Category	Facility & Property Improvements
Useful Life	15 Years
Project Type	Maintenance
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2019
Design Work	N/A
Project Work	2021
Reoccurance	15 Years
Last Deferred	2020 - $10,000
Fund	Facility Improvement
Account(s)	20-600

Location

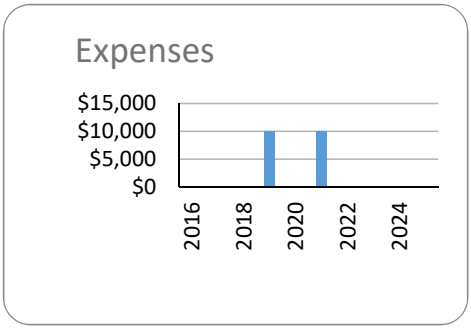
Public Safety Facility

Issue

One of two hot water heaters was replaced in 2019, and the second heater was deferred. The remaining heater is past its useful life and is in need of replacement.

Solution

Replace the second hot water heater.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical				$10,000		$10,000
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$10,000					$10,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term	$0	$0	$20,000	$20,000	$10,000	$30,000

VH Improvements

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Maintenance
User Department	Village Hall
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2021
Design Work	N/A
Project Work	Yearly
Reoccurance	Annually
Fund	Facility Improvement
Account(s)	20-600

Location

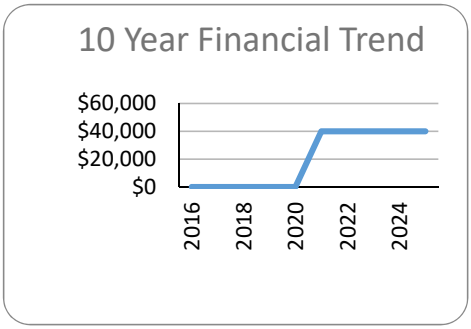
Village Hall

Issue

The Village Hall Building requires annual maintenance. 5-Year work includes restroom and kitchen facility improvements.

Solution

Install new plumbing fixtures, tile, counters, and cabinets throughout the various restroom and kitchen facilities. This work is proposed to be phased to improve approximately one facility per year.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term	$200,000	$200,000	$200,000	$600,000	$200,000	$800,000

PSF Improvements

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Maintenance
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2021
Design Work	N/A
Project Work	Yearly
Reoccurance	Annually
Fund	Facility Improvement
Account(s)	20-600

Location

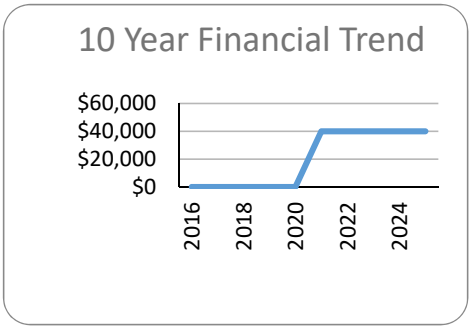
Public Safety Facility

Issue

The Public Safety Facility requires annual maintenance. 5-Year work includes restroom, locker room, and kitchen facility improvements.

Solution

Install new plumbing fixtures, tile, counters, and cabinets throughout the various restroom and kitchen facilities. This work is proposed to be phased to improve approximately one facility per year.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term	$200,000	$200,000	$200,000	$600,000	$200,000	$800,000

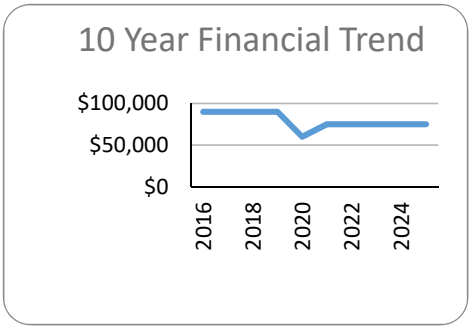
Removal of Trees from Village Properties

Project Category	Facility & Property Improvements
Useful Life	N/A
Project Type	Maintenance
User Department	PW
Coordinator	PW
Current Budget	$60,000
Initial Proposal Date	Ongoing
Design Work	N/A
Project Work	Yearly
Reoccurance	Annually
Fund	Property Improvement
Account(s)	20-610

Location Village Right-of-Way

Issue Village owned trees require maintenance. Dead or diseased trees require removal.

Solution Remove dead and diseased trees to provide a safe environment for the public and maintain a healthy urban canopy.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical	$90,000	$90,000	$90,000	$90,000	$60,000	$420,000
	2021	2022	2023	2024	2025	Short Term
Short Term	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
	Year 6-10	Year 11-15	Year 16-20	Long Term	Short Term	Total 20 Year
Long Term	$375,000	$375,000	$375,000	$1,125,000	$375,000	$1,500,000

Train (Metra) Station Roof

Project Category	Facility & Property Improvements
Useful Life	30 Years
Project Type	Maintenance
User Department	PW
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2021
Design Work	N/A
Project Work	2021
Reoccurance	30 Years
Fund	Facility Improvement
Account(s)	20-600

Location

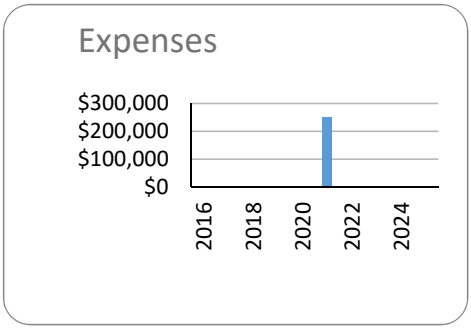
Train (Metra) Station

Issue

The existing shake roof is rotted and the shingles are falling off during poor weather events.

Solution

Replace the roof before water damage occurs resulting in higher maintenance costs.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$250,000					$250,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$250,000	$250,000

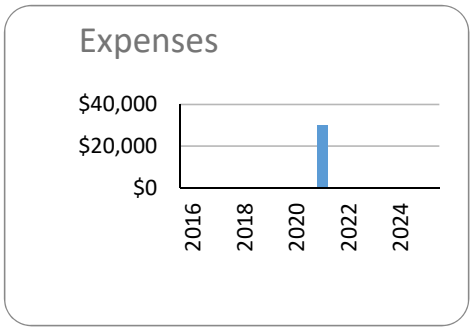
PSF Jail Cell Floor Drains

Project Category	Facility & Property Improvements
Useful Life	50 Years
Project Type	Maintenance
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2021
Design Work	N/A
Project Work	2021
Reoccurance	50 Years
Fund	Facility Maintenance
Account(s)	20-600

Location Public Safety Facility

Issue The floor drains in the jail cells have failed resulting in damage to the floors.

Solution Replace the floor drains and surrounding concrete areas to provide a safe and clean environment.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$30,000					$30,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$30,000	$30,000

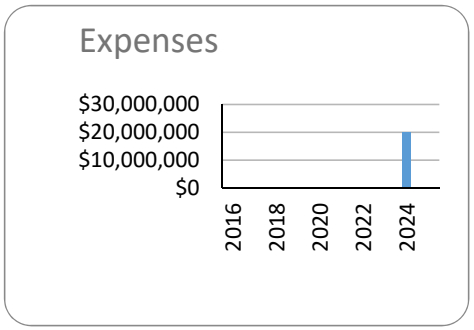
PW New Facility Study, Design & Construction

Project Category	Facility & Property Improvements
Useful Life	50 Years
Project Type	Study/Improvement
User Department	PW
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2019
Design Work	2021
Project Work	2024
Reoccurance	50 Years
Last Deferred	2019
Fund	Facility Improvement
Account(s)	20-600

Location Public Works Building

Issue The existing Public Works Building was built in 1963 and last updated in the 1980's. Since then, the scope of services and facility needs of Public Works has increased. Equipment and material used by Public Works is currently stored outside resulting in shorter lifespans. There has been significant deterioration of the facility since the last major improvement.

Solution Build a new Public Works Building that is larger and meets not only the current demands of the Village, but can be expanded or adapted to meet future demands.



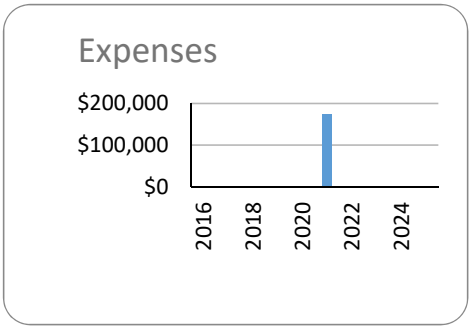
Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical				$150,000	$0	$150,000
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$50,000	$250,000	$0	$20,000,000		$20,300,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$20,300,000	$20,300,000

VH Carpet Replacement

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Improvement
User Department	Village Hall
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2018
Design Work	N/A
Project Work	2021
Reoccurance	20 Years
Last Deferred	2020 ($70,000)
Fund	Facility Improvement
Account(s)	20-600

Location	Village Hall
Issue	The carpet is worn and stain removal is no longer effective with annual cleanings.
Solution	Replace carpet throughout all of Village Hall.



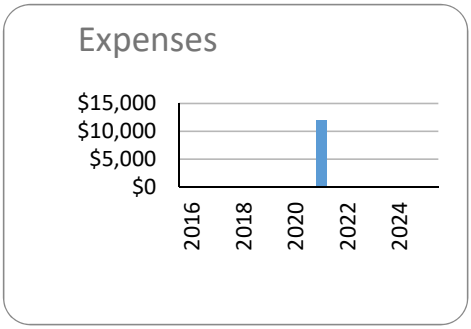
Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$175,000					$175,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term			$175,000	$175,000	$175,000	$350,000

VH Windows

Project Category	Facility & Property Improvements
Useful Life	50 Years
Project Type	Improvement
User Department	VMO
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2021
Design Work	N/A
Project Work	2021
Reoccurance	50 Years
Fund	Facility Improvement
Account(s)	20-600

Location	Village Hall
Issue	A past water leak resulted in some of the windows at Village Hall to deteriorate faster than expected.
Solution	Replace the deteriorated windows before the damage can spread resulting in additional repair costs.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$12,000					$12,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$12,000	$12,000

PSF Carpet Replacement

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Improvement
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2019
Design Work	N/A
Project Work	2022
Reoccurance	20 Years
Fund	Facility Improvement
Account(s)	20-600

Location

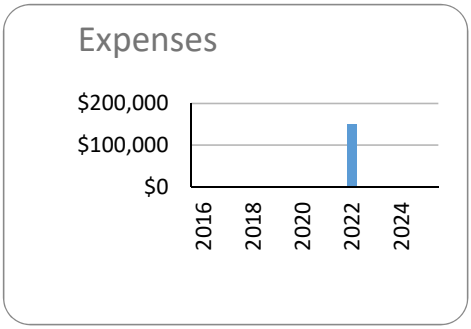
Public Safety Facility

Issue

The carpet is worn and stain removal is no longer effective with annual cleanings.

Solution

Replace carpet throughout all of the Public Safety Facility.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term		$150,000				$150,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$150,000	$150,000

VH Replace HVAC System & Roof

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Improvement
User Department	VH
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2018
Design Work	2021
Project Work	2022
Reoccurance	20 Years
Last Deferred	2019 ($300,000)
Fund	Facility Improvement
Account(s)	20-600

Location

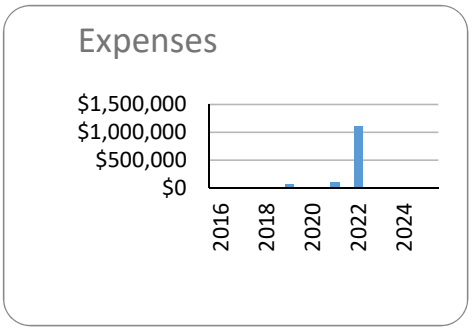
Village Hall

Issue

The existing HVAC system is failing and parts are no longer available. Maintaining consistent temperatures throughout the building is no longer possible.

Solution

Design and install new HVAC system. The Village has already purchased VAV boxes for this project.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical				$60,000		$60,000
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$100,000	$1,100,000				$1,200,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$1,200,000	$1,200,000

PSF HVAC System

Project Category	Facility & Property Improvements
Useful Life	20 Years
Project Type	Improvement
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2023
Design Work	N/A
Project Work	2023
Reoccurance	20 Years
Fund	Facility Improvement
Account(s)	20-600

Location

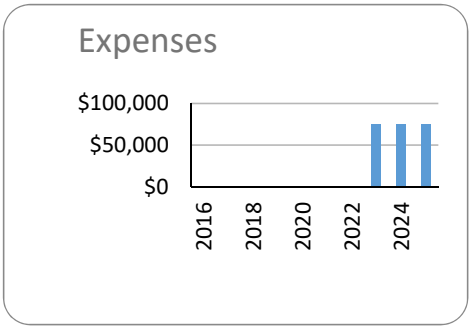
Public Safety Facility

Issue

The air conditioning units have reached the end of their useful life.

Solution

Replace one third of the air conditioning units each year until all units are replaced.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term			$75,000	$75,000	$75,000	$225,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term	$75,000			$75,000	$225,000	$300,000

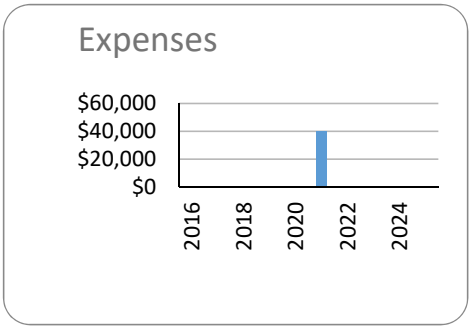
PSF Driveway Apron Repairs

Project Category	Facility & Property Improvements
Useful Life	50 Years
Project Type	Improvement
User Department	PSF
Coordinator	PW
Current Budget	N/A
Initial Proposal Date	2020
Design Work	N/A
Project Work	2021
Reoccurance	50 Years
Last Deferred	2020 ($40,000)
Fund	Property Improvements
Account(s)	20-610

Location Public Safety Facility

Issue The existing concrete apron is failing resulting in large potholes and an uneven surface.

Solution Replace the portions of the failing apron with a new concrete apron.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical						$0
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$40,000					$40,000
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term				$0	$40,000	$40,000

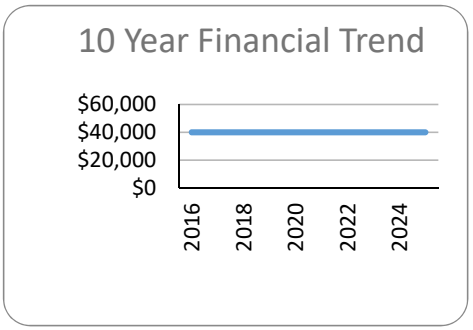
Replacement Trees for Village Properties

Project Category	Facility & Property Improvements
Useful Life	N/A
Project Type	Beautification
User Department	PW
Coordinator	PW
Current Budget	$40,000
Initial Proposal Date	Ongoing
Design Work	N/A
Project Work	Yearly
Reoccurance	Annually
Fund	Property Improvement
Account(s)	20-610

Location Village Right-of-Way

Issue Due to the removal of dead or diseased trees, some sections of parkway look bare and the Village's tree canopy has been reduced. This problem was exasperated by the Emerald Ash Borer.

Solution Plant new trees to restore the tree canopy and maintain the character of the Village.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
	2021	2022	2023	2024	2025	Short Term
Short Term	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
	Year 6-10	Year 11-15	Year 16-20	Long Term	Short Term	Total 20 Year
Long Term	$200,000	$200,000	$200,000	$600,000	$200,000	$800,000

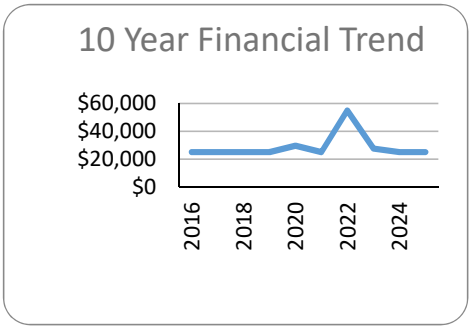
Seasonal Decorations

Project Category	Facility & Property Improvements
Useful Life	1-5 Years
Project Type	Beautification
User Department	PW
Coordinator	PW
Current Budget	$29,500
Initial Proposal Date	Ongoing
Design Work	N/A
Project Work	Yearly
Reoccurance	Annually
Fund	Forestry
Account(s)	10-520

Location Village Right-of-Way

Issue Small town feel and the success of the downtown business district are priorities of the Village.

Solution Continue to install and improve flowers and decorations in high traffic and high visibility areas of the Village.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical	$25,000	$25,000	$25,000	$25,000	$29,500	$129,500
	2021	**2022**	**2023**	**2024**	**2025**	**Short Term**
Short Term	$25,000	$55,000	$27,500	$25,000	$25,000	$157,500
	Year 6-10	**Year 11-15**	**Year 16-20**	**Long Term**	**Short Term**	**Total 20 Year**
Long Term	$175,000	$175,000	$175,000	$525,000	$157,500	$682,500

Holiday Lights

Project Category	Facility & Property Improvements
Useful Life	30 Years
Project Type	Beautification
User Department	PW
Coordinator	PW
Current Budget	$15,000
Initial Proposal Date	Ongoing
Design Work	N/A
Project Work	Yearly
Reoccurance	Annual
Fund	Property Improvements
Account(s)	20-610

Location

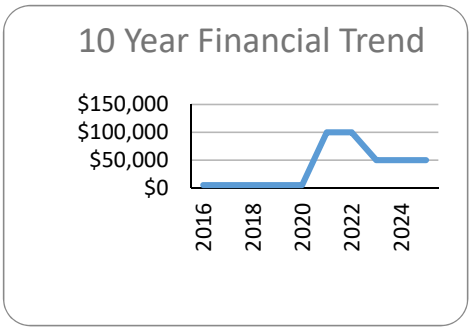
Village Right-of-Way and Buildings

Issue

Small town feel and the success of the downtown business district are priorities of the Village.

Solution

The installation and improvement of the quality and quantity of holiday lights will add to the charm of the Village while encouraging visitors to the downtown business district.



Financial Impact

	2016	2017	2018	2019	2020	Historical
Historical	$5,000	$5,000	$5,000	$5,000	$5,000	$25,000
	2021	2022	2023	2024	2025	Short Term
Short Term	$100,000	$100,000	$50,000	$50,000	$50,000	$350,000
	Year 6-10	Year 11-15	Year 16-20	Long Term	Short Term	Total 20 Year
Long Term	$250,000	$350,000	$250,000	$850,000	$350,000	$1,200,000