



July 12, 2024

TO: Village President and Board of Trustees

THROUGH: Scott Niehaus, Village Manager

FROM: Carl S. Goldsmith, Director of Public Works

SUBJECT: FY 2025-FY 2034 Capital Improvement Program

A Capital Improvement Program (CIP) is a financial planning, budgeting, and management tool that tracks, prioritizes and schedules improvements to public facilities, improvements to Village assets and infrastructure and identifies equipment replacement and repairs. The CIP is a living document that must be reviewed at least annually to ensure that it is compliant with Village priorities and needs. Roadways, sidewalks, buildings, and equipment should be replaced or rehabilitated as needed to continue to provide for the safety and well-being of the public and Village employees. Deferral of needed infrastructure maintenance activities only serves to increase overall costs over the long term.

The development of the Capital Improvement Plan consists of staff input, public input and a review process leading to the adoption of the annual CIP as part of the Village of Lombard's Annual Budget. The CIP is the multi-year plan that identifies capital projects that are proposed to receive funding during the program period and is subject to annual revisions as part of the budget planning process. The CIP lists each proposed capital project, the year when the project is anticipated to be studied, designed and constructed or repaired, the amount expected to be expended on the project each year and the proposed sources of funding. Based on these individual project details, reports on capital expenditure needs for each year are prepared. The projects are then matched with funding available from available sources, including current revenues, grants, and other intergovernmental assistance, as well as borrowing. Thus, a Capital Improvement Program represents a balance between project requests and current and future financing capabilities.

The CIP is a planning tool that reflects the priorities of the Village Board of Trustees. The CIP is a culmination of many plans, policies and studies that are undertaken by the Village in order to determine the most effective and efficient use of public funds to maintain and improve the infrastructure and assets of the Village of Lombard. The 2025-2034 CIP has been developed to address the strategic goals put forth by the Village Board of Trustees in the 2022 Strategic Plan. The Strategic Plan established strategic priorities related to the Village's infrastructure. These priorities include ***FACILITIES ADEQUATE TO MEET OPERATIONAL NEEDS, HIGH QUALITY AND RELIABLE UTILITY AND ROADWAY SYSTEMS AND EFFECTIVE PROJECT MANAGEMENT***. The specific goals set forth by the Strategic Plan can be found in Table 1 on the following page:

Table 1

Desired Outcome	Key Outcome Indicator	Target	Strategic Initiatives
Facilities adequate to meet operational needs	<ul style="list-style-type: none"> Condition ratings achieved #gaps closed 	<ul style="list-style-type: none"> Complete facility plan for public safety by 2024 Complete fleet expansion project by 2024 Address 2 operational deficiencies by 2024 	<ul style="list-style-type: none"> a) Develop and implement comprehensive facilities plan b) Complete feasibility assessment of shared Public Safety Facility c) Revise Pavement Management Policy (6. J.) d) Develop inspectional program(s) for infrastructure & maintenance strategies e) Enhance CIP implementation to meet targeted needs
High quality and reliable utility and roadway systems	<ul style="list-style-type: none"> Roadway OCI achieved Water main break rate reduction Sewer back up reduction 	<ul style="list-style-type: none"> OCI of 74/100 20 main breaks/100 M by 2024 Reduction of 25% in sewer back-ups by 2024 	
Effective project management	<ul style="list-style-type: none"> Deadlines met Budget targets achieved 	<ul style="list-style-type: none"> 95% of projects completed on-time/on-budget Change orders limited to +15% 	

The Village uses data derived from the Village’s Asset Management System (AMSP) to determine which improvements will provide the greatest benefit to the community. The evaluation of projects considers a number of factors; however, the two primary factors are criticality of failure of an asset and likelihood of failure of the asset.

This staff report provides a general overview of the 2025-2034 Capital Improvement Plan for the Village of Lombard. Following this section are multi-year presentations for each Village fund that has capital expenditures, including capital Project Detail Sheets for each 2025 through 2034 project listed in the fund. The Project Detail Sheets provide a justification for the expenditure and identify the funding source and the fiscal year that the expenditure is anticipated to occur.

CIP PROCESS

A detailed ten-year CIP process is completed on an annual basis as part of the Village’s planning and budgeting process. The Village’s Public Works Department is primarily responsible for the development of the Capital Improvement Plan. The Finance Department and Village Manager’s Office are involved in determining funding sources for the CIP. Existing or ongoing projects included in the ten-year CIP are re-evaluated annually for continued inclusion in the plan. The development of the CIP considers requests from residents, grant opportunities, private development and other planning documents adopted or amended by the Village Board of Trustees.

The CIP is developed and presented to the Public Works and Environmental Concerns Committee, who by Village Code is entrusted with the following: “*the Public Works and*

Environmental Concerns Committee considers and makes recommendations to the Corporate Authorities regarding Public Works standards and ordinances, and matters concerning health, and environmental quality concerns in the Village; plus street lighting, drainage, sewers, streets and sidewalks, forestry, subdivisions flood control and water meters issues". The maintenance and replacement of these assets define the needs of the CIP.

Attached is the proposed Capital Improvement Program (CIP) for Fiscal Years 2025-2034. The FY 2025-2034 CIP is proposed at \$158,930,150. The Village utilizes local funds, as well as funding from outside sources to fund the CIP. Table 2 below identifies the various sources of funds that support the capital planning needs of the Village of Lombard.

Table 2

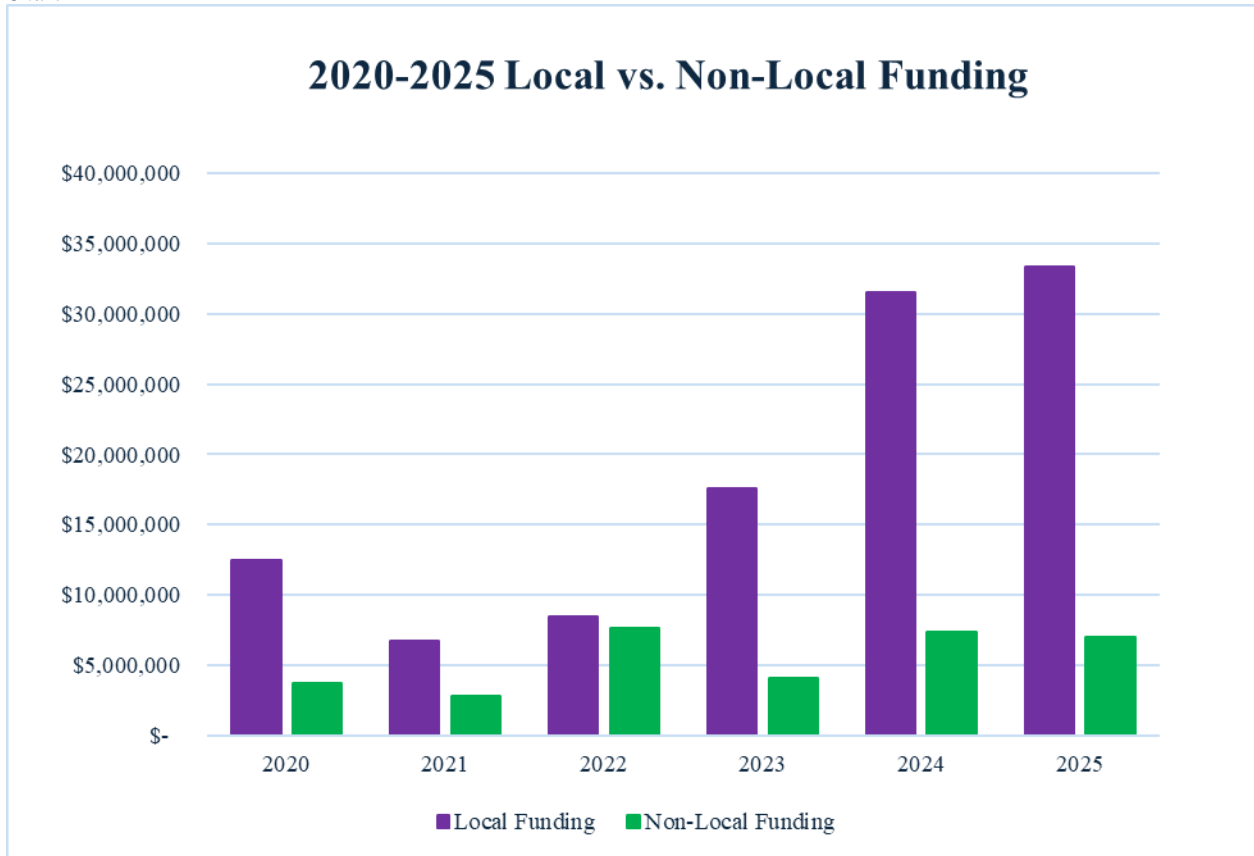
Local Sources	2025-2034 Funding Level	Non-Local Sources	2025-2034 Funding Level
Building Reserve Fund	\$4,750,000	Motor Fuel Tax Fund	\$6,785,745
Construction Fund	\$59,331,500	Other Sources of Funds	\$600,000
Economic Development Fund	\$0	Highway Safety Improvement Program (IDOT/FHWA)	\$1,662,705
Facility Fund	\$2,650,000	Resident Contribution	\$152,000
Hotel/Motel Fund	\$0	Rebuild Illinois Bonds	\$200,000
Parking Capital Reserve Fund	\$755,200	Surface Transportation Program (STP)	\$4,870,000
Tax Increment Financing Funds	\$2,900,000	Rebuild Illinois Grants	\$4,213,000
Water & Sewer Capital Reserve Fund	\$69,809,500	Grants	\$250,000

A total of \$140,196,200 in local funds and \$18,133,950 in non-local funds are projected to be spent for capital improvements for the FY 2025-2034 Capital Improvement Program. In FY 2025, the CIP is proposed at a funding level of \$40,343,550, with \$33,373,100 in local funds and \$6,970,450 in non-local funds.

The chart on the following page provides an overview of the local versus non-local sources of funding for the Capital Improvements Plan since 2020. The Village strives to secure funding from outside sources to address capital needs and is active in its efforts to solicit Federal funding for roadway improvements. The availability and timing of these outside funds, specifically Federal funds, often dictates the timeframe for a project. Over the past five years (2020-2024) the Village has averaged 72.54% of local funds to support the CIP. The 2025 CIP anticipates that 82.72% of the CIP will be supported by local funding, with the remaining percentage of funds (17.28%) being received from outside sources. It is important to note that the Large

Diameter Combined Sewer Rehabilitation Project is shown as local funding but will be paid for by an IEPA SRF Loan that will allow for a 20-year debt service.

Chart 1

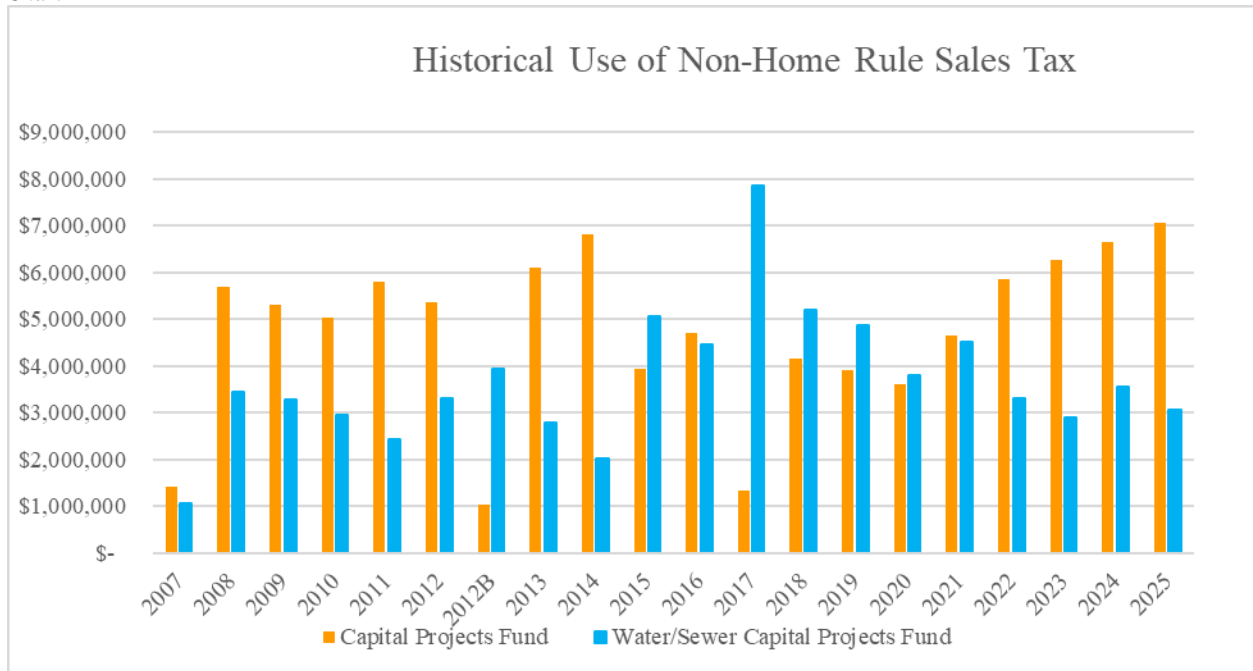


In January 2006, the Village Board of Trustees adopted an Ordinance that sought to place a referendum question on the ballot for the establishment of a Non-Home Rule Sales Tax in Lombard. A Non-Home Rule Sales Tax, by State Statute (65 ILCS 5/8-11-1.1) can only be used for infrastructure and may not be used to fund general municipal operations. At the time of the referendum, the Village Board (by resolution) committed to the use of the 1% NHR Sales Tax, if approved by Referendum on March 21, 2006. The commitment made by the Village Board of Trustees in 2006 froze the capital rate portion of the W&S rate, for the period of June 1, 2006 through May 31, 2007 at a rate of \$1.56 per 1000 gallons of water used. The commitment also reduced the capital rate portion of the water and sewer rate, for the period of June 1, 2007 through May 31, 2016 to \$1.20 per thousand gallons of water used. The commitment that the Village Board made in 2006 has exceeded its anticipated life and was included in the discussion of the water and sewer rate study conducted in 2018.

In 2019 the Village completed a water and sewer rate study that established the rates for water and sewer at appropriate levels to ensure that the Village will be able to address long term operational and capital needs. The rate study also led to the implementation of a new structure for the water rate to ensure system-wide equity. As part of the study, the Village looked at the Non-Home Rule Sales Tax subsidy to the Water and Sewer Fund and developed a system to draw-down the subsidy provided to the Water and Sewer Fund. The planned reduction in the

subsidy will ensure that the Village has sufficient funding for water and sewer projects, as well as construction projects. The results of the study have been incorporated into the 2025-2034 CIP. The table below provides a summary of the annual subsidy provided by the Non-Home Rule Sales Tax to the Water and Sewer Fund.

Chart 2



As part of the Rebuild Illinois Capital Bill approved by the State of Illinois in 2019, funds were allocated for projects included in the Village’s CIP. The Rebuild Illinois Capital Bill contained ten (10) projects at a funding level of \$4,988,000. Of the ten projects, five (5) projects funded by the Capital Bill appear in the CIP at a funding level of \$4,213,000. These funds are being administered by the Illinois Department of Commerce and Economic Opportunity (DCEO). To date, the Village has not received any of the Rebuild Illinois Funding, which has impacted the timing of several projects contained in the CIP. Staff continues to monitor the progress of the funds and will prepare agreements for execution by the Village Board as they are presented to the Village.

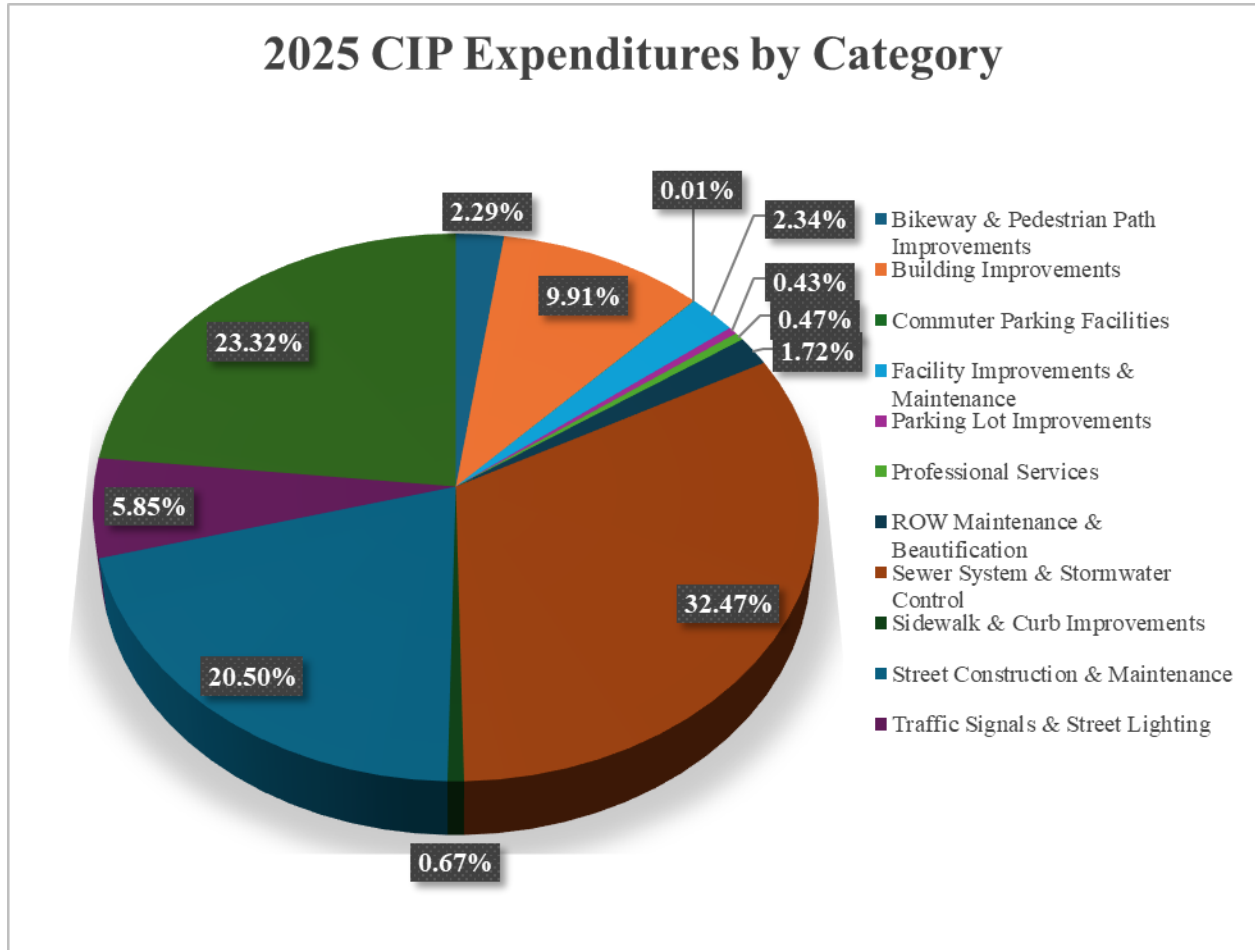
ORGANIZATION OF THE CIP

To provide a clear sense of available resources and proposed capital projects, the sections that follow are divided by project category. A summary of each project is provided, with additional information contained in the attached reports identifying Projects by Category, Projects by Funding Source, as well as Project Detail Sheets for each 2025-2034 project.

Included in the proposed FY 2025 CIP of \$40,343,550 are the following expenditures: \$925,000 for Bikeway and Pedestrian Path Improvements; \$4,000,000 for Building projects; \$5,500 for Commuter Parking Facilities; \$944,000 for Facility Improvements and Maintenance; \$175,300 for Parking Lot Improvements; \$190,000 for Professional Services; \$695,000 for Right-of-Way Maintenance and Beautification; \$13,101,000 for Sewer System/Stormwater Control

Improvements not performed in conjunction with a street project; \$272,000 for Sidewalk Improvements; \$8,269,000 for Street Construction and Maintenance (including related underground improvements); \$2,359,450 for Traffic Signal and Street Lighting Improvements; and \$9,407,300 for Water System Improvements not attributable to a street project. Chart 3 provides a graphical depiction of the proposed expenditures by Category proposed in the 2025 CIP.

Chart 3



What follows is the proposed Capital Improvement Plan for 2025-2034. Revisions and additions will be incorporated into subsequent drafts of the Capital Improvement Plan based upon the Public Works and Environmental Concerns Committee direction and further Staff review. The projects contained in the Capital Improvement Program for FY 2025 are summarized below and presented by category.

Bikeway & Pedestrian Path Improvements - \$925,000

Sustainable Transportation Program – Many of the projects included in the Sustainable Transportation Program were developed in conjunction with the Village-Wide Bicycle and Pedestrian Masterplan adopted by the Village Board of Trustees in 2016. The 2025 CIP contains \$25,000 for the restriping of the Madison Street Bike Lane in addition to the installation of

wayfinding signage to provide greater direction to trail users to community assets such as downtown Lombard, park and school facilities and other amenities.

St. Charles Road Sidewalk Improvement – East Phase – This project includes the completion of the sidewalk improvements along St. Charles Road between Martha and Grace Street. The project will realign the crosswalk on the east leg of the intersection of Grace and St. Charles, which will improve pedestrian safety. The project is budgeted at \$900,000.

Building Improvements

Public Safety Facility – The 2025 CIP contains \$4,000,000 in funding for the acquisition of property for the proposed Police Headquarters.

Commuter Parking Facilities -\$5,500

Commuter Parking Lots (Maintenance and Improvements) - The FY 2025 CIP contains \$5,500 for work to be completed to crack seal and stripe the Park Elizabeth Lot. Each of the Village's Commuter Parking Lots has a maintenance schedule that dictates the maintenance activities.

Facility Maintenance and Improvements - \$944,000

Civic Center Reservoir Roof Rehabilitation– The Village has included \$80,000 in the 2025 CIP for the rehabilitation of the roof at the Civic Center Reservoir. The roof has developed several leaks and is in need of replacement. The roof was repaired in 2013 and is showing severe signs of failure. The Village has established a roof replacement schedule for all Village owned facilities.

Public Safety Facility Improvement – In 2022-2023 the Village staff worked with FGM Architects to conduct a feasibility analysis for a shared public safety facility. The scope of the effort was to determine if the opportunity exists to expand the Police Department facility to address Police Department facility issues, as well as incorporate Fire Department needs on the Village Campus. Based upon the results of the study, it has been determined that the Village Campus cannot accommodate the needs of both departments. As such, the Village has included \$500,000 in the 2025 CIP to continue to develop a long-term strategy to address operational needs. The funds will be used to perform due diligence on possible sites.

Public Works Administration Building Roof Rehabilitation– The Village has included \$200,000 in the 2025 CIP for the rehabilitation of the roof at the Public Works Administration Building. The roof has numerous leaks that has led to damage to the interior of the building and needs replacement. The roof was rehabilitated in 2012 and is outside the warranty period. This work is consistent with the roof replacement schedule for Village facilities

Re-Carpet Village Hall – The Village has included \$70,000 in 2025 for the installation of new carpeting in the upper and lower levels of the Village Hall. This project includes modification to the workspaces for employees working in common areas.

General Facility Maintenance – The 2025 funding for this program is \$94,000. These funds are used for the general maintenance of the Village facilities, not attributable to a specific project.

Parking Lot Improvements - \$175,300

Village Parking Lot Pavement Maintenance – The Village has established a schedule for improvements for the parking lots at Village facilities. The FY 2025 CIP contains \$175,300 for the following work:

- Striping the Police Department Lot
- Crack sealing and striping of the “fan shaped lot”
- Gring and overlay of the asphalt portion of the Public Works lot in addition to pavement markings
- Gring and overlay of Holloman Drive
- Crack seal and striping of the Village Hall East Lot
- Crack Seal, concrete panel repairs and striping of the Civic Center Reservoir parking lot

Professional Services - \$190,000

Asset Management Software – The Village has included funds in the 2025 CIP to cover the cost of the Village’s asset management software.

Consulting Engineering Services - The Village contracts out for the technical oversight of the Village's engineering division. The contract costs are split between the General Fund (20%), the Construction Fund (40%) and the Water/Sewer Fund (40%). There is \$120,000 in the 2025 CIP for the contract.

Right of Way Maintenance and Beautification - \$695,000

Lombard Gateway Project – The Village has included \$300,000 in the 2025 CIP to replace the entry signage at the entrance to Lombard. The current signage does not create a welcoming entryway to Lombard. It is anticipated that lighting and additional landscaping would be incorporated into the design of the signage.

Public Art – Mural – As part of the Village’s effort to create a “sense of place” and improve the aesthetics of the public spaces, the Village proposes to have mural painted on the concrete wall on the Union Pacific right-of-way along Crescent Boulevard. The 2025 CIP contains \$50,000 for this work to be performed.

Right-of-Way Beautification Program – This annual program is designed to improve landscaped areas in the Village in an effort to enhance the aesthetic appeal of the Village. The program contains \$81,000 in FY 2025.

Tree Planting Program – The CIP provides funds for the Village’s annual tree planting program. The Village is one of thirty-eight (38) municipalities that are members of the Suburban Tree Consortium. The 2025 CIP contains \$128,000 for the planting of 290 trees.

Tree Trimming and Removal – The Village contracts out for the annual contracted cyclic trimming program and the contracted removal of dead, diseased or decayed trees. The Village also removes trees using Village personnel. The 2025 CIP includes \$136,000 for outsourced work.

Sewer System/Stormwater Improvements – \$13,101,000

Charles Lane Basin Improvements – This project was originally slated for construction in 2023; however, due to changes in design and permitting with DuPage County, the project has been moved to 2025. The project includes improvements to the detention facility to improve stormwater operations and management. Included in the design is the removal of the center manhole in the basin, installation of flared end sections and outlet grates, removal of the perimeter fence and the installation of a sidewalk along Finley Road. The CIP contains \$1,000,000 for these improvements.

Highland Avenue Storm Sewer – As part of the Village’s ongoing effort to separate the combined sewers, the Village will construct approximately 350 linear feet of 30-inch diameter storm sewer along S. Highland between Division and South Broadway. The scope of the project includes resolution of potential utility conflicts and reconstruction of the roadway pavement, curb, and gutter. Potentially the sewer may need to be upsized (48-inch diameter) depending on modeling results. There is \$1,470,000 in the 2025 CIP. The Village has received a commitment of \$213,000 in funding from the Rebuild Illinois Capital Bill for the project.

Highland Estates Lift Station Improvement – The Highland Estates Lift Station located at 1750 S LaLonde Avenue will undergo a large-scale station rehabilitation due to excessive corrosion of the underground wet well and valve vault. The scope of the rehabilitation includes the installation of new pump guide rails and discharge valves, as well as the replacement of the pipe gallery. The Village will not be installing new pumps as part of the station rehabilitation. A new fiberglass reinforced plastic pipe insert will be installed inside the existing metal wet well that is beginning to structurally fail. A new precast valve vault will also be installed along with relocating the generator and other electrical components at this location which will provide the operators with safer working conditions. The 2025 CIP contains \$500,000 for the project.

Large Diameter Combined Sewer Rehabilitation – The project consists of the inspection and assessment of the as-built condition of approximately 10,955 feet of 90-inch, 96-inch and 108-inch diameter combined sanitary sewer. The combined sewer was constructed during the 1930's and 1940's and varies in depth from 11 ft. to 28 ft. within the project limits. The sewers received minor rehabilitation in the 1970s. The sewer runs through residential neighborhoods and in several areas, traverses the rear yards of residential properties. The combined sewer is tributary to 800 acres in Lombard. This project addresses the segment from Lombard Commons to the western border of the Village and Glenbard Wastewater Authority. The Village has been awarded a low interest loan through the IEPA State Revolving Fund (SRF). This will allow the Village to pay for the program over a 20-year period. Due to the scope of the project, the Village will perform half of the improvement (east of Main Street) in 2024 and the remaining work in 2025.

Old Town Lift Station Rehabilitation - The Olde Towne Lift Station located at 122 N Elizabeth Street will undergo wet well remediation due to corrosion of the underground structure and degradation of discharge piping and valves. New pump guide rails and discharge valves and piping will be replaced. No new pumps are needed for this rehabilitation. A new waterproof coating will be applied to the wet well to extend the life of the structure. The CIP contains \$300,000 for this project.

Sewer/Stormwater Maintenance Programs – The FY 2025 CIP contains funding for the following Recurring Maintenance (RM) programs:

- 🔔 \$50,000 for Detention Pond Maintenance and Improvements
- 🔔 \$100,000 for the Underground Structure Maintenance Program
- 🔔 \$29,000 for the Backyard Flooding Prevention Program
- 🔔 \$68,000 for Overhead Sewer Grant Program
- 🔔 \$253,000 for Sewer Maintenance and Improvements Program
- 🔔 \$100,000 for the Sanitary Sewer Lining Program
- 🔔 \$100,000 for the Catch Basin Cleaning Program
- 🔔 \$69,000 for the Sewer Stub Lining Program
- 🔔 \$58,000 for the Clear Water Disconnect Program
- 🔔 \$136,000 for the Manhole Inspection and Rehabilitation Program
- 🔔 \$140,000 for the Sewer Collection System Maintenance
- 🔔 \$170,000 for the Pump/Lift Station Maintenance Program
- 🔔 \$58,000 for the Sanitary Sewer Investigation Program

Sidewalk Improvements - \$272,000

Sidewalk and Curb Program – The Village combined the Trip Hazard Replacement Program (RM 15), the Deteriorated Sidewalk Program (RM 16), the Curb Replacement Program (RM 25) and the ADA Compliance – Sidewalk at Intersection Program (RM 44) into the Sidewalk and Curb Program (RM 46). The funding level for the program in the 2025 CIP is \$272,000.

Street Construction and Improvements - \$8,269,000

Roadway Maintenance Programs - The FY 2025 CIP contains funding for the following recurring maintenance (RM) programs. These programs will be conducted in accordance with the recently adopted Village Board Policy on Pavement Maintenance and the Village's Asset Management Plan. The following expenditures are anticipated for 2025:

- 🔔 \$177,000 for Parkway Restoration
- 🔔 \$38,000 for Pavement Marking Replacement Program
- 🔔 \$270,000 for the Pavement Preservation Program
- 🔔 \$1,253,000 for the Asphalt Roadway Program (Contracted Services)
- 🔔 \$1,208,000 for the Concrete Roadway Program
- 🔔 \$400,000 for the Asphalt Roadway Program (In-House)

Lombard Meadows 4: Hawthorn Circle & Cherry Lane – The 2025 CIP contains \$4,127,000 in funding for the reconstruction of the existing roadway (including curb and gutter and storm sewer). This will bring the roadway up to the current Village standard (full-depth asphalt

pavement). The scope of work includes the replacement of the water and sanitary sewer mainline and services. Replacement of the lighting system is also included. The streets have approximately 3 inches of asphalt on a stone base. A grind and overlay was last performed in 2010.

Lombard Meadows 5: Lombard Circle, School and Arthur Drive – The 2025 CIP contains design engineering for the final phase of the Lombard Meadows Subdivision projects. The design includes the reconstruction of existing roadway (including curb and gutter and storm sewer) to the current Village standard (full depth asphalt pavement). The scope of work includes replacement of the water and sanitary sewer mainline and services. Replacement of the lighting system is also included. The existing streets have approximately 3 inches of asphalt on a stone base. A grind and overlay was done in 2015. The CIP contains \$606,000 for the design work.

Main Street Resurfacing Improvements – The Village has included \$190,000 in the 2025 CIP to fund design engineering for the roadway improvement. This project includes the resurfacing on North Main Street from St. Charles Road to Illinois Route 64 (North Avenue). The project includes pavement patching, resurfacing and ADA ramp improvements. The Village has received \$1,021,000 in Federal STP funds for the project, which will be available in 2027. The project includes the resurfacing of the roadway, curb and gutter replacement and sidewalk replacement in the corridor. The Village will be considering bicycle and pedestrian improvements for this project in accordance with the Village of Lombard Complete Streets Policy.

Traffic Signal and Street Lighting Improvements - \$2,359,450

Street Light and Traffic Signal Pole Replacement – The 2025 CIP provides \$82,000 for the maintenance and replacement of existing streetlight and traffic signal poles that are not included in a specific project. An assessment is conducted annually to determine what locations will be included in the program.

Traffic Signal Recurring Maintenance – The 2025 CIP contains \$230,000 for the recurring maintenance of 35 traffic signals and 5 beacons that are under the Village of Lombard's jurisdiction.

22nd Street Corridor Signal Modernization – The 2025 CIP contains \$1,847,450 for the improvement to the Village owned signals along the 22nd Street corridor. Included in the project are improvements at the intersections of Finley Road, Main Street, Highland Avenue and Grace Street, with a signal modification at Convention Way. The Village has submitted a grant for Highway Safety Improvement Program administered through IDOT and the FHWA. The grant funds, should they be received, will provide 90% of the construction costs.

Street Light Control Cabinet Replacement Program – The Village has programmed \$200,000 in funds for the replacement of The Village has a number of street light control cabinets that are in need of replacement. There are a number of cabinets with bad components that are no longer available due to the age of the cabinet.

Water System Improvements - \$9,407,300

Butterfield Road Water Main Lining – The Village has included \$250,000 in funds in the 2025 CIP for this project. The Village is seeking to line a portion of the 12" water main along the north side of Butterfield Road. This segment has experienced significant breaks in the past and is critical to system operations. The Village would like to address this issue in advance of the construction of the South Water Tower.

High Service Pump Rehabilitation – The 2025 CIP contains \$25,000 for the rehabilitation of potable water high-service pumps at various locations.

Watermain Maintenance & Improvements Program - The FY 2025 CIP contains \$191,000 for the Watermain Maintenance and Improvement Programs not associated with a standalone roadway or water system project.

Lead Service Line Replacement Grant Program – With the increased focus on lead in drinking water, the IDPH and IEPA have introduced legislation and requirements in education, notification, and elimination of lead in drinking water. This grant program is to assist water customers in the replacement of lead service lines on the private portion of their water service. Grants would be reoccurring each year until all lead services have been eliminated. The 2025 CIP contains \$75,000 for the program.

Civic Center 1.5 MG Reservoir Rehabilitation -This project rehabilitated the two 1.5 MG concrete underground reservoirs located at 1030 S. Stewart Ave. The rehabilitation consisted of repairing spalling concrete on the ceilings of the structure and some sealing to prevent ground water/contaminant infiltration. Recommendations were provided by an inspection from Dixon Engineering. As staff reviewed the inspection report and discussed it with other firms, a more in-depth rehabilitation providing long-term performance is being proposed. Staff believes the concrete repairs outlined would be more short-term repairs and would require repeat action sooner. The proposed rehab would consist of installing membrane liners to completely encompass the structures preventing any infiltration and secure the concrete structure for 50 years. The Village will be entering into a contract with a service provider to perform inspection and maintenance of the facility under a Master Service Agreement, which will spread out the maintenance cost over a 20-year period. The Village utilized this approach with the painting of the Highland Avenue Elevated Tank in 2020. The 2025 CIP contains \$62,300 for the annual maintenance contract.

Highland Avenue Water Tank (Painting & Repairs) – The 2025 CIP contains \$39,000 for the ongoing maintenance of the tank under the Master Service Agreement with Suez. The Village awarded a multiyear contract to Suez for the maintenance and repair of the tank.

North Avenue Standpipe Rehabilitation – The Village has included \$265,000 in the 2025 CIP for improvements to the standpipe as part of the ongoing maintenance of the tank under the Master Service Agreement with Suez. The Village awarded a multiyear contract to Suez for the maintenance and repair of the tank. The North Avenue Standpipe was last painted in 2011 after the new roof was installed and the interior of the tank was partially rehabbed under that project.

The tank was originally built in 1955 and has been maintained throughout its years in service. The tank holds 1.6 million gallons (MG) of water and is one of the main sources of water for both fire suppression and consumption on the north side of Lombard. Typically, steel water tanks are painted every 12-15 years in accordance with American Water Works Association (AWWA) standards and are budgeted for in the Capital Improvement Plan as a lump sum expenditure.

South Lombard Water Storage Facility – The 2025 CIP contains \$4,250,000 for the construction of a new water storage facility in the south end of the community that will add capacity to a high growth area. This storage will offset the loss of storage due to the decommissioning of the Central Station Reservoir. The Village has identified a site for the tower along Butterfield Road. The project includes rehabilitation of the 10" and 12" water main along Butterfield Road. The Village has received a funding commitment of \$4,000,000 from the Rebuild Illinois Capital Bill for the project.

Well Pump Maintenance (Wells 7, 8 and 10) – Based upon the Village’s most recent Water Network Analysis, the 2025 CIP contains \$250,000 for the design engineering to rehabilitate the Village’s existing emergency back-up wells. The Village has determined that the cost to abandon the wells is roughly 1/3 the cost to reinstate the wells and provide water in the event that the Village cannot receive water from the DuPage Water Commission. It is anticipated that the construction would occur in 2026 at a cost of \$2,500,000.

Underground Utility Improvements – District 450 – This project includes the replacement and upgrade of the four-inch watermain on the blocks of Charlotte, Martha, Craig, Stewart, and Lombard. The project will increase water flow to these residents improving water quality and fire flows. This area is underserved with fire flow in District 450. The CIP contains \$4,000,000 in 2025 for design engineering and the first phase of construction of the improvement. It is anticipated that the project will be completed over four phases.

Long-Term Capital Issues

There are a number of long-term challenges that the Village of Lombard faces relative to the CIP. Each challenge will require additional time and the identification of funding solutions. These program areas present unique challenges and will require the Village to evaluate the benefit-cost for projects within each program area. Project readiness, constructability and coordination with other projects are factors that will be assessed as part of the planning process.

Recognition that capital funding is not unlimited and that certain funding sources are dedicated sources of revenue will require the Village Board to prioritize projects and programs. Below is general commentary on some of the challenges and opportunities facing the Village in regard to capital planning.

- **Water Main Rehabilitation** - There are several long-term objectives that are currently unfunded in the CIP. With the success of the water main lining projects recently completed by the Village along Roosevelt Road, Grace Street and Elizabeth Street, the Public Works Department believes that additional water main lining is the most cost-effective means to address aging mains. The American Water Works Association has

historically recommended replacing/rehabilitating 1% of water mains within a system. This would mean that the Village should be replacing/rehabilitating approximately 1.9 miles of water main annually. At an average cost of \$200 per lineal foot, under the prior methodology, the Village would need to allocate \$2,006,400 per year for water main rehabilitation/replacement.

There has been a shift in the planning for water main rehabilitation/replacement in the industry that does not use age of the main as the primary consideration. Based upon better data and tracking through asset management systems and predictive software, factors such as soil type, pipe material and pressures are now considered as critical factors. The break history, criticality of the main segment and system improvements must be used to determine replacement or repair strategies. Several projects have been included in the 2025-2034 CIP that used such factors as part of the evaluation. The Village continues to build out the asset data for the utilities and will be better prepared to address water main rehabilitation over the next few years. The Village has implemented a more data driven decision making approach relative to the maintenance of the sanitary sewer system with positive results. Staff will be developing a similar strategy to discuss with the Public Works and Environmental Concerns Committee.

- **Funding of Stormwater Improvements** - The Village currently funds stormwater improvements through the Water and Sewer Fund. The trend in municipal government is to have a dedicated funding source for stormwater projects that does not rely on the consumption of potable water to determine the rate. The Village has evaluated several funding mechanisms; however, these mechanisms, such as a dedicated Stormwater Utility Fee, have not been well received by the public and require a referendum to enact. The Village should continue to explore dedicated sources of funding for stormwater improvement projects.
- **Facility Improvements** - Many of the Village's facilities are over fifty (50) years old. While the Village has maintained these buildings at an acceptable level, the facilities were designed at a time when the operations and size of each department may have been very different. The Village has seen an increase in the population served over the last fifty (50) years. In 1970 the population of the Village of Lombard was 35,710. In 2020, the population of Lombard grew to 43,998. Along with an increased population served, which increased staffing levels, the number and size of the fleet and equipment has seen growth since the design and construction of the facilities. The Village will need to address the issues that are present in terms of inefficient workspaces, an insufficient fleet services shop area and bunk rooms/locker rooms for public safety personnel.

Closing Comments

I would like to commend the Public Works and Environmental Concerns Committee and the Public Works Department staff for their commitment to the capital planning process. The projects developed through the diligent effort of the Village Board, Public Works and Environmental Concerns Committee and Village staff show a commitment to maintaining the Village's infrastructure and facilities at a high level. The continued focus on sustainable

improvements should prove to be a wise investment on the part of the Village. The Village is currently engaged in a number of engineering efforts that are exploring improvements in the combined sewer basins and stormwater improvements that may result in additional projects being included in future CIP documents. These projects will continue to be evaluated as part of the capital planning process.

Staff has attached several CIP summary documents that have been used to develop the FY 2025 – FY 2034 Capital Improvement Plan. This plan was presented to the Public Works and Environmental Concerns Committee at their July 9, 2024 meeting. After review and consideration of the draft 2025-2034 CIP, the Committee unanimously recommended that the 2025-2034 CIP be forwarded to the Village Board of Trustees for approval as part of the 2025 budget process.



VILLAGE OF LOMBARD 2025-2034 CAPITAL IMPROVEMENT PLAN (CIP)

Village President and Board of Trustees

Budget Workshop - September 5, 2024



CAPITAL PLANNING PROCESS

- A Capital Improvement Program is a **financial planning, budgeting, and management tool** that identifies public facility, infrastructure, and equipment replacement and repairs and schedules these requirements for funding and implementation.
- The development of the Capital Improvement Plan (CIP) consists of **staff input and public input** and a review process leading to the adoption of the annual CIP as **part of the Village of Lombard's Annual Budget**.
- The CIP is the **multi-year plan** that identifies capital projects that are proposed for funding during the program period and is subject to annual revisions as part of the budget planning process.
- The CIP is a planning tool that **reflects the priorities** of the Village Board of Trustees.
- The CIP is a culmination of many plans, policies and studies that are undertaken by the Village in order to determine the most **effective and efficient use of public funds to maintain and improve the infrastructure and assets** of the Village of Lombard.
- The evaluation of projects considers a number of factors; however, the two primary factors are **criticality of an asset and consequence of failure**.



MEETING GOALS

1. Discuss Strategic Village Priorities
2. Review Recommendations for 2025-2034 CIP
3. Discussion of Future Issues and Challenges Facing the Village
4. Village Board adoption of the 2025-2034 CIP

VILLAGE OF LOMBARD STRATEGIC PLAN/PRIORITIES

Desired Outcome	Key Outcome Indicator	Target	Strategic Initiatives
Facilities adequate to meet operational needs	<ul style="list-style-type: none"> Condition ratings achieved #gaps closed 	<ul style="list-style-type: none"> Complete facility plan for public safety by 2024 Complete fleet expansion project by 2024 Address 2 operational deficiencies by 2024 	<ul style="list-style-type: none"> a) Develop and implement comprehensive facilities plan b) Complete feasibility assessment of shared Public Safety Facility c) Revise Pavement Management Policy (6. J.) d) Develop inspectional program(s) for infrastructure & maintenance strategies e) Enhance CIP implementation to meet targeted needs
High quality and reliable utility and roadway systems	<ul style="list-style-type: none"> Roadway OCI achieved Water main break rate reduction Sewer back up reduction 	<ul style="list-style-type: none"> OCI of 74/100 20 main breaks/100 M by 2024 Reduction of 25% in sewer back-ups by 2024 	
Effective project management	<ul style="list-style-type: none"> Deadlines met Budget targets achieved 	<ul style="list-style-type: none"> 95% of projects completed on-time/on-budget Change orders limited to +15% 	

- The CIP is a planning tool that reflects the priorities of the Village Board of Trustees.
- The 2025-2034 CIP has been developed to address the strategic goals put forth by the Village Board of Trustees in the 2022 Strategic Plan.
- The Strategic Plan established strategic priorities related to the Village’s infrastructure.
 - **FACILITIES ADEQUATE TO MEET OPERATIONAL NEEDS**
 - **HIGH QUALITY AND RELIABLE UTILITY AND ROADWAY SYSTEMS**
 - **EFFECTIVE PROJECT MANAGEMENT**

2025-2034 CIP FUNDING SOURCES

The 2025-2034 CIP is proposed at **\$158,930,150**

- Local Funds in the amount of **\$140,343,550**
- Non-Local Funds in the amount of **\$18,133,950**

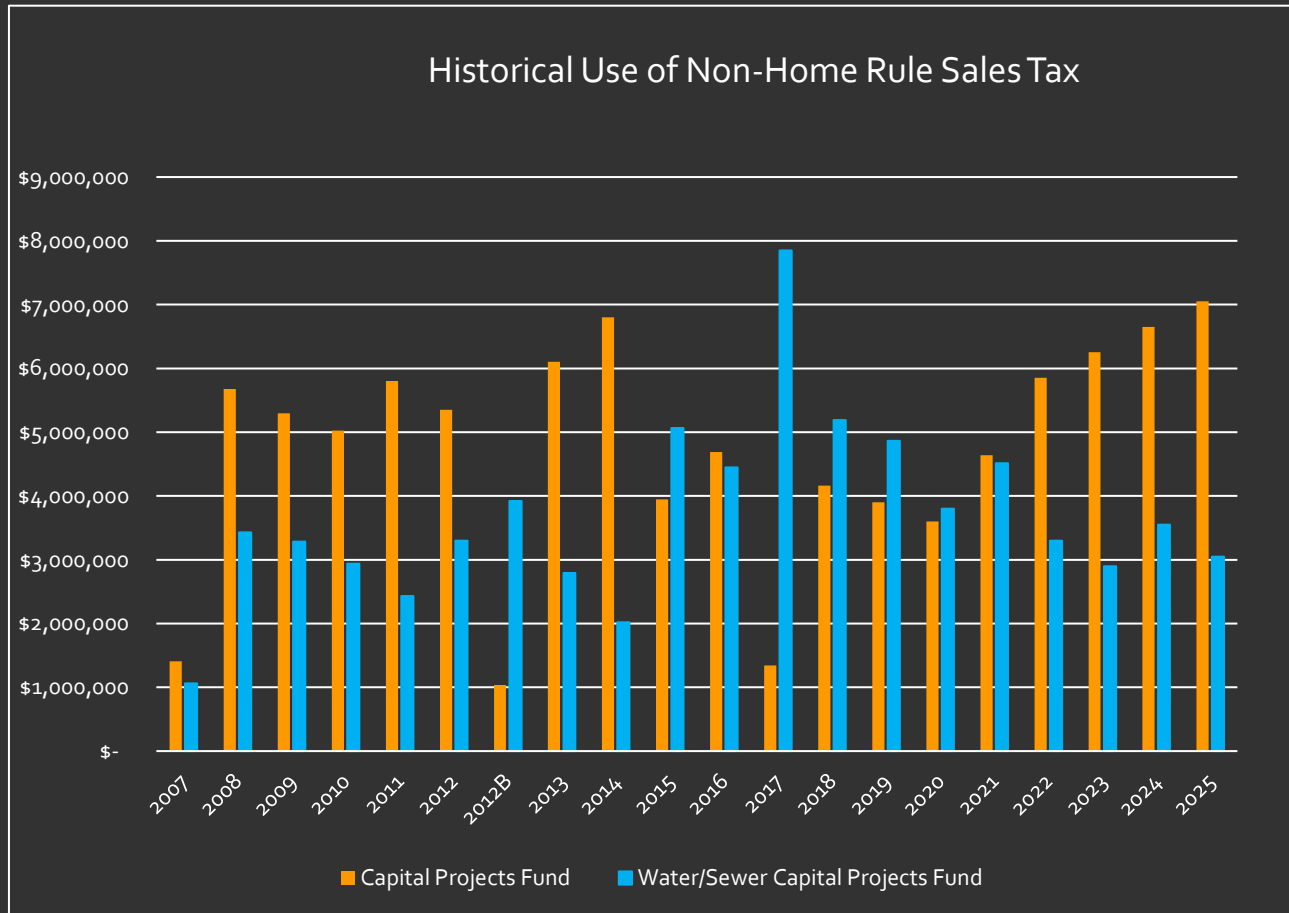


Local Sources	2025-2034 Funding Level	Non-Local Sources	2025-2034 Funding Level
Building Reserve Fund	\$4,750,000	Motor Fuel Tax Fund	\$6,785,745
Construction Fund	\$59,331,500	Other Sources of Funds	\$600,000
Economic Development Fund	\$0	Highway Safety Improvement Program (IDOT/FHWA)	\$1,662,705
Facility Fund	\$2,650,000	Resident Contribution	\$152,000
Hotel/Motel Fund	\$0	Rebuild Illinois Bonds	\$200,000
Parking Capital Reserve Fund	\$755,200	Surface Transportation Program (STP)	\$4,870,000
Tax Increment Financing Funds	\$2,900,000	Rebuild Illinois Grants	\$4,213,000
Water & Sewer Capital Reserve Fund	\$69,809,500	Grants	\$250,000

ESTIMATED FYE 2024 FUND BALANCES

Fund	FYE 2024 Estimated Fund Balance
Construction	\$14,508,126
Water/Sewer Capital	\$6,917,685
Facility	\$2,586,946
Building	\$9,733,794
Motor Fuel Tax	\$2,421,167
Rebuild Illinois Bond	\$371,035
Capital Bill*	-\$200,000
Commuter Parking	\$798,873
Downtown TIF (expired)	\$0
TIF 1 (west of Grace)	\$833,927
TIF 2 (east of Grace)	\$4,587,174
TIF 4 (Butterfield Road)	\$548,238

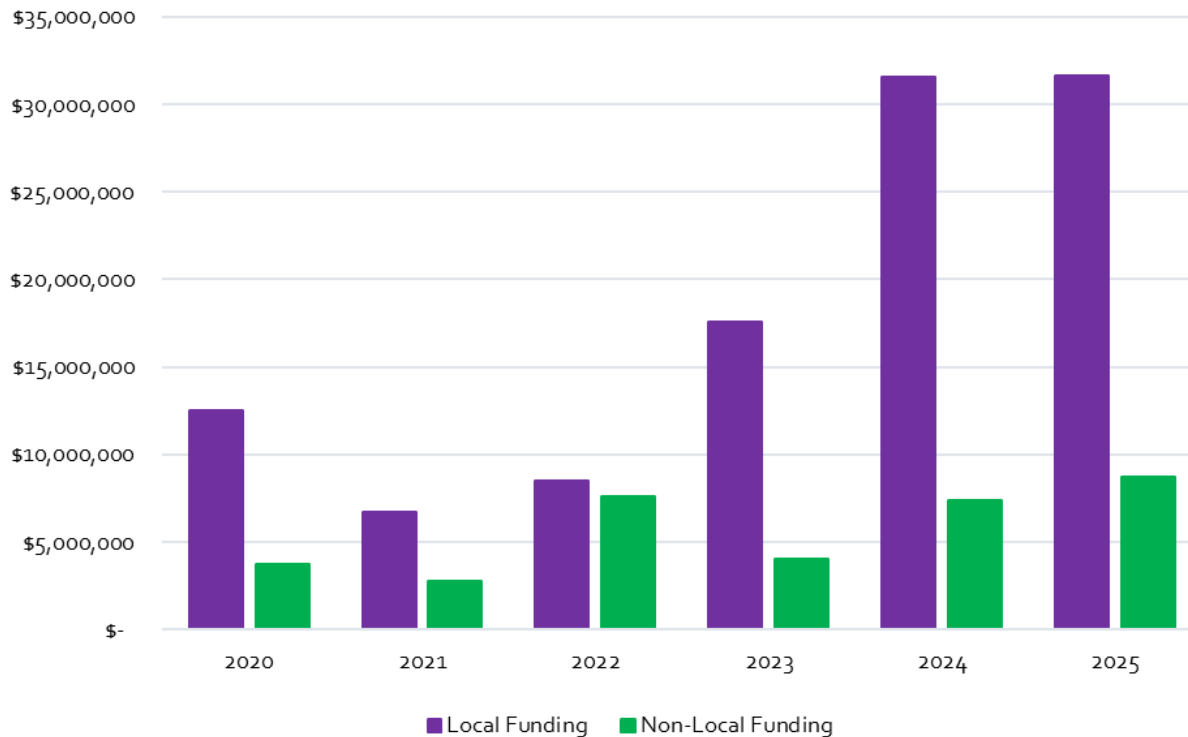
NON-HOME RULE SALES TAX SUBSIDY



- In January 2006, the Village Board of Trustees adopted an Ordinance that sought to place a referendum question on the ballot for the establishment of a Non-Home Rule Sales Tax in Lombard.
- A Non-Home Rule Sales Tax, by State Statute (65 ILCS 5/8-11-1.1) can only be used for infrastructure and may not be used to fund general municipal operations.
- In 2019 the Village completed a water and sewer rate study that established the rates at appropriate levels to ensure that the Village will be able to address long term operational and capital needs.
- As part of the study, the Village looked at the Non-Home Rule Sales Tax subsidy to the Water and Sewer Fund and developed a system to draw-down the subsidy provided to the Water and Sewer Fund.
- The plan anticipated drawing down the NHR Sales Tax subsidy down to \$1.7 million by 2026 and then “level funding the subsidy”.

2025 CIP FUNDING LEVELS

2020-2025 Local vs. Non-Local Funding



- The 2025 CIP is proposed at \$40,343,550
 - Local Funds in the amount of \$33,373,100
 - Non-Local Funds in the amount of \$6,970,450
- CIP prioritizes maintenance activities to extend the useful life of Village assets
- Village seeks to maximize outside sources of funding for capital projects
 - 82.72% of funds in 2025 CIP are from local sources
 - The average between 2019 and 2024 was 72.54%
- Of the \$40,343,550 in 2025 Expenses, \$6,211,500 (15.40%) are considered non-discretionary as they are required by Village program, contract, policy or regulatory requirements.

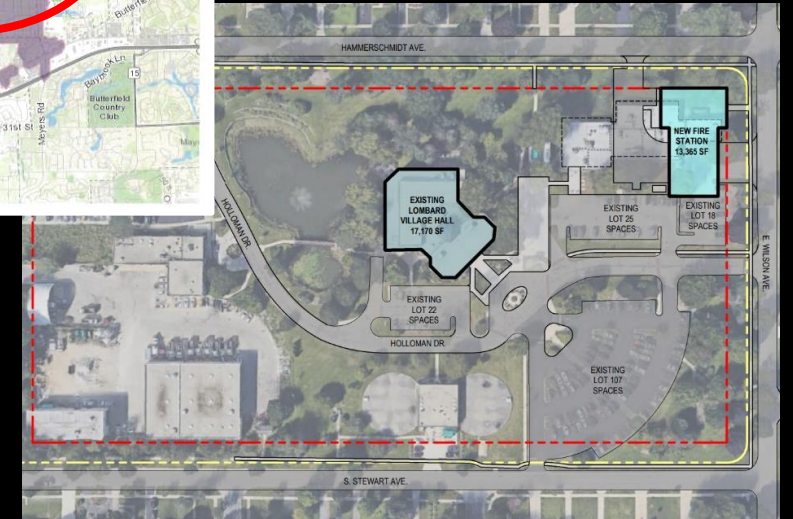
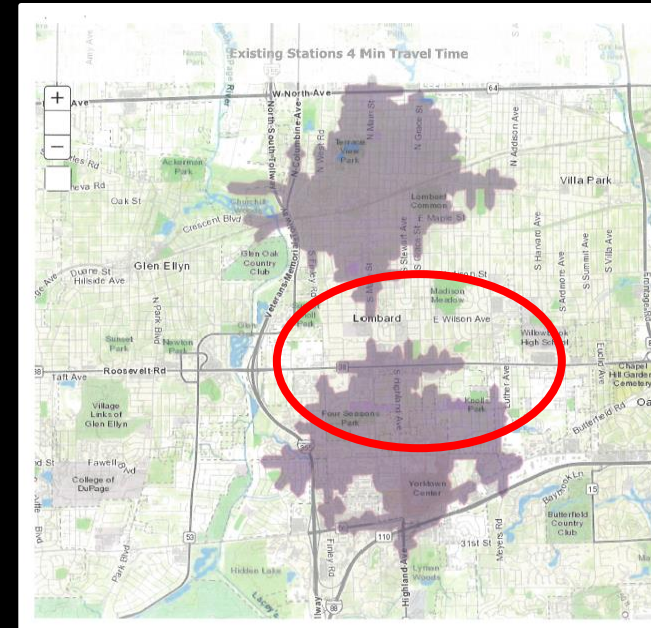


PROPOSED 2025 CIP EXPENDITURES

- The 2025 CIP includes 112 projects or programs in the following expenditure amounts by category:
 - \$925,000 for Bikeway and Pedestrian Path Improvements
 - \$4,000,000 for Building Improvements
 - \$5,500 for Commuter Parking Facilities
 - \$944,000 for Facility Improvements and Maintenance
 - \$175,300 for Parking Lot Improvements
 - \$190,000 for Professional Services
 - \$695,000 for Right-of-Way Maintenance and Beautification
 - \$13,101,000 for Sewer System/Stormwater Control Improvements not performed in conjunction with a street project
 - \$272,000 for Sidewalk Improvements
 - \$8,269,000 for Street Construction and Maintenance (including related underground improvements)
 - \$2,359,450 for Traffic Signal and Street Lighting Improvements
 - \$9,407,300 for Water System Improvements not attributable to a street project.

HIGHLIGHTED 2025 CIP PROJECTS

- St. Charles Road Sidewalk Improvement – East Phase – This project includes the completion of the sidewalk improvements along St. Charles Road between Martha and Grace Street. The project will realign the crosswalk on the east leg of the intersection of Grace and St. Charles, which will improve pedestrian safety. The project is budgeted at \$900,000.
- Public Safety Facility Improvement – In 2022-2023 the Village staff worked with FGM Architects to conduct a feasibility analysis for a shared public safety facility. The scope of the effort was to determine if the opportunity exists to expand the Police Department facility to address Police Department facility issues, as well as incorporate Fire Department needs on the Village Campus. Based upon the results of the study, it has been determined that the Village Campus cannot accommodate the needs of both departments. As such, the Village has included \$500,000 in the 2025 CIP to continue to develop a long-term strategy to address operational needs. The funds will be used to perform due diligence on possible sites.



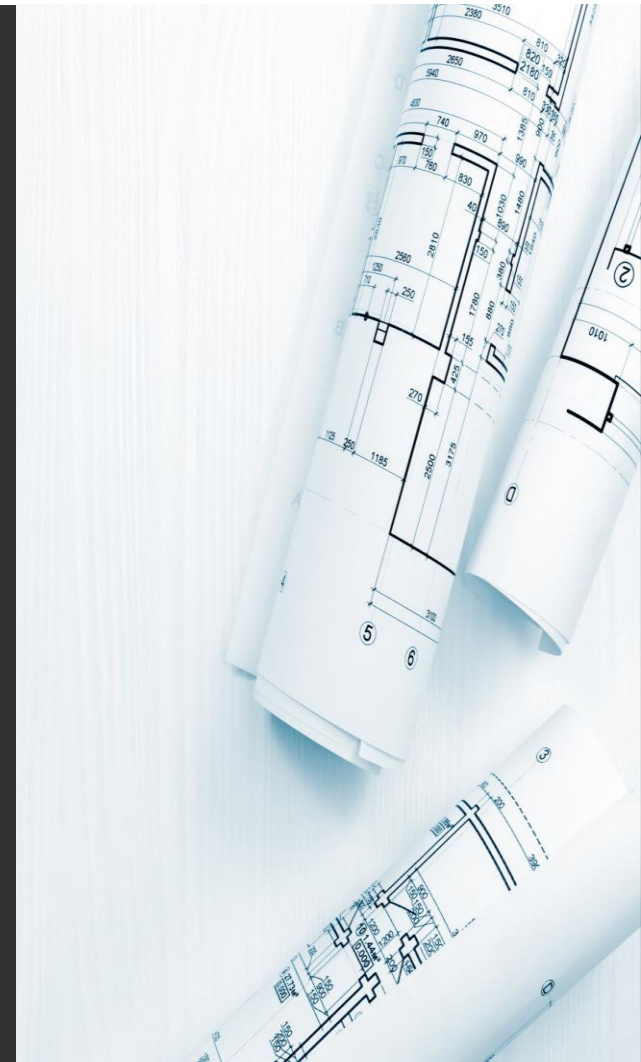
HIGHLIGHTED 2025 CIP PROJECTS

- Public Works Administration Building Roof Rehabilitation– The Village has included \$200,000 in the 2025 CIP for the rehabilitation of the roof at the Public Works Administration Building. The roof has numerous leaks that has led to damage to the interior of the building and needs replacement. The roof was rehabilitated in 2012 and is outside the warranty period. This work is consistent with the roof replacement schedule for Village facilities.
- Lombard Gateway Project – The Village has included \$300,000 in the 2025 CIP to replace the entry signage at the entrance to Lombard. The current signage does not create a welcoming entryway to Lombard. It is anticipated that lighting and additional landscaping would be incorporated into the design of the signage.
- Public Art – Mural – As part of the Village’s effort to create a “sense of place” and improve the aesthetics of the public spaces, the Village proposes to have mural painted on the concrete wall on the Union Pacific right-of-way along Crescent Boulevard. The 2025 CIP contains \$50,000 for this work to be performed.



HIGHLIGHTED 2025 CIP PROJECTS

- Charles Lane Basin Improvements – This project was originally slated for construction in 2023; however, due to changes in design and permitting with DuPage County, the project has been moved to 2025. The project includes improvements to the detention facility to improve stormwater operations and management. Included in the design is the removal of the center manhole in the basin, installation of flared end sections and outlet grates, removal of the perimeter fence and the installation of a sidewalk along Finley Road. The CIP contains \$1,000,000 for these improvements.
- Highland Avenue Storm Sewer – As part of the Village's ongoing effort to separate the combined sewers, the Village will construct approximately 350 linear feet of 30-inch diameter storm sewer along S. Highland between Division and South Broadway. The scope of the project includes resolution of potential utility conflicts and reconstruction of the roadway pavement, curb, and gutter. Potentially the sewer may need to be upsized (48-inch diameter) depending on modeling results. There is \$1,470,000 in the 2025 CIP. The Village has received a commitment of \$213,000 in funding from the Rebuild Illinois Capital Bill for the project.
- Large Diameter Combined Sewer Rehabilitation – The project consists of the inspection and assessment of the as-built condition of approximately 10,955 feet of 90-inch, 96-inch and 108-inch diameter combined sanitary sewer. The combined sewer was constructed during the 1930's and 1940's and varies in depth from 11 ft. to 28 ft. within the project limits. The sewers received minor rehabilitation in the 1970s. The sewer runs through residential neighborhoods and in several areas, traverses the rear yards of residential properties. The combined sewer is tributary to 800 acres in Lombard. This project addresses the segment from Lombard Commons to the western border of the Village and Glenbard Wastewater Authority. The Village has been awarded a low interest loan through the IEPA State Revolving Fund (SRF). This will allow the Village to pay for the program over a 20-year period. Due to the scope of the project, the Village will perform half of the improvement (east of Main Street) in 2024 and the remaining work in 2025.



HIGHLIGHTED 2025 CIP PROJECTS

- Lombard Meadows 4: Hawthorn Circle & Cherry Lane – The 2025 CIP contains \$4,127,000 in funding for the reconstruction of the existing roadway (including curb and gutter and storm sewer). This will bring the roadway up to the current Village standard (full-depth asphalt pavement). The scope of work includes the replacement of the water and sanitary sewer mainline and services. Replacement of the lighting system is also included. The streets have approximately 3 inches of asphalt on a stone base. A grind and overlay was last performed in 2010.
- Lombard Meadows 5: Lombard Circle, School and Arthur Drive – The 2025 CIP contains design engineering for the final phase of the Lombard Meadows Subdivision projects. The design includes the reconstruction of existing roadway (including curb and gutter and storm sewer) to the current Village standard (full depth asphalt pavement). The scope of work includes replacement of the water and sanitary sewer mainline and services. Replacement of the lighting system is also included. The existing streets have approximately 3 inches of asphalt on a stone base. A grind and overlay was done in 2015. The CIP contains \$606,000 for the design work.
- 22nd Street Corridor Signal Modernization – The 2025 CIP contains \$1,847,450 for the improvement to the Village owned signals along the 22nd Street corridor. Included in the project are improvements at the intersections of Finley Road, Main Street, Highland Avenue and Grace Street, with a signal modification at Convention Way. The Village has submitted a grant for Highway Safety Improvement Program administered through IDOT and the FHWA. The grant funds, should they be received, will provide 90% of the construction costs.
- Street Light Control Cabinet Replacement Program – The Village has programmed \$200,000 in funds for the replacement of The Village has a number of street light control cabinets that are in need of replacement. There are a number of cabinets with bad components that are no longer available due to the age of the cabinet.



HIGHLIGHTED 2025 CIP PROJECTS

- Butterfield Road Water Main Lining – The Village has included \$250,000 in funds in the 2025 CIP for this project. The Village is seeking to line a portion of the 12" water main along the north side of Butterfield Road. This segment has experienced significant breaks in the past and is critical to system operations. The Village would like to address this issue in advance of the construction of the South Water Tower.
- South Lombard Water Storage Facility – The 2025 CIP contains \$4,250,000 for the construction of a new water storage facility in the south end of the community that will add capacity to a high growth area. This storage will offset the loss of storage due to the decommissioning of the Central Station Reservoir. The Village has identified a site for the tower along Butterfield Road. The project includes rehabilitation of the 10" and 12" water main along Butterfield Road. The Village has received a funding commitment of \$4,000,000 from the Rebuild Illinois Capital Bill for the project.
- Well Pump Maintenance (Wells 7, 8 and 10) – Based upon the Village's most recent Water Network Analysis, the 2025 CIP contains \$250,000 for the design engineering to rehabilitate the Village's existing emergency back-up wells. The Village has determined that the cost to abandon the wells is roughly 1/3 the cost to reinstate the wells and provide water in the event that the Village cannot receive water from the DuPage Water Commission. It is anticipated that the construction would occur in 2026 at a cost of \$2,500,000.
- Underground Utility Improvements – District 450 – This project includes the replacement and upgrade of the four-inch watermain on the blocks of Charlotte, Martha, Craig, Stewart, and Lombard. The project will increase water flow to these residents improving water quality and fire flows. This area is underserved with fire flow in District 450. The CIP contains \$4,000,000 in 2025 for design engineering and the first phase of construction of the improvement. It is anticipated that the project will be completed over four phases.



WATER MAIN REHABILITATION



- With the success of the water main lining projects recently completed by the Village along Roosevelt Road, Grace Street and Elizabeth Street, the Public Works Department believes that additional water main lining is the most cost-effective means to address aging mains. The American Water Works Association (AWWA) has historically recommended replacing/rehabilitating 1% of water mains within a system. This would mean that the Village should be replacing/rehabilitating approximately 1.9 miles of water main annually. At an average cost of \$200 per lineal foot, under the prior methodology, the Village would need to allocate \$2,006,400 per year for water main rehabilitation/replacement.
- There has been a shift in the planning for water main rehabilitation/replacement in the industry that does not use age of the main as the primary consideration. Based upon better data and tracking through asset management systems and predictive software, factors such as soil type, pipe material and pressures are now considered as critical factors. The break history, criticality of the main segment and other system improvements must be used to determine replacement or repair strategies.
- The Village continues to build out the asset data for the utilities and will be better prepared to address water main rehabilitation over the next few years. The Village has implemented a more data driven decision making approach relative to the maintenance of the sanitary sewer system with positive results.
- A new water main lining program has been included in the CIP beginning in 2027

FUNDING OF STORMWATER IMPROVEMENTS

- The Village had funded stormwater improvements through the Water and Sewer Fund. Beginning in 2025, standalone stormwater projects are being funded through the Construction Fund.
- This would in essence apply the Non-Home Rule Sales Tax to stormwater projects as the Village does not have a dedicated revenue source, such as a dedicated Stormwater Utility Fee.
- The Village should continue to explore dedicated sources of funding for stormwater improvement projects.

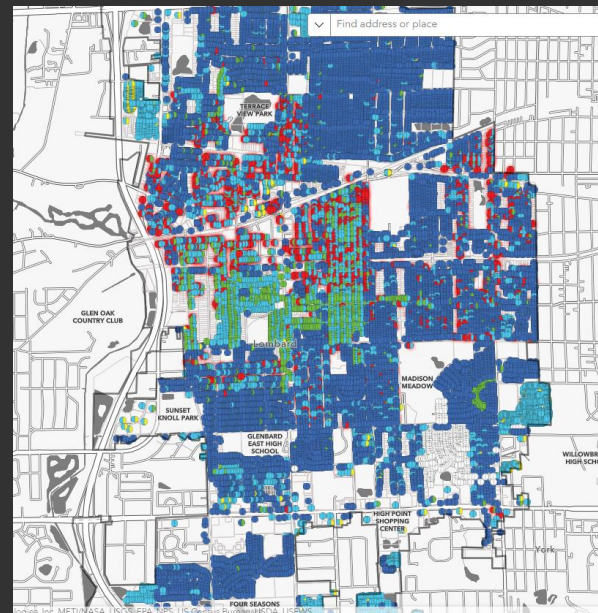
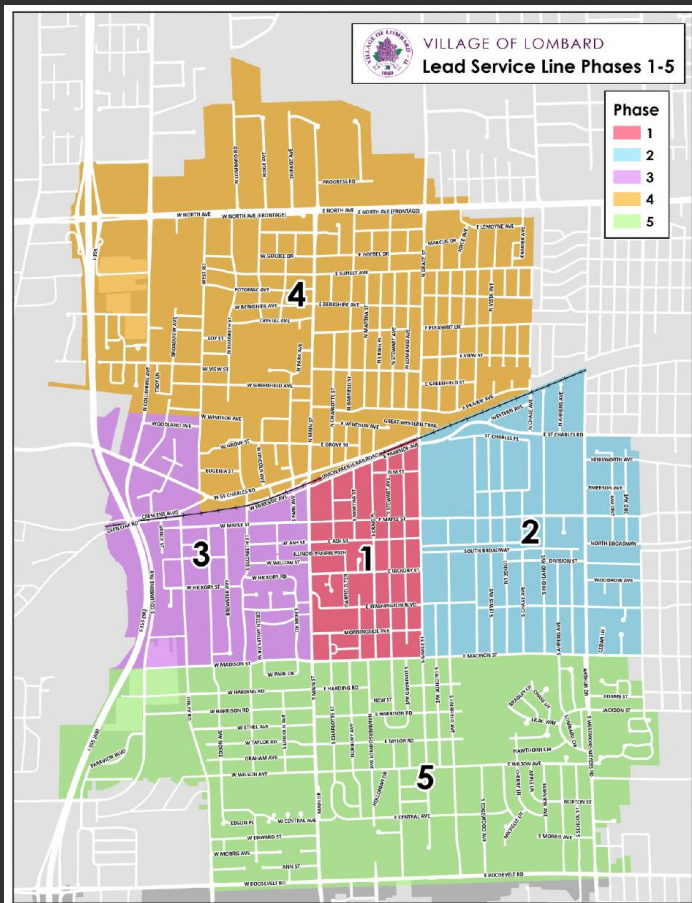


FACILITY IMPROVEMENTS/MAINTENANCE

- Many of the Village's facilities are over fifty (50) years old. While the Village has maintained these buildings at an acceptable level, the facilities were designed at a time when the type of operations and the size of each department may have been much different. The Village has seen an increase in the population served over the last fifty (50) years. In 1970 the population of the Village of Lombard was 35,710.
- In 2020, the population of Lombard grew to 43,998. Along with an increased population served, which increased staffing levels, the number and size of the fleet and equipment has seen growth since the design and construction of the facilities. The Village will need to address the issues that are present in terms of inefficient workspaces, an insufficient fleet services shop area and bunk rooms/locker rooms for public safety personnel.
- The Village Board has adopted the FGM Architects report as the *roadmap* for future public safety facility improvements.



LEAD WATER SERVICE REPLACEMENT



- Effective January 1, 2022, the Lead Service Line Replacement and Notification Act (LSLRNA Public Act 102-0613) replaced the former lead materials inventory requirements found in the Illinois Environmental Protection Agency Act 415 ILCS 5/17.11.
- Starting April 15, 2024, each community water supply is required to submit a complete material inventory stating the composition of water service material on both the public and private sides as well as type of connection to the community's water distribution system as well as the initial Lead Service Line Replacement Plan to the IEPA.
- The Village of Lombard reports the number of lead service lines in its inventory of more than 1,200 but fewer than 5,000 lead service lines; as such, the replacement schedule shall consist of replacing all lead service lines at an annual rate of no less than 6% of the amount reported within a timeline of 17 years beginning in 2027 and concluding in 2044.
- The replacement cost may exceed \$1,000,000/year depending on regulatory changes



THANK YOU FOR YOUR TIME AND
CONSIDERATION OF THE 2025-2034 CIP