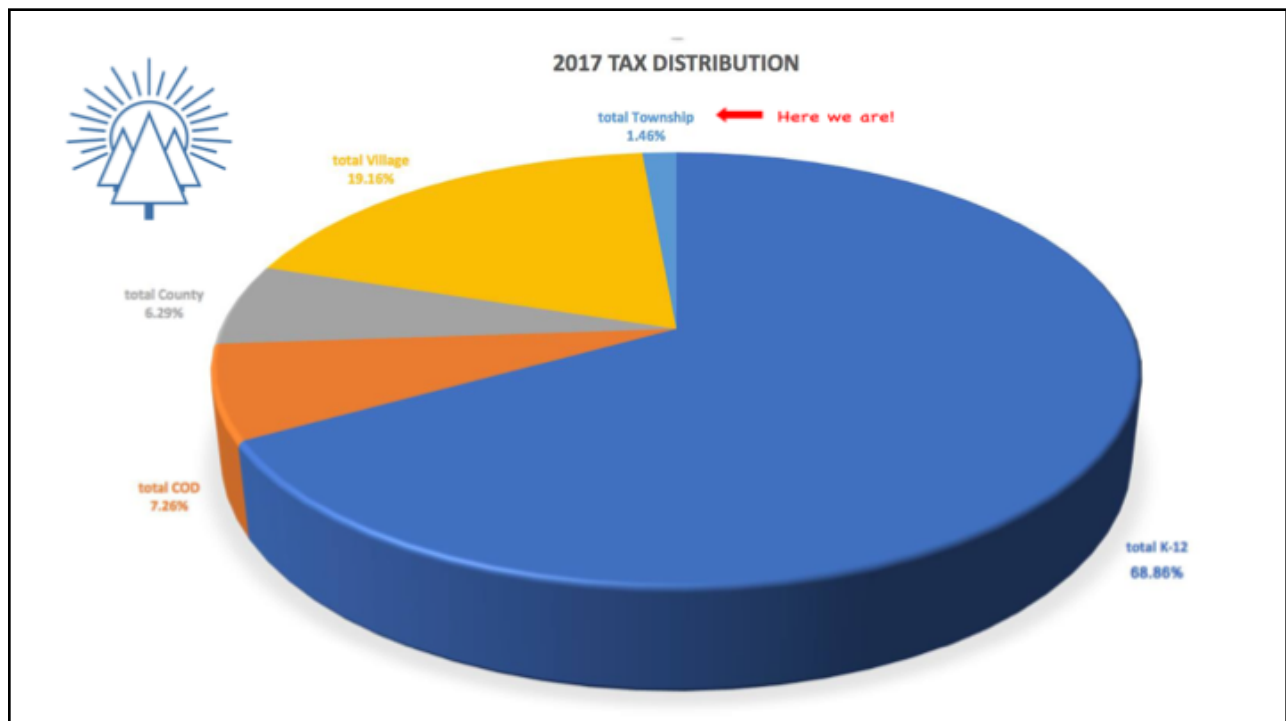




Welcome to the Downers Grove Township 2019 Annual Town Meeting



The General Fund

- Year three of no asked for tax increase – our self-imposed property tax freeze.
- Bills paid in full and audited every month.
- Fully funded employee pension.
- New Groot refuse contract extension for unincorporated residents waives one year of price increases.
- Youth Life Skills addresses grades 4-7 in almost every school in the Township, covering “heavy lift” state required topics of alcohol, tobacco, and drug abuse; and youth teasing and bullying, especially via social media, leading to anxiety and depression.
- Senior Services expands dramatically to meet need.
- FISH Food Pantry celebrating 50 years of giving, 36 year partnership with the Township.

FIND OUT ABOUT ALL THAT WE DO – VISIT US AT DGTOWNSHIP.COM !

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Needs identified:

- 1) Senior Citizen questionnaire/survey from 2012.
- 2) The Department of Homeland Security facility report and recommendations from 2016;
- 3) Downers Grove Police Department security report and recommendations from 2017;
- 4) Downers Grove Fire Department safety report and recommendations from 2017.
- 5) Facilities Best Management Practices (BMP's) from various sources focused on long-term reduction of facilities costs;
- 6) The Capital Projects Fund document from 2018.

Creating the Capital Project Fund

- 1) Statutory CPF requirements met for establishing fund in FY18/19.
- 2) Funding opportunity from pension savings.
- 3) Funding opportunity from work-flow analysis, and resulting workforce reduction/realignment.
- 4) Funding opportunity from focusing services.
- 5) Avoiding borrowing, debt, and interest costs.

These goals accomplished while staying either under PTELL mandated cost of living increases, or, for the last three years, with a flat levy request with no asked for increase.

Experience indicates final project costs usually are in excess of planned-for costs

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What's been done so far:

- 1) Security video and lighting inside and outside the building.
- 2) Keycard security system with upgraded electronic and deadbolt locks.
- 3) Hollow wooden doors replaced with steel doors set into steel frames.
- 4) ADA compliant door levers for all public facing doors.
- 5) Insulated HVAC ducting
- 6) Insulated window frames.
- 7) Customer-facing counter tops raised and widened.
- 8) 112 original fluorescent fixtures replaced with SOTA LED panels.
- 9) Handicapped parking and delivery upgrades to south parking.
- 10) ADA compliant access to south lobby.
- 11) Roof repaired and resurfaced.
- 12) 100sf non-permeable concrete sidewalk replaced with new permeable paver sidewalk with 600cf storm water storage.

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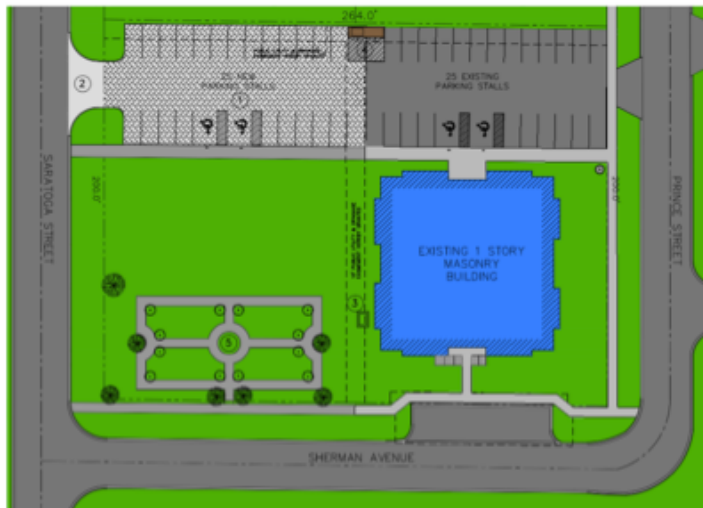
What was still on the list as per the Capital Projects Fund:

- 1) Enclosed, exterior exit, ADA compliant stairwell (\$65K).
- 2) Parking lot repair, expansion, and upgrades (\$375-450K).
- 3) Additional safety and security upgrades recommended in DHS facility report. (\$200-350K).
- 4) Safety and security upgrades recommended by the DG Police and Fire Department reports (\$30-50K).
- 5) Elevator or lift for internal access to basement (\$150-250K).
- 6) Dumpster enclosure (\$5-10K).
- 7) HVAC replacement of all six current units (\$80-120K).
- 8) Improved configuration of basement space for storage and security of Township records and food pantry (\$2-5K).
- 9) Natural gas generator for UPS of critical building functions (\$75K).
- 10) Photovoltaic (PV) solar array for peak power utility cost reduction (\$100-125K).

Experience indicates final project costs usually are in excess of planned-for costs

Preliminary Drawings SMP/SES

Building and site upgrades for access, parking, safety, and security.

**OPTION 1: GOOD**

- ① PERMEABLE PAVEMENT PARKING LOT WITH BARRIER PCC CURBING.
- ② FULL ACCESS CONCRETE DRIVE TO SARATOGA AVENUE.
- ③ EMERGENCY GENERATOR FOR THE EXISTING BUILDING.
- ④ GATED DUMPSTER ENCLOSURE.
- ⑤ "POLLINATOR" GARDEN.

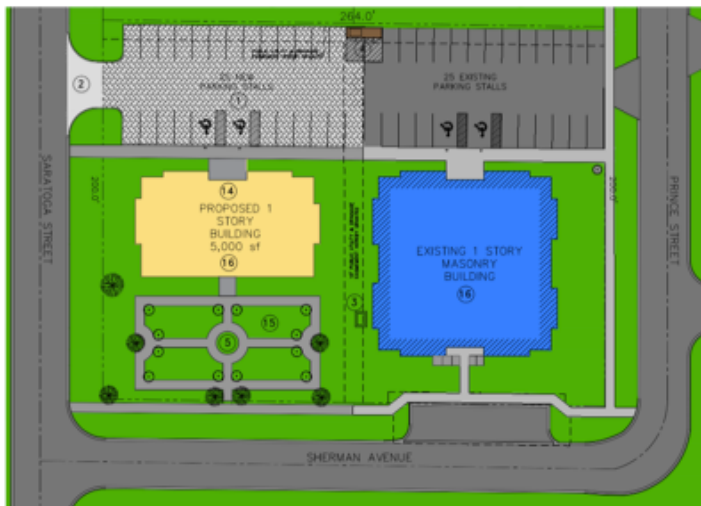
S I T E P L A N O P T I O N 1

Downers Grove Township | my township!

DOWNERS GROVE
ILLINOIS

**Preliminary Drawings SMP/SES**

Building and site upgrades for access, parking, safety, and security.

**OPTION 3: BEST**

- ① PERMEABLE PAVEMENT PARKING LOT WITH BARRIER PCC CURBING.
- ② FULL ACCESS CONCRETE DRIVE TO SARATOGA AVENUE.
- ③ EMERGENCY GENERATOR FOR THE EXISTING BUILDING.
- ④ GATED DUMPSTER ENCLOSURE.
- ⑤ "POLLINATOR" GARDEN.
- ⑬ NEW 5,000 SF BUILDING LOCATED ON THE WEST SIDE OF THE EXISTING ADMINISTRATION BUILDING.
- ⑮ COMPENSATORY STORAGE ON THE SOUTH END OF THE DOT PROPERTY.
- ⑯ SOLAR ARRAYS ON THE ROOFS OF BOTH THE EXISTING BUILDING AND PROPOSED BUILDING.

S I T E P L A N O P T I O N 3

Downers Grove Township | my township!

DOWNERS GROVE
ILLINOIS
15 JANUARY, 2019



Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more
- Storm water storage – potentially very expensive
- Senior Center/Food Pantry – accessibility and need
- Green site upgrades – BMP, cooperative opportunities
- Public access basement use – problematic, and fiendishly expensive

A potential new BFE may change costs. An engineering study will detail topography and establish water table level. No credits for previously demolished structures (three homes, one apartment building). Sidewalks currently required to be added.



Existing conditions: not enough parking, no public access to food pantry, not enough meeting space, no storm water mitigation.

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more.
- Storm water storage – \$\$\$\$
- Senior Center/Food Pantry – Accessibility and need
- Green site upgrades – BMP
- Existing basement use – problematic, and \$\$\$
 - Any change in use changes requirements
 - Keeping existing use of storage avoids new requirements
 - Avoiding creation of public space avoids new requirements
 - Adding egress stairwell triggers spacing requirements we don't have

Making the existing basement accessible to the public is expensive, disruptive, and complicated. It appears the best use for the basement is to continue as non-public space for records storage and utility connections.

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more.
 - Permeable pavers are expensive
 - Compensatory storage is expensive
 - “Floodable” parking lot addition may be best path forward
 - Village okay with Saratoga Ave exit.
 - Speed table(s) or humps may be required to slow cut-through traffic.
- Storm water storage – \$\$\$\$
- Senior Center/Food Pantry – Accessibility and need
- Green site upgrades – BMP
- Existing basement use – problematic, and \$\$\$



Adding approximately 26 parking spaces and extending it all the way across to Saratoga. The sidewalk additions allow access from Saratoga to Prince for pedestrians and students.

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more.
- **Storm water storage – changing \$\$\$\$ into \$**
 - Vaults too expensive
 - Prairie restoration of turf lawn = comp storage
 - Bioswales/rain gardens = comp storage
 - Green roof = comp storage
 - Rain barrel storage for watering needs
- Senior Center/Food Pantry – Accessibility and need
- Green site upgrades – BMP
- Existing basement use – problematic, and \$\$\$

Site Master Plan/Space Efficiency Study

Building and site upgrades for access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more.
- Storm water storage – \$\$\$\$
- **Senior Center/Food Pantry – Accessibility and need**
 - Seniors are fastest growing demographic in Township
 - Larger, flexible meeting space
 - Kitchen capability for events
 - Direct public access to food pantry for families in need
 - Sheltered awning for deliveries
 - Raised bed gardens for urban gardening club/growing pantry vegetables
- Green site upgrades – BMP
- Existing basement use – problematic, and \$\$\$



An approximately 5,300 sf building to house the food pantry and senior center with kitchen facility, is also usable for many meeting purposes. FEMA has designated the Township as a distribution point in the event of declared emergencies: this space will serve in the event of emergency need.

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Five issues move to the forefront:

- Parking – We need more.
- Storm water storage – \$\$\$\$
- Senior Center/Food Pantry – Accessibility and need
- Green site upgrades – BMP
 - “Floodable” parking lot to temporarily intercept catastrophic rain event
 - Green roof to filter and intercept run-off, aid building cooling/warming
 - Rain barrels to intercept run-off
 - Prairie restoration to perforate ground, filter and intercept run-off
 - A STEM lab for hands-on environmental science studies in cooperation with CHSD99 and Morton Arboretum
 - Bioswales/rain gardens to intercept and filter run-off
 - PV solar to reduce recurring monthly electrical usage as much as possible
 - Heat pumps to reduce HVAC loads
- Existing basement use – problematic, and \$\$\$



A green roof improves storm water management: it reduces runoff, improves water quality, conserves energy, mitigates the urban heat island, increases longevity of roofing membranes, reduces noise and air pollution, sequesters carbon, and provides habitat for wildlife.




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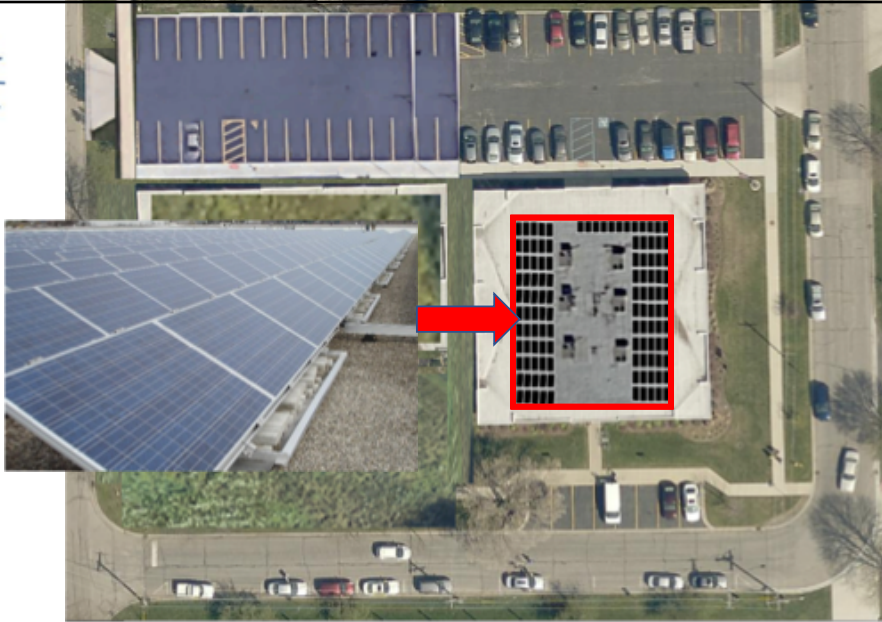
We fully support and will help facilitate CHSD99 STEM Environmental Science classes use of a hands on field lab for restoring turf to prairie, dramatically increasing storm water mitigation and providing a new habitat for natural wildlife – butterflies, bees, and birds!

Site Master Plan/Space Efficiency Study

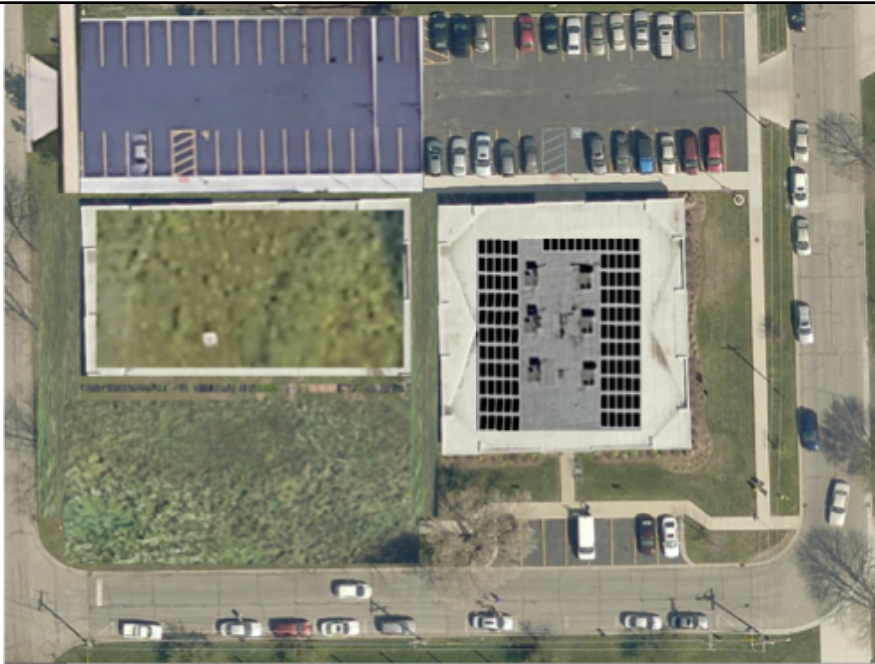
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 - A STEM lab for hands-on environmental science studies in cooperation with CHSD99 and Morton Arboretum
 - Bioswales/rain gardens to intercept and filter run-off
 - PV solar on the existing building to reduce recurring monthly electrical usage as much as possible
 - Heat pumps in the new building to reduce HVAC loads
- Existing basement use – problematic, and \$\$\$



A 42kWh PV solar array will pay for itself in 12-14 years without subsidies...and save taxpayers over \$200,000 in electric bills over the first 25 years. PV panels have no moving parts or heavy electrical loads, so they last a long time. 30 year old arrays in Germany still operate at 80% efficiency!



Every remaining open area we'll look to plant native species trees, staying clear of the PV panel array.

Site Master Plan/Space Efficiency Study

Building and site upgrades for space, access, parking, safety, and security.

Next Steps

- Engineering studies
- Planning
- Continued work with Village and CHSD99
- Safety and security upgrades to existing building
- Fund raising!



These improvements will allow Downers Grove Township to be the model of lean, responsible, cost-efficient local government, allowing us to provide needed services while reducing costs for decades to come.