

Village of Oak Park
CDBG Infrastructure Fund Summary
2025 - 2029

CDBG Infrastructure Fund (2083)					General	Climate	Actuals			Budget	Amended	Year End	Recommended Budget				
Project	Fund	Dept	Prgm	Account	Priority Code	Priority Code	FY 2022	FY 2023	FY 2024	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Alley Improvements	2083	46201	101	583657	A	Low	408,509	-	700,000	700,000	700,000	700,000	600,000				
Sidewalk Replacement	2083	46201	101	583656	A	Medium	64,971	479,544	600,000	600,000	600,000	600,000	400,000				
Lead Water Service Replacement- Private	2083	46201	101	583655	A	None	-	60,040	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Resurfacing of Various Streets and Parking Lots	2083	46201	101	583651	A	Medium	381,125	106,004	-	-	-	-	-	-	-	-	-
Ridgeland Ave. Resurfacing	2083	46201	668	583651	A												
OLD Water & Sewer Main Improvements-Kenilworth	2083	46201	101	583659	N/A		86,951	-	-	-	-	-	-	-	-	-	-
TOTAL:							941,556	645,588	1,400,000	1,400,000	1,400,000	1,400,000	1,100,000	100,000	100,000	100,000	100,000

Priority Scale

A= Essential and Immediate Need
B= Essential, but may be delayed
C= Optional but beneficial to the Village through increased productivity, safety, etc.
D= Optional but beneficial to the Village in social, cultural or aesthetic ways
F= Future project, no 2025 expenditures
N/A= Project Complete, no 2025 or future expenditures

Priority Scale: Climate & Sustainability

High= Designated as a high impact action due to potential carbon mitigation or equity outcomes.
Medium= Designated as a medium priority due to potential carbon mitigation outcomes.
Low= Recommended in Climate Ready Oak Park but no readily quantifiable carbon mitigation impact.
None= Not included as a recommendation in Climate Ready Oak Park.

**Village of Oak Park
Community Development Block Grant Fund Project Sheet
2025 - 2029**

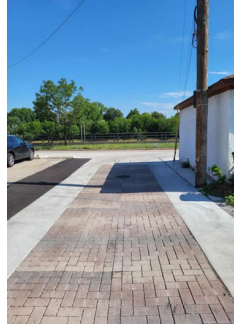
Project: Alley Improvements

Priority Code: A

Category: Infrastructure Improvements

Climate Priority Code: Low

Impact Area(s): Increase Investment in Green Infrastructure & Other Resiliency Projects



Description:

Reconstruction of alleys in deteriorated condition. Existing alleys are completely removed and replaced with new concrete alleys which have an inverted crown to improve drainage in the alley and backyards. Some alleys require storm drains and sewers due to flat topography. Grants are typically applied for to fund the additional costs for permeable alleys. Permeable alleys typically cost around 25%-50% more than traditional concrete alleys depending on the soil types and need for drainage. Typical concrete alleys cost approximately \$165,000 to \$225,000 per alley for a north-south alley depending if storm sewer are needed.

Justification:

Alleys provide the primary means of garage and parking access for the majority of residents as well as being used for refuse collection. Staff will pursue grant opportunities for installing green alleys with permeable pavements for alleys already identified for replacement based on condition in areas with sandy soils in alignment with the Climate Action Plan Goal G102 to increase investment in green infrastructure and other resiliency projects.

Current Status:

In 2023 CDBG funds were removed from the alley project and the 3 alley segments deferred until 2024 due to HUD requirements and CDBG funds were increased in 2024 to account for this. The Village received MWRD funding for constructing 4 green alleys in 2024. Costs related to the construction of the green alleys are shown in the CIP Fund account for sustainability. The 2024 alley project also includes the resurfacing of the parking lot and pavements adjacent to the North Fire Station (Station 2) since the adjacent alleys are being replaced. Costs for the Fire Station Parking Lot are shown in the CIP Building Improvement Fund sheet for this project.

Funding Sources	Account Number	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget					
		FY 2022	FY 2023	FY 2024	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Transfer from Debt Service	3095.41300.101.491425	-	-	-	-	-	-	-	-	-	-	-
Main Capital Fund Revenues	Various	1,113,472	2,127,539	2,529,000	2,835,899	2,860,436	2,450,000	2,520,000	2,540,000	2,650,000	2,660,000	-
CDBG Grant Revenue	2083.46201.101.431400	408,509	-	700,000	700,000	700,000	600,000	-	-	-	-	-
Misc. Revenue - Focus Development	3095.43700.101.441462	-	-	60,000	60,000	60,000	-	-	-	-	-	-
Grant Revenue- MWRD	3095.43700.815.440477	465,463	-	280,000	280,000	280,000	-	-	-	-	-	-
Total:		1,987,444	2,127,539	3,569,000	3,875,899	3,900,436	3,050,000	2,520,000	2,540,000	2,650,000	2,660,000	-
Expenditures												
Construction (CDBG)	2083.46201.101.583657	408,509	-	700,000	700,000	700,000	600,000	-	-	-	-	-
Design (Phase I-II)	3095.43780.101.530667	14,912	22,569	-	-	-	-	-	-	-	-	-
Construction (CIP Alley)	3095.43780.101.570964	850,513	1,847,484	1,400,000	1,622,393	1,622,522	2,000,000	2,100,000	2,100,000	2,200,000	2,200,000	-
Construction Management	3095.43780.101.570964	138,148	156,510	224,000	224,000	239,046	220,000	190,000	200,000	210,000	210,000	-
Design (Phase I-II)	3095.43780.101.570964	104,764	80,396	190,000	274,506	298,868	230,000	230,000	240,000	240,000	250,000	-
Environmental & Geotechnical	3095.43780.101.570964	5,135	20,580	15,000	15,000	-	-	-	-	-	-	-
Design - Sustainability	3095.43780.200.570964	-	-	-	-	-	-	-	-	-	-	-
Construction - Sustainability	3095.43780.200.570964	-	-	700,000	700,000	700,000	-	-	-	-	-	-
Total:		1,521,981	2,127,539	3,229,000	3,535,899	3,560,436	3,050,000	2,520,000	2,540,000	2,650,000	2,660,000	-

**Village of Oak Park
Community Development Block Grant Fund Project Sheet
2025 - 2029**

Project: **Sidewalk Replacement**

Priority Code: **A**

Category: **Infrastructure Improvements**

Climate Priority Code: **Medium**

Climate Impact Area(s): **Shift from Personal Vehicles to Active Transportation and Transit**



Description:

This project consists of public sidewalk replacement. Primary funding is through Community Development Block Grant (CDBG) Funds since most work is an eligible expense for Americans with Disabilities Act (ADA) improvements. The project includes additional public right-of-way sidewalk that is not supported through CDBG funds such as carriage walks, 50-50 requests, project specific repairs and sidewalk cutting. Sidewalk cutting eliminates trip hazards by angle cutting sidewalks with elevation differences instead of full replacement, which will be utilized around schools and businesses to avoid the impacts from traditional concrete replacement.

Justification:

This project is critical for improving accessibility, pedestrian safety, and in complying with the ADA. The scope of the project aligns with Climate Action Plan Goals VT01-2 and VT08.

Current Status:

The 2024 projects addressed the remaining sidewalks in the south half of the Village which were not completed in previous years due to deferred work from COVID, cost increases for concrete, and a large number of locations needing to be replaced. The 2025 project will focus work in the north half of the Village still with a higher level of CDBG funds to address deferred work from COVID with future years returning to more typical levels of sidewalk replacement. Future year's CDBG funding of the sidewalk program will be determined as part of the consolidated plan.

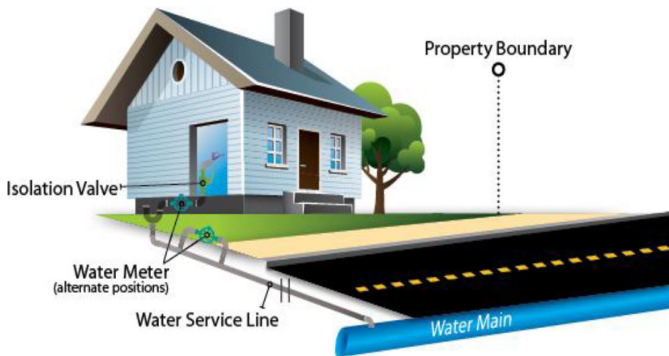
Funding Sources	Account Balance	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
		FY 2022	FY 2023	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
CDBG Grant Revenue	2083.46201.101.431400	64,971	479,544	600,000	600,000	600,000	400,000	-	-	-	-
Misc. Revenues (50/50 program)	3095.43700.822.440474	-	5,425	-	-	12,370	-	-	-	-	-
Main Capital Fund Revenues	Various	-	95,428	75,000	75,000	75,000	75,000	300,000	300,000	300,000	300,000
Total:		64,971	580,397	675,000	675,000	687,370	475,000	300,000	300,000	300,000	300,000

Expenditures

Construction CDBG	2083.46201.101.583656	64,971	479,544	600,000	600,000	600,000	400,000	-	-	-	-
Construction CIP Sidewalk	3095.43780.101.570953	-	95,428	75,000	75,000	75,000	75,000	300,000	300,000	300,000	300,000
Total:		64,971	574,972	675,000	675,000	675,000	475,000	300,000	300,000	300,000	300,000

2025 - 2029

Climate Impact Areas	N/A
----------------------	-----



Illinois law requires communities water suppliers to establish a program to remove lead water services (both public side and private side) from the water system over a period of time. This program funds the private side lead water service replacement for income qualified properties in situations where the Village would already be replacing the public side of the service as part of a separate project.

The State does not want income to be a barrier to prevent replacement of lead service lines. This program addresses this requirement from services where the public side is already being replaced as part of a separate project. New Public Act 102-0613 is requiring communities water suppliers to submit their plans for a complete lead service line replacement plan by 2027. This project is in alignment with the Village Climate Ready Oak Park Plan Goal: DW06 -Options for LSL replacement for low to moderate income residents.

The 2024 project was awarded in April of 2024 to replace private side water services for income qualified properties using CDBG funds. The Village is currently reviewing ways to address the pending regulations regarding lead water service replacements as well as looking into funding options such as the State's low interest loans. This program is for a program for private side service replacement using CDBG funds for eligible residents. The average cost of service line replacement on the private side is approximately \$9,000.

There are approximate 12,500 water service in the Village, approximately 8,500 of those have lead on the private side. Public Act 102-0613 requires the community water supplier to begin replacing Lead water services in 2027 and it requires the Village to complete 425 service per year. As Village policy states right now, the private side service (from the water meter in the house to the shut off valve in the parkway) is paid for by the property owner. If the Village chooses to pay for the private side water service in 2027 the cost that would be associated with the required plan by Public Act 102-0613 is as followed; The Village would need to replace 425 services per year for 20 years at an estimated cost of \$9,000 per private side only. Total cost per year for the private side replacement would be \$3,825,000.

[illegible]

**Village of Oak Park
Community Development Block Grant Fund Project Sheet
2025 - 2029**

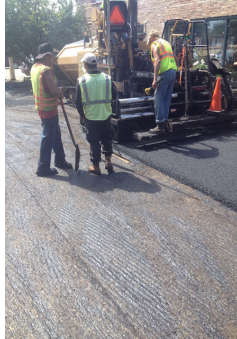
Project: **Resurfacing of Various Streets and Parking Lots**

Priority Code: **A**

Category: **Infrastructure Improvements**

Climate Priority Code: **Medium**

Climate Impact Area(s): **Shift from Personal Vehicles to Active Transportation and Transit**



Description:

This annual project consists of resurfacing and reconstructing local streets and resurfacing Village owned on-street and on-street parking lots when they are located on streets already being resurfaced. Generally construction of traffic calming items approved by the Board is also included as part of these projects.

Justification:

Local streets should be resurfaced every 15-20 years to maintain the deeper layers of asphalt, concrete or stone bases. Streets already deteriorated need to be reconstructed with deeper layers of asphalt or new base courses to restore their structural integrity. Staff will pursue grant opportunities for installing permeable pavement on deteriorated roads marked for reconstruction in alignment with Climate Action Goal GI03 to invest in green infrastructure and reduce the number of impervious surfaces in the Village.

Current Status:

In 2020 and 2021 there was minimal street resurfacing due to reduced budgets associated with COVID. The 2022 project includes using \$1.75M in State DCEO grant funds and work was completed in the summer of 2023 due to material delays and labor strikes in 2022. In 2023 and going forward CDBG funds have been removed from this project due to HUD requirements for environmental reviews. Due to loss of approximately \$400,000 in CDBG funding and increased construction costs, 2025 and future years' budgets have been increased beyond the previous amount of \$2M for local street resurfacing in order to maintain the condition of the roads.

Funding Sources	Account Number	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
		FY 2022	FY 2023	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
CDBG Grant Revenue	2083.46201.101.431400	381,125	106,004	-	-	-	-	-	-	-	-
5040 Fund Revenues	5040.43730.101.444401	-	198,850	-	147,276	452,276	452,276	-	-	-	-
5060 Fund Revenues	5060.43770.101.422481	17,100	60,677	-	18,607	11,936	11,936	-	-	-	-
Main Capital Fund Revenues	Various	1,312,585	1,823,919	2,180,000	4,633,685	4,824,237	4,824,237	3,360,000	3,360,000	3,360,000	3,360,000
State DCEO Grant Revenue	3095.43780.101.431400	-	-	-	-	1,750,000	1,750,000	-	-	-	-
Grant Revenues (Reimbursement State Funded Project 2014)		60,000	-	-	-	-	-	-	-	-	-
Total:		1,770,810	2,189,450	2,180,000	4,799,568	7,038,449	7,038,449	3,360,000	3,360,000	3,360,000	3,360,000

Expenditures

Construction (CDBG)	2083.46201.668.583651	381,125	106,004	-	-	-	-	-	-	-	-
Design	3095.43780.101.570951	124,000	-	-	-	24,320	-	-	-	-	-
Construction Engineering	3095.43780.101.570951	90,579	158,536	180,000	276,049	291,799	360,000	360,000	360,000	360,000	360,000
Construction (Resurfacing)	3095.43780.101.570951	1,092,306	1,550,717	2,000,000	4,086,301	4,061,783	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Construction (Traffic Calming)	3095.43780.101.570955	5,700	114,666	-	271,335	446,335	-	-	-	-	-
Construction (Water Main)	5040.43730.777.570707	-	198,850	-	-	-	-	-	-	-	-
Construction (Sewer)	5040.43750.781.570707	-	-	-	147,276	452,276	-	-	-	-	-
Construction (Parking Lots)	5060.43770.787.570707	17,100	60,677	-	18,607	11,936	-	-	-	-	-
Total:		1,710,810	2,189,450	2,180,000	4,799,568	5,288,449	3,360,000	3,360,000	3,360,000	3,360,000	3,360,000

Village of Oak Park
Community Development Block Grant Fund Project Sheet
2025 - 2029

Ridgeland Avenue Resurfacing

Priority Code:

A

Category:

Infrastructure Improvements

Climate Priority
Code:

Impact
Area(s):



Description:

This project includes the resurfacing of Ridgeland Avenue from Augusta Street to North Avenue, sidewalk corner ramp improvements to meet current ADA requirements, a bike & ped activated flashing beacon and crossing enhancements at Lemoyne, and traffic signal modernization of the existing older signal at the Division Street intersection. Ridgeland Avenue is an unmarked State highway from Roosevelt Road to Augusta Street. The Village received a grant of \$944,000 for construction and \$140,000 for construction engineering of Federal Surface Transportation Program (STP) funds for the resurfacing of Ridgeland from Augusta to North Ave. The STP funds will cover 80% of the costs for eligible items with MFT funds being used to fund 10% of the construction costs. Design is locally funded to avoid delays with IDOT. Construction costs are estimated at \$1,450,000 (\$944,000 fed STP, \$288,000 MFT, \$218,000 CIP) and the State will pay for construction and invoice the Village for the MFT and local share. The Village will pay for construction engineering and be reimbursed by the State for 80% of the costs.

Justification:

Ridgeland from Division to North Avenue was last resurfaced in 2010 and the pavement will be in need of resurfacing. Ridgeland south of Augusta was resurfaced in 2015 and is in good condition and does not need resurfacing and STP funds can only be used on the Village owned portion of Ridgeland north of Augusta. Some of the traffic signal equipment at Division is very old and is nearing the end of its useful life and will be replaced and modernized with this project. The crosswalk and signal improvements for this project align with Climate Action Plan Goals VT01-2 and VT08 to address safer pedestrian crossings and improve ADA compliance.

Current Status:

Construction is planned for 2026. Phase I design work started in 2024 since the project will be administered by IDOT because of the federal funding. Phase II design is planned for 2025.

Funding Sources	Account Number	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
		FY 2022	FY 2023	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
CDBG Grant Revenue	2083.46201.101.431400	-	-	-	-	-	-	-	-	-	-
MFT Revenues	2038.41300.101.435480	-	-	-	-	-	-	288,000	-	-	-
Grant Revenue	3095.43780.101.431400	-	-	-	-	-	-	140,000	-	-	-
Main Capital Fund Revenues	Various	-	-	100,000	100,000	112,770	125,000	393,000	-	-	-
Transfer from Debt Service	3095.41300.101.491425	-	-	-	-	-	-	-	-	-	-
Total:		-	-	100,000	100,000	112,770	125,000	821,000	-	-	-
Expenditures											
Construction (MFT)	2038.43780.101.570951	-	-	-	-	-	-	288,000	-	-	-
Construction (CDBG)	2083.46201.668.583651	-	-	-	-	-	-	-	-	-	-
Design - Phase II	3095.43780.101.570706	-	-	100,000	100,000	112,770	-	-	-	-	-
Design - Phase II	3095.43780.101.570706	-	-	-	-	-	125,000	-	-	-	-
Construction Management	3095.43780.101.570951	-	-	-	-	-	-	175,000	-	-	-
Construction	3095.43780.101.570951	-	-	-	-	-	-	218,000	-	-	-
Total:		-	-	100,000	100,000	112,770	125,000	681,000	-	-	-

Village of Oak Park
Community Development Block Grant Fund Project Sheet
2025 - 2029

Project: Priority Code: Category:

Climate Priority Code: Climate Impact Area(s):



Description:

This project includes the replacement of the deteriorating sewer main on Kenilworth from Lake Street to Ontario due to its failing condition and to improve its capacity and resurfacing the roadway which is in deteriorated condition.

Justification:

The sewer main on Kenilworth was inspected with televising and is in deteriorated condition with multiple failures and needs to be replaced. The roadway is also in need of reconstruction due to its deteriorated condition .

Current Status:

The project was awarded in July of 2022 and was completed in the fall of 2022.

Funding Sources	Account Number	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
		FY 2022	FY 2023	FY 2024	FY2024	FY 2024	FY2025	FY 2026	FY 2027	FY 2028	FY 2029
CDBG Grant Revenue	2083.46201.101.431400	86,951	-	-	-	-	-	-	-	-	-
Water/Sewer Operating Revenues	5040.43730.101.444401	474,371	1,725	-	-	-	-	-	-	-	-
Total:		561,322	1,725	-	-	-	-	-	-	-	-

Expenditures											
Construction (CDBG)	2083.46201.101.583659	86,951	-	-	-	-	-	-	-	-	-
Design and Construction Eng.	5040.43750.781.570707	39,062	1,525	-	-	-	-	-	-	-	-
Construction	5040.43750.781.570707	435,309	200	-	-	-	-	-	-	-	-
Total:		561,322	1,725	-	-	-	-	-	-	-	-