



**WEST CHICAGO  
ELEMENTARY SCHOOLS**

*Together for Excellence ★ ¡Juntos por la Excelencia!*

# LMS Field Considerations

Presented by: Karen Apostoli  
Executive Director of Business & Operations

January 2025

# Presentation Goals

- Review options for a flag football/soccer field at Lemman Middle School
- Identify capital project needs district-wide
- Review projects planned for summer 2025
- Summarize current fiscal status of the district
- Explore sources for funding
- Identify any funding uncertainties
- Consider Options



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence*  
*¡Juntos por la Excelencia!*

# Options for a Flag Football/Soccer Field

## 1. Grass Soccer/Football Field -

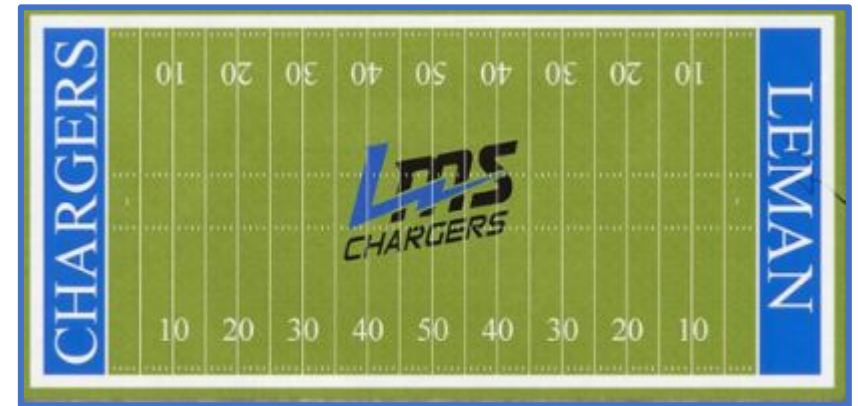
- a. The field would be leveled, sodded, and striped. The field would be fenced in. A storage shed would be installed.
- b. Power would be run to the field and a scoreboard would be installed. The existing soccer practice field would get a refresh.
- c. **Approximate cost \$750,000.** This work could likely be completed during the summer of 2025.

## 2. Turf Soccer/Football Field -

- a. The field would be leveled, drainage and turf installed, and striped.
- b. The field would be fenced in. A storage shed would be installed. Power would be run to the field.
- c. **Approximate cost \$1,500,000** *Any refresh of the existing soccer practice field would be additional.* ~~This work would likely occur summer of 2026.~~ Based on the needs of the district this work would possibly be the summer of 2028 or 2029.

## 3. Turf Soccer/Football Field & Track -

- a. The field would be leveled, drainage and turf installed, and striped.
- b. The field would be fenced in. A storage shed would be installed. Power would be run to the field. A track would surround the field.
- c. **Approximate cost \$3,500,000** *This option eliminates the soccer practice field and could create problems for multiple sports that require the single field at the same time.* ~~This work would likely occur summer of 2026.~~ Based on the needs of the district this work would possibly be the summer of 2028 or 2029.



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence  
¡Juntos por la Excelencia!*

# District-Wide Capital Project Needs

The D33 Facility Committee is currently working to prioritize the items remaining on the list from the previous committee, however these are a few of the bigger items on the list:

- Roof replacement at Currier & Wegner - these roofs are at their life expectancy - \$5 million
- Sidewalks at Currier & Wegner - \$200,000
- Kitchens at all elementary schools - replace flooring, increase storage, enlarge working space where possible
- Address tile/carpeting in all buildings - \$5 million

Life Safety Items: Door frames that are not fire-rated, sink drain connections, glass without safety glazing, new exhaust in areas of chemical storage, and expansion tanks for hot water heaters.

- Currier - \$421,103
- Gary - \$573,332 (\$322,000 in non-fire-rated door frames)
- Indian Knoll - \$460,868
- Lemman - \$451,100
- Pioneer - \$503,240
- Turner - \$642,566
- Wegner - \$330,584

Total: \$3,382,783

Life Safety Items are required to be completed within 5 years. We are in year 2 of our Life Safety Audit.



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence  
¡Juntos por la Excelencia!*

# Summer 2025 Projects

Projects currently planned for summer 2025:

- Lemman Middle School - parking lot, lighting, and marquee
- Pioneer Preschool - parking lot, front entrance redesign, and new siding
- Turner School - parking lot and lighting
- McAuley School - exterior work

Total Cost (without McAuley): \$8.5 million



WEST CHICAGO  
ELEMENTARY  
SCHOOLS

*Together for Excellence  
¡Juntos por la Excelencia!*

# D33 Current Fiscal Status-Capital Projects

## District Policy 4:20 Fund Balances

The Superintendent or designee shall maintain fund balances adequate to ensure the District's ability to maintain levels of service and pay its obligations in a prompt manner in spite of unforeseen events or unexpected expenses. The Superintendent or designee shall inform the Board whenever it should discuss drawing upon its reserves or borrowing money. The School District seeks to maintain a year-end fund balance to revenue ratio of no less than 25 percent, as calculated under the Ill. *State Board of Education's School District Financial Profile*.

FY24 (Draft Annual Financial Report)  
 Funds 10, 20,40 & 70 Fund Balance \$44,993,958  
 Funds 10, 20, 40, & 70 Revenue \$91,392,917  
 Ratio: 0.492

**25% of Expenditures = \$19,153,057 (3 months of bills)**  
**25% of Revenue = \$22,848,229 (3 months of revenue)**

<b>Operating Fund Balance</b>	<b>\$44,993,958.00</b>
<b>25% Operating Fund/Revenue</b>	<b>\$22,848,229.00</b>
<b>Remaining</b>	<b>\$22,145,729.00</b>
<b>Food Program Revenue</b>	<b>\$4,779,508</b>
<b>Remaining</b>	<b>\$17,366,221</b>
	<b>-\$8,500,000</b>
<b>After Summer 2025</b>	<b>\$8,866,221</b>



WEST CHICAGO  
 ELEMENTARY  
 SCHOOLS  
*Together for Excellence*  
*¡Juntos por la Excelencia!*

*\*does not include McAuley*

# Sources of Funding

- Fund Balance and/or saving for the projects
- Grants
  - There are not many construction grants available most grants are program-related.
  - The grants that allow for construction are very specific (i.e. flood mitigation assistance, etc.)
  - We cannot move items previously paid using local funds to a grant to “free up” local funds.
  - We regularly monitor grant newsletters from our Illinois Senators and Representatives as well as state and federal funding departments.
  - We will be completing a Community Project Funding application for 2026 for the field. The application is due February 28, 2025, but we do not know the date for awarding of the grant.
- Intergovernmental Agreement (IGA) with the High School
  - We have an expired Intergovernmental Agreement with the high school for the use of the baseball field at Pioneer Elementary School.
  - The prior IGA provided some rental revenue that could be used to support the soccer/football field or the maintenance of it should the new IGA be similar.



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence  
¡Juntos por la Excelencia!*

# Future Uncertainties

- **Evidence-Based Funding(EBF)**- The State of Illinois faces a \$3.2 Billion budget deficit. We do not know how this will impact future EBF. We have seen significant reductions in new EBF as we inch closer to 90% adequacy. New EBF in 2024-25 was \$104,867.38.
- **Tier 2 Pension legislation** - We don't know if the cost of any fix will be shifted to the district. This year's cost would be \$1.7 million.
- We will be **negotiating with our unions** for the next 3 years. There is some conversation at the state level regarding support staff minimum wage that could impact the district.
- **CPI-U for FY24 was 2.9%** - that means the December 2025 levy maximum is 2.9%. CPI is predicted to be around 1.9% in December 2025.



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence*  
*¡Juntos por la Excelencia!*



# Considering Options 1 & 2

1. **Grass Soccer/Football Field** - The field would be leveled, sodded, and striped. The field would be fenced in. A storage shed would be installed. Power would be run to the field and a scoreboard would be installed. The existing soccer practice field would get a refresh. **Approximate cost \$750,000.** This work could likely be completed during the summer of 2025.

## Considerations:

Annual maintenance: \$20,000 - \$50,000

Weather could impact usage

Option 1 is the recommendation from administration

2. **Turf Soccer/Football Field** - The field would be leveled, drainage and turf installed, and striped. The field would be fenced in. A storage shed would be installed. Power would be run to the field. **Approximate cost \$1,500,000** *Any refresh of the existing soccer practice field would be additional.* ~~This work would likely occur summer of 2026.~~ Based on the needs of the district this work would possibly be the summer of 2028 or 2029. *Could we fix up the practice field and paint stripes so we have a nice field while we wait?*

## Considerations:

Most manufacturers guarantee an 8 year life span with a replacement cost of \$300,000 - \$600,000

Weather would not impact usage

There are no significant insurance cost differences between the two options.



WEST CHICAGO  
ELEMENTARY  
SCHOOLS  
*Together for Excellence*  
*¡Juntos por la Excelencia!*



**WEST CHICAGO  
ELEMENTARY SCHOOLS**

*Together for Excellence ★ ¡Juntos por la Excelencia!*

**Thank You!**