Sunset Knoll Maintenance Facility

Lombard Park District
Lombard School District #44
Lombard – “The Lilac Village”
Lombard – “The Lilac Village”

- 2000 Population: 42,322
- Housing Stock/Households: 17,019
- Median Age: 36.7
- 2000 Median Family Income: $60,015
- 2000 Median Home Value: $168,500
- 2002 EAV: $1,000,630,630
- Projected Population 2020: 44,544
Statements of the Problems

Lombard Park District
- Existing Maintenance Facility in Prime Downtown Location
- Unsightly Image of Park District on “Main Drag”
- Buildings Provided Major Code/Safety Violations
- Equipment was Outside, Space was at a Premium
- Park District Lost all non-Referendum Bonding Authority in 1994

School District #44
- Existing School Sites (6) Are ALL in Residential Settings
- Access to Industrial Sites were not centrally located
- Maintenance Operations were in School (shops) Basements
- Storage was in Two Satellite Sites or in Existing Buildings
- Absolutely no Vehicle Storage or Repairs Space
Former Facility
Sunset Knoll Maintenance Facility

Park District: 24,500 sq. ft.
School District: 7,500 sq. ft.
Scope of Project: 32,000 sq. ft.

“A truly collaborative effort between local governments”
Lincoln Place Condominiums – 40 units
Project Time Line

- Architect’s Proposal – October 2001
- Plan Commission/Village Board Approval – April/May 2002
- Intergovernmental and TIF Agreements – June 2002
- Bid Opening – November 2002
- Initiate Site Work – December 2002
- Groundbreaking – December 2002
- Construction Begins – January 2003
- Initial Move-in – July 2003
- Dedication – October 2003
- Final Pay Request – Still Pending
Financing Mechanisms

- Extend TIF District from 2005 through 2012
- Re-baseline Existing TIF District
- LPD Agrees to sell Property to Village
- Village goes out to RFP’s (min. $800K)
- Tax Increment (40 unit site) Finances Debt
- New Development @ $140,000 per year
- Current status creates no tax increment
Financing Partners

- Sale of Property $820,000
- SD @ 24% $789,120
- Debt Service $1,200,000
- LPD Reserves $478,880

Total Project Budget $3,288,000
Financing Partners

36% LPD
24% SD#44
40% TIF
Project Expenses

- Land Acquisition $ 0
- Architect Fees $ 260,485
- General Contractor $ 2,744,000
- Project Fees/Testing $ 20,835
- LPD Obligations $ 39,942
- Debt Certificates $ 12,773
- Change Orders/(Credits) $ (63,569)

- Total Costs $ 3,014,466

Difference $ 273,534
Sunset Knoll Maintenance Facility
Shared Areas/Uses

• Locker Rooms
• Break/Lunch Room
• Wash Bay
• Utilities
• Specialized Equipment
• Celebrations
SUNSET KNOLL PARK
NEW MAINTENANCE FACILITY

MEZZANINE FLOOR PLAN

FIRST FLOOR PLAN

SCHOOL DISTRICT 44  7,500 S.F.
STORAGE MEZZANINE   2,100 S.F.
LOMBARD PARK DISTRICT 25,300 S.F.
STORAGE MEZZANINE   2,700 S.F.
TOTAL BUILDING AREA  32,800 S.F.
TOTAL MEZZANINE AREA  4,800 S.F.

ARCON associates
incorporated
Sunset Knoll Maintenance Facility

*Just to Make it Interesting…*

- Code Amendment for Butler Style Buildings
- Beating down Brick Facades – West/North
- “Gateway to the Community”
- Variance for a well to fill retention ponds
- Public Hearing at Plan Commission Meeting
- Variance for Cell Tower on Site/Public Meeting
- “Private Driveway” at the south end of site
- Route 53 Improvements – Turn Lanes/Access
Under Construction
Exterior
Break Room

Restrooms/
Locker Rooms
Wash Bay
Mechanics Bay
Wood Shop
Storage Loft
School District Area
Party Wagons
The End