

Village of Oak Park  
CDBG Infrastructure Fund Summary  
2026 - 2030

CDBG Infrastructure Fund (2083)					General Priority	Climate Priority	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
Project	Fund	Dept	Prgm	Account	Code	Code	FY 2023	FY 2024	FY 2025	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Alley Improvements	2083	46201	101	583657	EBG	AS	-	673,880	600,000	600,000	517,988	420,000	400,000	400,000	400,000	400,000
Sidewalk Replacement	2083	46201	101	583656	E	OS	479,544	597,768	400,000	400,000	400,000	278,367	300,000	300,000	300,000	300,000
Lead Water Service Replacement- Private	2083	46201	101	583655	E	OS	60,040	91,378	100,000	100,000	100,000	-	-	-	-	-
Resurfacing of Various Streets and Parking Lots	2083	46201	101	583651	P	NA	106,004	-	-	-	-	-	-	-	-	-
TOTAL:							645,588	1,363,026	1,100,000	1,100,000	1,017,988	698,367	700,000	700,000	700,000	700,000

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  
2026 - 2030

Project:

Alley Improvements

Priority Code:

EBG

Category:

Infrastructure Improvements

Climate Priority Code:

AS

Climate Impact Area(s):

3



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 GI02 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 2023	FY 2024	FY 2025	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Main Capital Fund Revenues	Various	2,127,539	2,595,070	2,450,000	2,602,155	2,597,596	2,970,000	2,590,000	2,700,000	2,710,000	2,710,000
CDBG Grant Revenue	2083.46201.101.431400	-	673,881	600,000	600,000	517,988	420,000	400,000	400,000	400,000	400,000
Misc. Revenue - Focus Development	3095.43700.101.441462	-	(60,000)	-	-	-	-	-	-	-	-
Grant Revenue- MWRD	3095.43700.815.440477	-	(260,000)	-	-	(10,000)	(440,000)	-	-	-	-
Total:		2,127,539	2,948,951	3,050,000	3,202,155	3,105,584	2,950,000	2,990,000	3,100,000	3,110,000	3,110,000
Expenditures											
Construction (CDBG)	2083.46201.101.583657	-	673,881	600,000	600,000	517,988	420,000	400,000	400,000	400,000	400,000
Design (Phase I-II)	3095.43780.101.530667	22,569	-	-	-	-	-	-	-	-	-
Construction (CIP Alley)	3095.43780.101.570964	1,847,484	1,516,961	2,000,000	2,000,000	1,922,409	2,000,000	2,100,000	2,200,000	2,200,000	2,200,000
Construction Management	3095.43780.101.570964	156,510	231,396	220,000	220,000	198,520	290,000	250,000	260,000	260,000	260,000
Design (Phase I-II)	3095.43780.101.570964	80,396	146,713	230,000	382,155	476,667	240,000	240,000	240,000	250,000	250,000
Environmental & Geotechnical	3095.43780.101.570964	20,580	-	-	-	-	-	-	-	-	-
Design - Sustainability	3095.43780.200.570964	-	-	-	-	-	-	-	-	-	-
Construction - Sustainability	3095.43780.200.570964	-	700,000	-	-	-	440,000	-	-	-	-
Total:		2,127,539	3,268,951	3,050,000	3,202,155	3,115,584	3,390,000	2,990,000	3,100,000	3,110,000	3,110,000



Village of Oak Park  
Community Development Block Grant Fund Project Sheet  
2026 - 2030

Project:

Sidewalk Replacement

Priority Code:

E

Category:

Infrastructure Improvements

Climate Priority Code:

OS

Climate Impact Area(s):

1



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 2023	FY 2024	FY 2025	FY 2025	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
CDBG Grant Revenue	2083.46201.101.431400	479,544	597,768	400,000	400,000	400,000	278,367	300,000	300,000	300,000	300,000
Misc. Revenues (50/50 program	3095.43700.822.440474	(5,425)	(12,370)	-		(21,000)	-	-	-	-	-
Main Capital Fund Revenues	Various	95,428	63,409	125,000	125,000	125,000	75,000	75,000	75,000	75,000	75,000
Total:		569,547	648,807	525,000	525,000	504,000	353,367	375,000	375,000	375,000	375,000

Expenditures											
Construction CDBG	2083.46201.101.583656	479,544	597,768	400,000	400,000	400,000	278,367	300,000	300,000	300,000	300,000
Construction CIP Sidewalk	3095.43780.101.570953	95,428	63,409	125,000	125,000	125,000	75,000	75,000	75,000	75,000	75,000
Total:		574,972	661,176	525,000	525,000	525,000	353,367	375,000	375,000	375,000	375,000

Village of Oak Park  
Community Development Block Grant Fund Project Sheet  
2026 - 2030

Project: 

Lead Water Service Replacement Program Private Side

Priority Code: 

E

Category: 

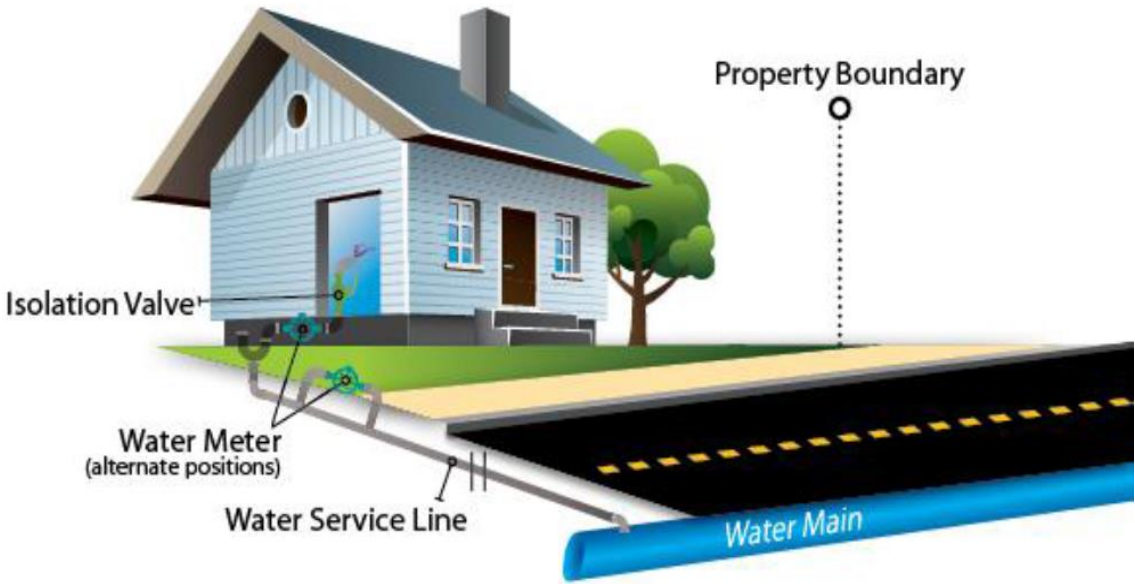
Infrastructure Improvements

Climate Priority Code: 

OS

Climate Impact: 

4



Description:

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.

Justification:

The State does not want income to be a barrier to prevent replacement of lead service lines. This program addresses this requirement form 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.

Current Status:

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 choses 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.

Funding Sources	Account Number	Actuals		Budget	Amended Budget	Year End Estimate	Recommended Budget				
		FY 2023	FY 2024	FY 2025	FY 2025		FY2026	FY 2027	FY 2028	FY 2029	FY 2030
CDBG Grant Revenue	2083.46201.101.431400	60,040	91,378	100,000	100,000	100,000	-	-	-	-	-
Water/Sewer Operating Revenues	5040.43730.101.444401	-	-	-	-	-	-	-	-	-	-
Total:		60,040	91,378	100,000	100,000	100,000	-	-	-	-	-
Expenditures											
Construction (CDBG)	2083.46201.101.583655	60,040	91,378	100,000	100,000	100,000	-	-	-	-	-
Construction	5040.43730.777.570707	-	-	-	-	-	-	-	-	-	-
Total:		60,040	91,378	100,000	100,000	100,000	-	-	-	-	-



