

## **Environmental Assessment for HUD-funded Proposals**

*Recommended format per 24 CFR 58.36, revised March 2005  
[Previously recommended EA formats are obsolete].*



**Project Identification:**

PY2014 CDBG Apache Park Neighborhood Plan Program

**Preparer:**

Chan Yu, Associate Planner  
Department of Community and Economic Development  
1420 Miner St.  
Des Plaines, IL. 60016-4498

**Responsible Entity:**

City of Des Plaines  
1420 Miner St.  
Des Plaines, IL. 60016-4498

**Month/Year:**

January 30, 2015

## Environmental Assessment

**Responsible Entity:** City of Des Plaines

[24 CFR 58.2(a)(7)]

**Certifying Officer:** Honorable Matthew J. Bogusz, Mayor

[24 CFR 58.2(a)(2)]

**Project Name:** Apache Park Neighborhood Plan Program

**Project Location:** Apache Park – Public Park located at Highland Drive and Pine Street (commonly known as 2100 Pine Street), Des Plaines Illinois

**Estimated Total Project Cost:** \$100,000.00 (Maximum CDBG funding)

**Grant Recipient:** City of Des Plaines

[24 CFR 58.2(a)(5)]

**Recipient Address:** 1420 Miner St., Des Plaines, IL. 60016-4498

**Project Representative:** Chan Yu, Associate Planner

**Telephone Number:** 847-391-5381

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

N/A

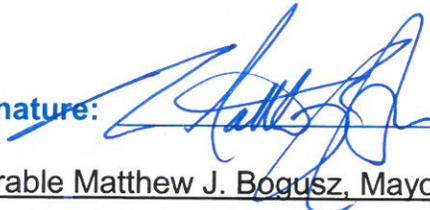
**FINDING:** [58.40(g)]

- Finding of No Significant Impact**  
(The project will not result in a significant impact on the quality of the human environment)
- Finding of Significant Impact**  
(The project may significantly affect the quality of the human environment)

**Preparer Signature:**  **Date:** 2-3-15

**Name/Title/Agency:** Chan Yu, Associate Planner, City of Des Plaines

RE Approving Official Signature:



Date: 2/13/15

Name/Title/Agency: Honorable Matthew J. Bogusz, Mayor, City of Des Plaines

**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

The City of Des Plaines (Map 1) CDBG Consolidated Plan (PY2010-14) has established community development and improvement needs for all low and moderate-income (LMA) areas as a high priority to ensure availability and accessibility to safe, attractive and well-maintained public facilities.

Apache Park is a public park owned and operated by the Des Plaines Park District (Park District). It is located in a HUD identified LMA and is in a primarily residential area. The park location is immediately surrounded by higher density R-3 Townhouse Residential except for the M-2 General Manufacturing parcel to the east. The park parcel area (commonly known as 2100 Pine Street) is approximately 78,084 square feet and currently features a baseball back stop, half-court basketball blacktop (2 hoops), and new playground area with updated play equipment, benches and garbage receptacles.

For the previous PY2010 CDBG project, the playground equipment area was updated, improved and is now handicapped accessible from Chestnut Street (East side) by connecting to an existing sidewalk. The play equipment was updated to serve a wider range age group of children.

For PY2014, the City of Des Plaines Community and Economic Development Department is working together with the Des Plaines Park District; and has successfully secured a \$251,000 OSLAD grant from the Illinois Department of Natural Resources' Open Space Lands Acquisition and Development program. As part of the application process, \$100,000 in CDBG funding and \$150,000 in Park District funds was used to leverage the OSLAD funds.

A brief summary of the comprehensive \$501,000 Apache Park Neighborhood Plan Program includes new: splash pad and water play area, walk/jogging path, picnic shelter and social gathering area, youth soccer field (105'x180') and various plantings, park signage, and lighting features. Please see Attachment 1 for more park and planning details.

**Description of the Proposal:** Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The CDBG Apache Park Neighborhood Plan Program will support and preserve the existing and future land use plan for the site. At its current condition, the overall park space is underutilized. The financial constraints of the Des Plaines Park District prompted its efforts to apply for the OSLAD grant. The planned comprehensive project will support, extend and improve the current land use.

The maximum CDBG funds allocated for the project will be \$100,000 from PY2014.

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The City of Des Plaines Comprehensive Plan (March 2007) and Zoning Ordinance designates the project site as a traditional multi-family residential area. The project will not improve undeveloped land, construct new housing or businesses, or induce population growth. The public park is surrounded by residential townhomes to the north, west and south. To the east and across Chestnut Street is a manufacturing zoned parcel. The name of the business located at 2074 S. Mannheim is AFCO Products, Inc. (AFCO) and has been in operation since 1975. The business is fenced around the rear perimeter of the parcel and the shortest distance between the project site and west building wall of AFCO is approximately 375 feet. No other manufacturing or commercially zoned parcels directly adjacent from the project raised any concern.

Please reference **Map 1** (Regional Map) for the location of the City. **Map 2** (Location Map) shows the location and surrounding zoning of Apache Park within Des Plaines. **Map 3** (LMA Map) shows the location and LMA within Des Plaines. **Map 4** (Future Land Use Map) shows the location and surrounding future zoning of Apache Park within Des Plaines. **Map 5** (Housing Density Map) shows the density of housing within Des Plaines.

## Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

<b>Factors</b>	<b>Determination and Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR 800]	Compliance steps not invoked. No historic properties listed on the National Register will be affected. SHPO letter dated January 14, 2015 (Exhibit 1).
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	Compliance steps not invoked. The project does not involve property acquisition, land management, construction or improvement within a 100 or 500 year flood zone or floodway identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM # 17031C0219J), effective August 19, 2008. See Attachment 2 FEMA Map.
<b>Wetlands Protection</b> [Executive Order 11990]	Compliance steps not invoked. The project does not involve new construction within or adjacent to a wetland. These findings are based on a search conducted on February 2, 2015, using the "The National Map Viewer" (see Attachment 3 Wetlands Protection Map) of the National Wetlands Inventory ( <a href="http://www.fws.gov/wetlands/Data/Mapper.html">http://www.fws.gov/wetlands/Data/Mapper.html</a> )
<b>Coastal Zone Management Act</b> [Sections 307(c), (d)]	Compliance steps not invoked. The project does not involve the placement, construction or removal of materials, nor increase the intensity of use in the Coastal Zone, as defined on the "Illinois Coastal Zone Boundary" of the Illinois Department of Natural Resources ( <a href="http://dnr.state.il.us/owr/cmp/boundaries.htm">http://dnr.state.il.us/owr/cmp/boundaries.htm</a> ). See Attachment 4, Coastal Zone Boundary Map
<b>Sole Source Aquifers</b> [40 CFR 149]	Compliance steps not invoked. The project is not located within the Coastal Zone, as identified on the "DESIGNATED SOLE SOURCE AQUIFERS IN EPA REGION V" map of the U.S. Environmental Protection Agency (EPA) located at: ( <a href="http://www.epa.gov/safewater/sourcewater/pubs/qr_g_ssamap_reg5.pdf">http://www.epa.gov/safewater/sourcewater/pubs/qr_g_ssamap_reg5.pdf</a> ). See attachment 5, Sole Source Aquifers EPA Region V Map
<b>Endangered Species Act</b> [50 CFR 402]	Compliance steps not invoked. The project is not likely to affect federally-listed or proposed, threatened and endangered species, and designated or proposed critical habitat. See

	<p>“Attachment 6” for the list of species of Cook County (<a href="http://www.fws.gov/endangered/">http://www.fws.gov/endangered/</a>)</p>
<p><b>Wild and Scenic Rivers Act</b> [Sections 7(b), (c)]</p>	<p>Compliance steps not invoked. The project is not located within one mile of a listed Wild and Scenic River, as identified on the “Designated Wild &amp; Scenic Rivers” list of the U.S. Fish and Wildlife Service located at: (<a href="http://www.rivers.gov/maps.html">http://www.rivers.gov/maps.html</a>). See Attachment 7, State of Illinois National Wild and Scenic Rivers Map</p>
<p><b>Air Quality</b> [Clean Air Act, Sections 176(c) and (d), and 40 CFR 6, 51, 93]</p>	<p>Compliance steps not invoked. Operation of the project will not adversely impact air quality in the community since no additional activity will be generated as a result of the project.</p>
<p><b>Farmland Protection Policy Act</b> [7 CFR 658]</p>	<p>Compliance steps not invoked. The Farmland Protection Policy Act states: “Farmland’ does not include land already in or committed to urban development or water storage. Farmland ‘already in’ urban development or water storage includes all such land with a density of 30 structures per 40-acre area.” (7 CFR 658.2(a)) Per this definition, the project and site does not involve any structures.</p>
<p><b>Environmental Justice</b> [Executive Order 12898]</p>	<p>Compliance steps not invoked. The proposed project will not change the use of the site; it will simply continue its existing use as a public recreational park. Thus, the proposed site is suitable for its proposed use and will not adversely be impacted by adverse environmental conditions.</p>

### HUD Environmental Standards Determination and Compliance Documentation

<p><b>Noise Abatement and Control</b> [24 CFR 51 B]</p>	<p>Compliance steps not invoked. The project does not involve development of noise-sensitive uses. The current and future land use is for the public park, per the Des Plaines Comprehensive Plan (March 2007).</p>
<p><b>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases</b> [24 CFR 58.5(i)(2)]</p>	<p>Compliance steps not invoked. The subject property is free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could conflict with the intended use of the property per the map by the US EPA. (See attachment 8, Cleanups in My Community Map through <a href="http://ofmpub.epa.gov">http://ofmpub.epa.gov</a>)</p>
<p><b>Siting of HUD-Assisted Projects near Hazardous</b></p>	<p>Compliance steps not invoked. The project will not expose people or buildings to unacceptable</p>

<b>Operations</b> [24 CFR 51 C]	separation distances to above-ground explosive, flammable fuels or chemical containers. Chris Klancnik, Vice President of AFCO responded on February 3, 2015 and has reported that they do not possess any pressurized tanks or store liquids outdoors.
<b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]	Compliance steps not invoked. The project is not located within the Runway Clear Zone (RCZ)/ Runway Protection Zone established by the Federal Aviation Administration (FAA) (see attachment 9, Runway Clear Zones Map).

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	Potentially beneficial. The City of Des Plaines Comprehensive Plan (March 2007) policy #3 in regards to improvement and conservation within public and institutional lands of the City states "Work with the Des Plaines Park District on the implementation of the Park District Master Plan. The Park District Master Plan indicates that there is deficient amount of parkland in all areas of the City. Subsequently, the City should encourage new parks and recreational opportunities as a matter of policy in new residential redevelopment areas. The City should support the expansion of open space and recreational amenities contiguous to existing parks and schools" (page 37). The proposed project is in concert with the above. The current zoning for the location is R-1, which allows parks and playgrounds by right (page 49, City of Des Plaines Zoning Ordinance). Given, the proposed project supports the current and future land development plans.
Compatibility and Urban Impact	1	No impact anticipated. The proposed public park improvements will simply be a continuation of the same use. Therefore, and with the Comprehensive Plan and Zoning Ordinance, the project will be compatible and supportive of the surrounding uses.
Slope	1	No impact anticipated. The project will not require grading or alteration of slopes.
Erosion	1	No impact anticipated. The project will follow all City and State erosion control standards.
Soil Suitability	1	No impact anticipated. The project will not include any changes in soil type.
Hazards and Nuisances including Site Safety	1	No impact anticipated. The project will meet all requirements of the Occupational Safety and Health Administration (OSHA).
Energy Consumption	1	No impact anticipated. The project will not require any additional infrastructure upgrades for energy use.
<b>Noise</b> - Contribution to Community Noise Levels	1	No impact anticipated. The project hardware will not generate any noise and the land use will remain the same. The construction noise will be subject to the City Ordinance guidelines and therefore not generate any long-term noise impact.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	No impact anticipated. The proposed playground equipment will not emit any air quality pollutants or generate additional activity that will impact air quality in the community.
<b>Environmental Design</b> Visual Quality - Coherence,	1	No impact anticipated. The planned playground equipment will be typical in design and in concert with the current public green

Diversity, Compatible Use and Scale		space and use.
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<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	No impact anticipated. The project will not require the displacement of any housing, businesses or persons.
Displacement	1	No impact anticipated. Neither the project construction nor operation will require the displacement of any housing, businesses or people.
Employment and Income Patterns	1	No impact anticipated. The public park improvement project will not generate new long-term employment opportunities. During construction, the project will provide short-term employment and will not impact employment and income patterns.

<b>Community Facilities and Services</b>	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	No impact anticipated. The goal of the project is to update and improve handicap accessibility to new playground equipment in an existing free and open park. The project will not develop green space, construct new housing/businesses or induce population growth. Therefore, the project will not require additional nor impact existing educational facilities.
Commercial Facilities	1	No impact anticipated. For the same reason immediately above. Therefore, the project will not require additional nor impact existing commercial facilities.
Health Care	1	No impact anticipated. For the same reason in Educational and Commercial Facilities, the project will not require additional nor impact existing health care services or facilities.
Social Services	1	No impact anticipated. For the same reason in Educational and Commercial Facilities, the project will not require additional nor impact existing social services or facilities.
Solid Waste	1	No impact anticipated. For the same reason in Educational and Commercial Facilities, the project will not require additional nor impact existing solid waste treatment facilities.
Waste Water	1	No impact anticipated. For the same reason in Educational and Commercial Facilities, the project will not require additional nor impact existing waste water treatment facilities.
Storm Water	1	No impact anticipated. The project will not likely generate additional storm water to negatively affect the current system.
Water Supply	1	No impact anticipated. For the same reason in Educational and Commercial Facilities, the project will not require additional nor impact existing water supply facilities.
Public Safety - Police	1	No impact anticipated. The project will not construct new housing, businesses, induce population growth or change land use. Therefore, the project will neither require additional public facilities, police service nor impact existing conditions.
- Fire	1	No impact anticipated. The project will not construct new housing, businesses, induce population growth or change land use. Therefore, the project will neither require additional public facilities, fire service nor impact existing conditions.
- Emergency Medical	1	No impact anticipated. The project will not construct new housing, businesses, induce population growth or change land use. Therefore, the project will neither require additional public facilities, emergency medical service nor impact existing conditions.

Open Space and Recreation - Open Space	1	No impact anticipated. The project will not expand on undeveloped green open space. Rather, it will improve the existing play equipment and facilities.
- Recreation	2	Potentially beneficial. The essence of the project will expand and install a wider range of recreational equipment and facilities.
- Cultural Facilities	1	No impact anticipated. For the same reason for Educational and Commercial Facilities. The project will not improve undeveloped land, construct new housing or businesses, or induce population growth. Therefore, the project will not require new or expanded cultural facilities or services. The project construction and operation will not impact existing cultural facilities.
Transportation	1	No impact anticipated. The project will not expand on undeveloped land, construct new housing, businesses or induce population growth. Therefore, the project will not require new or expanded transportation infrastructure or services.

### Natural Features

### Source or Documentation

Water Resources	1	No impact anticipated. As discussed in "Wetlands Protection" the project does not involve new construction within or adjacent to a wetland. These findings are based on a search conducted on February 2, 2015, using the "The National Map Viewer" (see Attachment 2 Wetlands Protection Map) of the National Wetlands Inventory ( <a href="http://www.fws.gov/wetlands/Data/Mapper.html">http://www.fws.gov/wetlands/Data/Mapper.html</a> )
Surface Water	1	No impact anticipated. The project will feature carefully designed water features with proper drainage.
Unique Natural Features and Agricultural Lands	1	No impact anticipated. The project will not expand on undeveloped land or alter existing land uses; therefore the project will not adversely impact unique natural features and agricultural lands, as discussed above in "Wetlands Protection", "Coastal Zone Management Act", "Wild and Scenic Rivers Act", "Farmland Protection Policy Act", and "Open Space and Recreation".
Vegetation and Wildlife	1	No impact anticipated. Please reference "Endangered Species Act", above.

### Other Factors

### Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	No impact anticipated. As discussed in "Floodplain Management" the project does not involve property acquisition, land management, construction or improvement within a 100 or 500 year flood zone or floodway identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM #17031C0219J), effective August 19, 2008.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	No impact anticipated. The project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone, as defined on the "Illinois Coastal Zone Boundary" of the Illinois Department of Natural Resources ( <a href="http://dnr.state.il.us/owr/cmp/boundaries.htm">http://dnr.state.il.us/owr/cmp/boundaries.htm</a> )
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	No impact anticipated. Please reference "Airport Clear Zones and Accident Potential Zones", above.
Other Factors	N/ A	N/A

## Summary of Findings and Conclusions

### Environmental Factor

Conformance with Comprehensive Plans and Zoning  
Recreation

All other environmental factors

### Project Impact

Potentially Beneficial  
Potentially Beneficial

No Impact

## ALTERNATIVES TO THE PROPOSED ACTION

### **Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

Only two possible courses of action were considered: (1) implement project or (2) the no action alternative. No other alternatives to the project were considered for the following reasons. First, the City of Des Plaines PY2014 Action Plan was unanimously approved by City Council (R-154-14) on August 4, 2014 to utilize CDBG funding to improve Apache Park, as recommended by the Des Plaines Park District and Community and Economic Development Department. No other LMA public parks and/or facilities were considered by the above. Apache Park already contains playground equipment and supplementary facilities. Therefore, the project will in essence, upgrade and improve the existing conditions. This supports the current and future land use plan to ensure it would be a long-term investment.

### **No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The no action alternative would not provide any benefits to the human environment because no recommended or required mitigation measures were identified. However, the opposite would result in an adverse impact. Without funding, the condition of the park and its facilities would continue to deteriorate and potentially turn away residents from utilizing the public green space. Thus, the adverse impact includes potentially an underutilized park; which may increase crime activity. The no action alternative would adversely impact the human environment by preventing the improvements and additional play features to Apache Park and facilities.

### **Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

N/A

### **Additional Studies Performed**

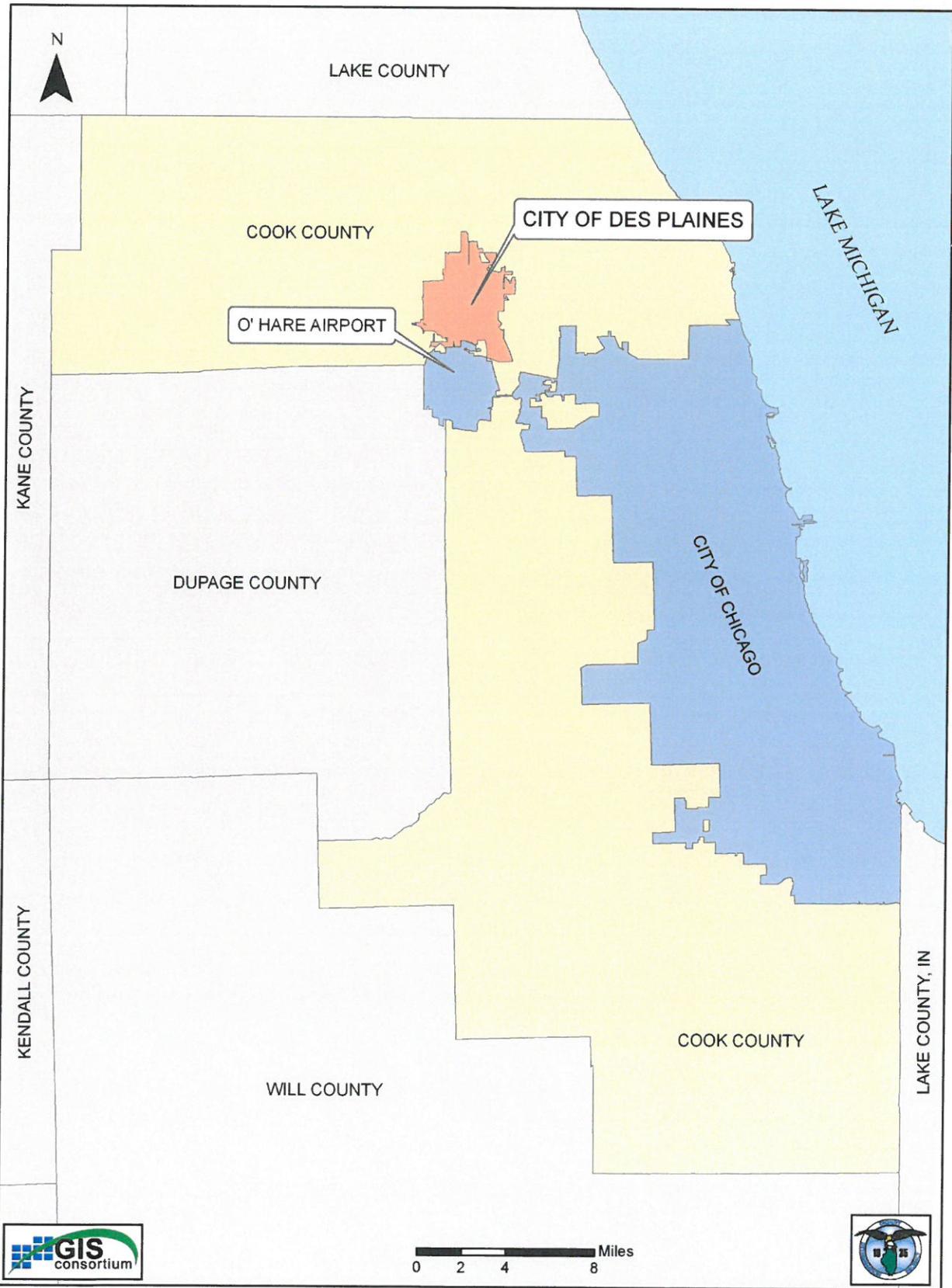
(Attach studies or summaries)

N/A

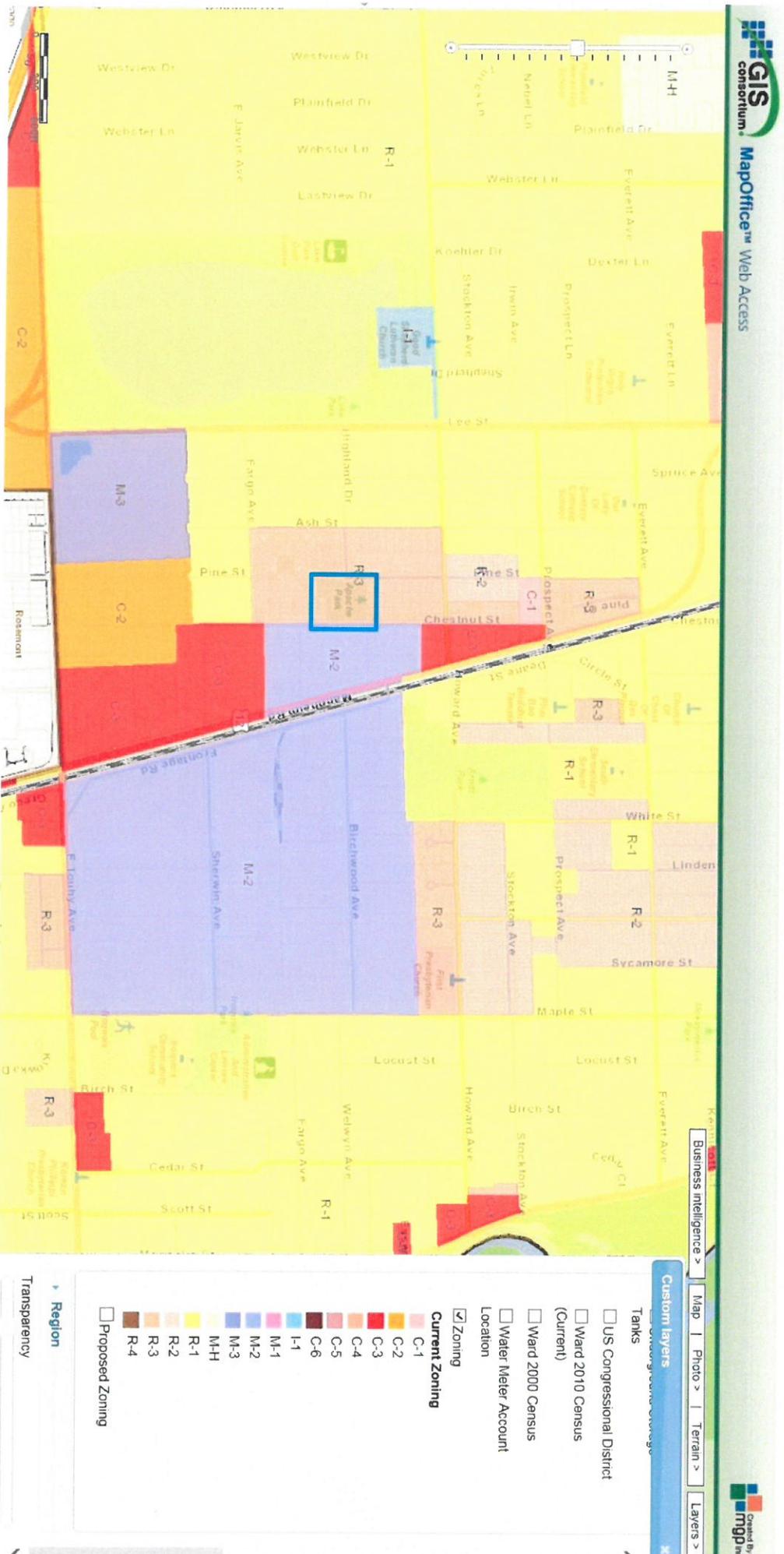
## List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

1. City of Des Plaines CDBG Consolidated Plan, adopted August 2, 2010
2. City of Des Plaines Zoning Ordinance, adopted September 21, 1998
3. City of Des Plaines Comprehensive Plan, adopted March 5, 2007
4. U.S. Geological Survey website: <http://www.usgs.gov/>
5. Illinois Department of Natural Resources website: <http://dnr.state.il.us/owr/cmp/index.htm>
6. U.S. Environmental Protection Agency website: <http://www.epa.gov/>
7. National Wild and Scenic Rivers: <http://www.rivers.gov/>
8. U.S. Bureau of the Census, Census 2000 website: <http://www.census.gov/>
9. U.S. Fish and Wildlife Service website: <http://www.fws.gov/angered/>
10. Municipal GIS Partners, Inc.
11. Paul A. Cathey, Superintendent of Parks and Golf Operations  
Des Plaines Park District

# Map 1 Regional Map

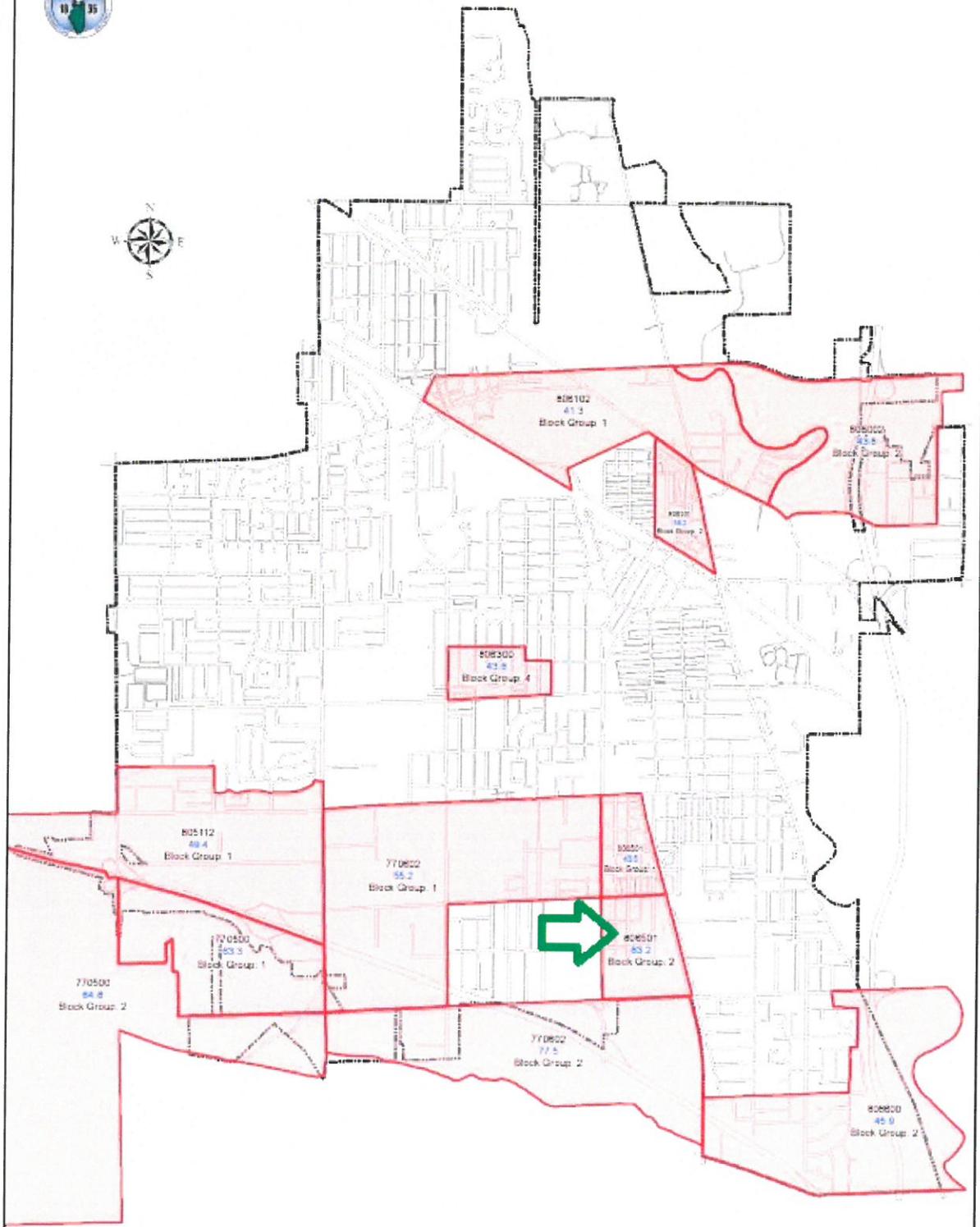


# Location and Zoning [Map 2] Apache Park Neighborhood Plan Program



# Map 3 LMA Map

City of Des Plaines  
2010 Block Group and Census Tracts





# Map 5 Housing Density Map

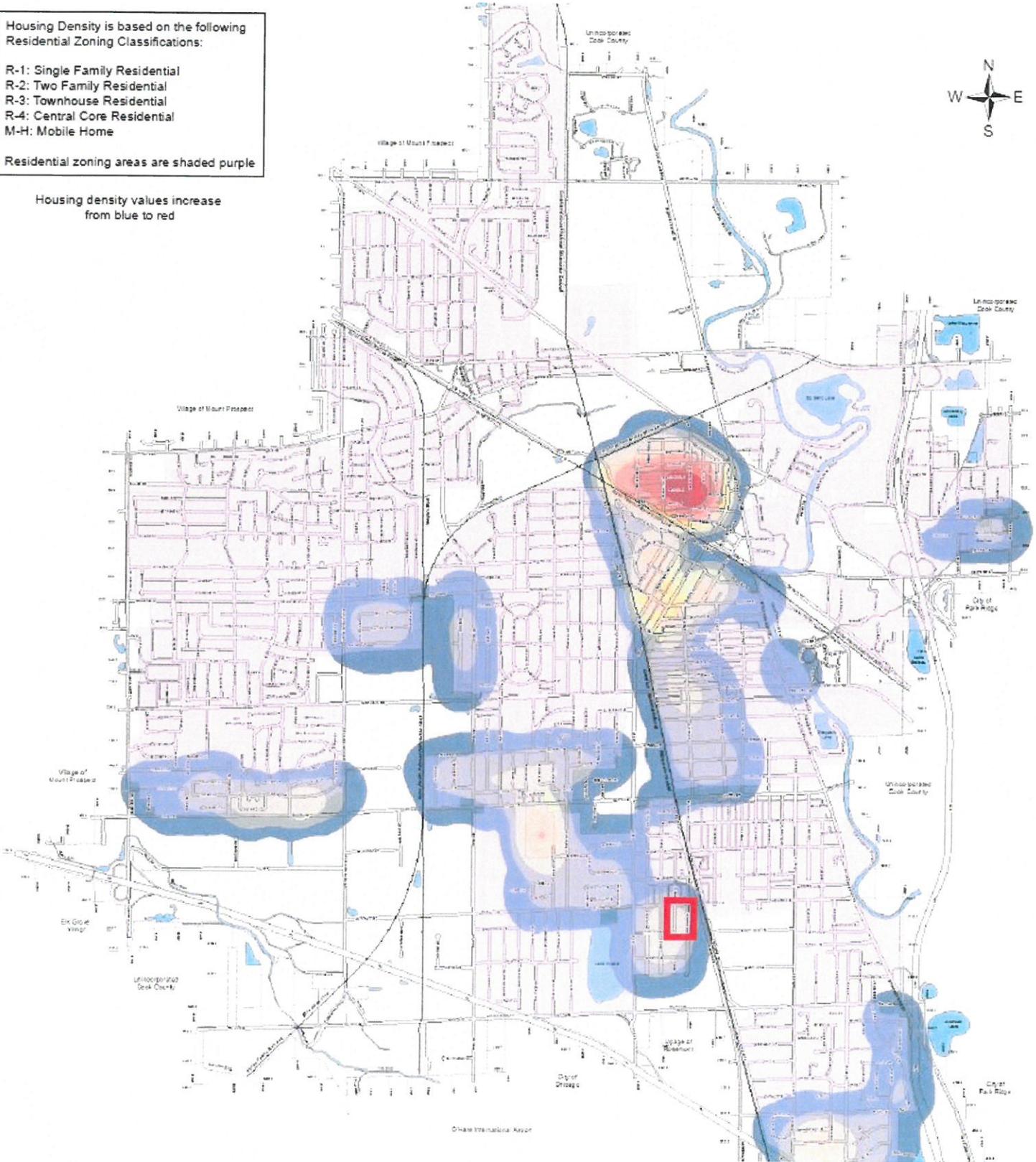
(Source: Des Plaines CDBG PY2010-14 Consolidated Plan, page 38)

Housing Density is based on the following Residential Zoning Classifications:

- R-1: Single Family Residential
- R-2: Two Family Residential
- R-3: Townhouse Residential
- R-4: Central Core Residential
- M-H: Mobile Home

Residential zoning areas are shaded purple

Housing density values increase from blue to red





Community Planning # Site Design # Development Economics # Landscape Architecture

12 January 2015

Paul Cathey  
Superintendent of Parks and Planning  
Des Plaines Park District  
2222 Birch Street  
Des Plaines, IL 60018-3199  
[paulc@dpparks.org](mailto:paulc@dpparks.org)

***RE: Professional Design Services – Apache Park Renovations***

Dear Paul,

Teska is pleased to present the enclosed proposal for professional design services for Apache Park renovations. We have enjoyed working with the Village and Park District on the recently adopted Apache Park Neighborhood Plan and Apache Park Development Plan and were thrilled to hear the news about the recently awarded OSLAD funds for Apache Park.

This proposal is based on the site development plan and associated costs presented in the OSLAD application. We would welcome the opportunity to discuss this proposal and our approach with you further.

I will serve as project manager for this assignment and can be reached at the contact information below.

Thank you,

Jodi Mariano, Principal Landscape Architect  
Teska Associates  
847.869.2015 x324  
[JMariano@TeskaAssociates.com](mailto:JMariano@TeskaAssociates.com)

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**Teska Associates, Inc.**

627 Grove Street Evanston, Illinois 60201-4474 fax 847.869.2059 voice 847.869.2015 [www.TeskaAssociates.com](http://www.TeskaAssociates.com)

Attachment 1

1

## INTRODUCTION & PROJECT AREA

This project is a continuation of work completed as part of the Apache Park Neighborhood Plan prepared by Teska Associates for the Village of Des Plaines and the Des Plaines Park District. The Apache Park Neighborhood Plan effort was funded by the Chicago Metropolitan Agency for Planning (CMAP). Teska assisted the Village and Park District with preparation of an application to the Illinois Department of Natural Resources (IL-DNR) for implementation assistance through its Open Space Lands Acquisition and Development Program (OSLAD). In January 2015, the IL-DNR announced award of funds for Apache Park Site Development through the OSLAD program. The following scope addresses landscape architectural design services associated with preparation of design development, construction documentation and construction phase services for the Apache Park Plan Development illustrated in the OSLAD application.

The project area is the existing Apache Park area, generally bounded by Chestnut St to the east, Pine St to the west and adjacent properties towards the north and south.

## SCOPE OF SERVICES

### PHASE 1 | EXISTING CONDITIONS REVIEW AND BASE PLAN

#### 1.1 Base Map and Site Review

Utilize existing topographic survey as provided by the Des Plaines Park District and as referenced during the OSLAD grant application. Prepare base map in AutoCAD format. The base map will be prepared to a level of detail that it will be used as the basis upon which all design work will be produced. Perform one site review to verify and document current site features and conditions, including but not limited to play area surfacing, materials, products, vegetation, views, pedestrian access and perimeter conditions.

*Work with the Des Plaines Park District to determine whether an archaeological survey is required by OSLAD. The cost to produce this survey is not included in the scope of services.*

#### 1.2 Kick off Meeting

Attend one kick off meeting with Park District Staff. The purpose of this meeting will be to review the project scope and schedule, including coordination of submittal and meeting dates. Review the concept plan produced as part of the OSLAD grant application, including products, materials and budgeting. Project goals and objectives will be discussed towards finalizing the project program

**PHASE 1 MEETINGS:**                    **Kickoff Meeting**

**PHASE 1 DELIVERABLES:**        **Base Map (plan drawing); Meeting Minutes**

## PHASE 2 | DESIGN AND DEVELOPMENT

### 2.1 Preliminary Park Development Plan

Based on the OSLAD Concept Plan and kickoff meeting above, a Preliminary Park Development Plan will be prepared.

The plan will address all items identified in the OSLAD submittal, including the following development items:

1. Park sign and entry plantings
2. Walking/jogging path
3. Native plantings
4. Picnic shelter
5. Social gathering area
6. Arboretum plantings
7. Multi-sensory garden
8. Existing playground
9. Splash pad and water play
10. Active fitness center
11. Youth soccer field
12. Solar powered lighting
13. Drinking fountain and bike rack

The plan will be prepared in AutoCAD format as a technical drawing with annotations. The plan will be supported by details, outline specifications and budget costs.

### 2.2 Review Meeting

The Preliminary Park Development Plan will be presented to the Park District for review and input. Revisions will be made as necessary.

### 2.3 Final Park Development Plan

Based on input by the Park District, a Final Park Development Plan will be produced. The plan will be supported by refined details, outline specifications and budget costs. The Final Park Development Plan will be submitted to the Park District for review and approval. The plan will be submitted as a PDF binder. Revisions will be made as required.

**PHASE 2 MEETINGS:** *Park District Review Meeting*

**PHASE 2 DELIVERABLES:** *Preliminary Park Development Plan (plan, details, outline specifications and budget costs);*

*Final Park Development Plan (plan, refined details, outline specifications and budget costs); Meeting Minutes*

## PHASE 3 | CONSTRUCTION DOCUMENTATION AND BIDDING

### 3.1 Review Meeting

One meeting is reserved in this phase for coordination with the Park District and/or Park District Board.

### 3.2 Construction Documents

Based on approval of the Final Park Development Plan, Construction Documents will be prepared. Construction Documents will be prepared in AutoCAD format and will be prepared to a level of detail that guides permitting, bidding and installations. A preliminary Construction Document Package may include the following sheets:

- L1 – Project Location Plan/Title Sheet
- L2 – Existing Plan
- L3 – Demolition Plan
- L4 – L7 – Splash Pad Plans
- L8 – L10 – Enlargement Plans
- L11 – L13 – Materials and Products Details
- L14 – L18 – Planting Details, Plant List and General Notes

The Construction Documents include refined plan view drawings, detail drawings, technical specifications, quantity list and cost estimate.

### 3.3 Construction Document Submittal

Construction Documents will be submitted to the Park District for review and approval. The documents will be submitted as a PDF binder and will include construction drawings and specifications manual. Revisions will be made as required. The documents will be submitted as a PDF binder. Three (3) sets of full size stamped documents will be provided.

### 3.4 Bid Assistance

Provide bid documents for the Park District's use in obtaining bids. Front end bid documents shall be the responsibility of the Park District. Assist with bid phase activities, including providing contractor recommendations, review contractor qualifications, attend the bid opening, and provide recommendations on the bid award. Assist contractors and the Park District with interpretation of the documents and coordination with contractual agreements between the Park District and the selected contractor.

**PHASE 3 MEETINGS:**            **Bid opening**

**PHASE 3 DELIVERABLES:**    **Construction Documents (plans, details, specifications, costs, quantities);**

**Bid Assistance; Meeting Minutes**

## PHASE 4 | CONSTRUCTION OBSERVATION

### 4.1 Submittal Review

Review and approve submittals as required.

### 4.2 Site Visits

Make six (6) site visits during construction. Prepare field reports that document conditions during the course of construction activities.

### 4.3 Final Review

Make one (1) final review upon substantial completion. Prepare a punch list that documents outstanding items to be addressed prior to Park District acceptance.

**PHASE 4 MEETINGS:**            **N/A**

**PHASE 4 DELIVERABLES:**    **(6) Field Reports, (1) Punch List**

## ADDITIONAL SERVICES AVAILABLE SEPARATELY

### A.1 Public Hearings and Presentations

Teska is available to make presentations to the Park District Board, Village Board and others as necessary. Hourly rates would be applied to attendance at meetings and would be agreed upon in advance.

## STANDARD HOURLY AND MATERIAL RATES

This proposal offers the Des Plaines Park District discounted municipal rates for our professional staff. Hourly and materials rates follow below:

Principal, Project Manager	\$130/hr
Associate Landscape Designer	\$105/hr
Full size plotting	\$1/square foot
Travel reimbursables	\$0.575/mile

## ESTIMATED COST FOR THE PROJECT – NOT TO EXCEED FEE

A summary of proposed project fees and reimbursables, organized by project phase follows below:

Phase 1, Existing Conditions Review and Base Plan:	\$ 3,340
Phase 2, Design and Development:	\$13,990
Phase 3, Construction Documentation and Bidding:	\$17,130
Phase 4, Construction Observation:	\$14,420
<b>TOTAL 'NOT TO EXCEED' FEE (including reimbursables)</b>	<b>\$48,880</b>

The Proposed Professional Fees and Timeline is on the following page.

***Encl: cost proposal / schedule; OSLAD grant application excerpts (illustrative plan; cost data)***

**Teska Associates, Inc.**

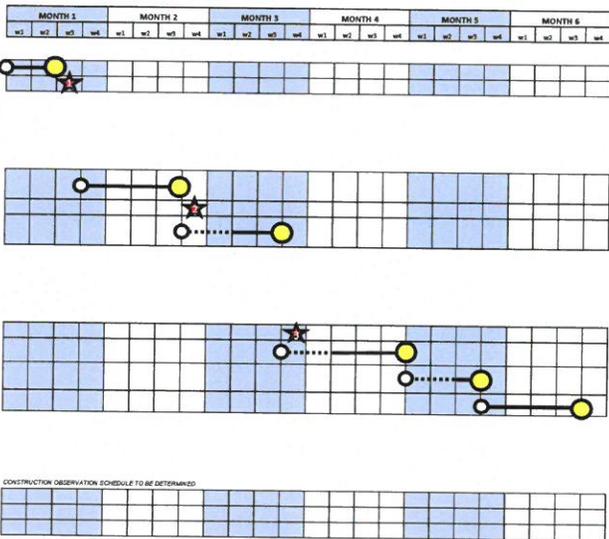
627 Grove Street Evanston, Illinois 60201- 4474    fax 847.869.2059    voice 847.869.2015    www.TeskaAssociates.com



**DES PLAINES PARK DISTRICT - APACHE PARK DEVELOPMENT**  
**Proposed Professional Design Fees & Timeline**  
 Prepared by Teska Associates, January 12 2015



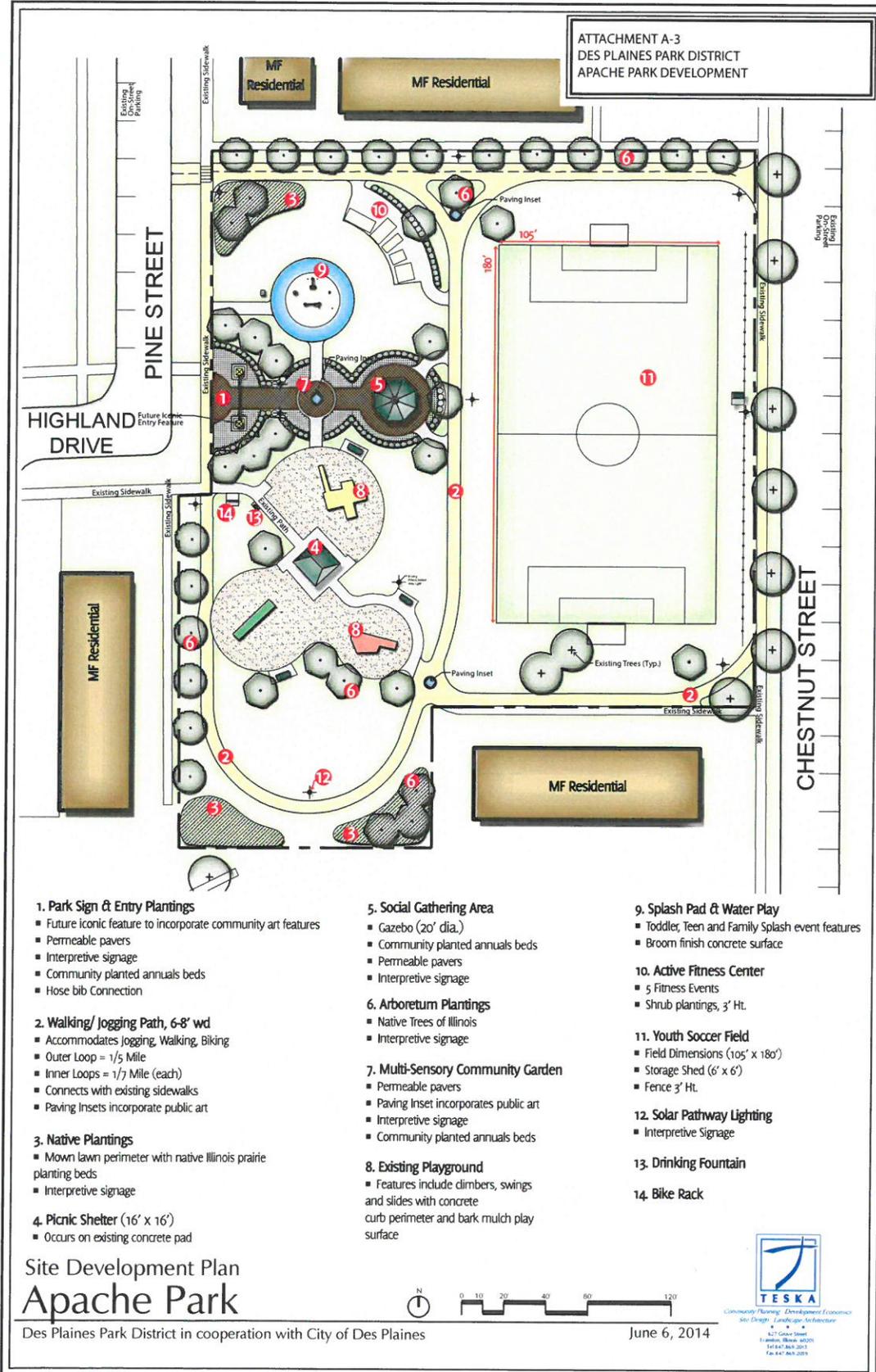
	Hourly Manager		Associate		TOTALS
	Total	Rate	Total	Rate	
<b>1) EXISTING CONDITIONS REVIEW &amp; BASE PLAN</b>					
1.1 Base map and site review	4	\$520	16	\$1,680	
1.2 Kick-off Meeting (#1)	4	\$520	4	\$420	
<b>PHASE 1 DESIGN FEES</b>	<b>8</b>	<b>\$1,040</b>	<b>20</b>	<b>\$2,100</b>	<b>\$5,180</b>
<b>PHASE 1 REIMBURSABLES (1 base file print, 1 meeting)</b>					<b>\$200</b>
					<b>\$3,380</b>
<b>2) DESIGN &amp; DEVELOPMENT</b>					
2.1 Preliminary Park Development Plan	24	\$3,120	50	\$5,250	
2.2 Review Meeting (#2)	4	\$520	0	\$0	
2.3 Final Park Development Plan	16	\$2,080	24	\$2,520	
<b>PHASE 2 DESIGN FEES</b>	<b>44</b>	<b>\$5,720</b>	<b>74</b>	<b>\$7,770</b>	<b>\$13,490</b>
<b>PHASE 2 REIMBURSABLES (1 final plan plot set, 28 sheets, 1 meeting)</b>					<b>\$500</b>
<b>TOTAL PHASE 2</b>					<b>\$13,990</b>
<b>3) CONSTRUCTION DOCUMENTATION / BIDDING</b>					
3.1 Review Meeting (#3)	4	\$520	0	\$0	
3.2 Construction Documents	24	\$3,120	70	\$7,350	
3.3 Submit for Park District Review / Revisions as Required / Final Deliverable	8	\$1,040	20	\$2,100	
3.4 Bid Assistance	16	\$2,080	4	\$420	
<b>PHASE 3 DESIGN FEES</b>	<b>52</b>	<b>\$6,760</b>	<b>94</b>	<b>\$9,870</b>	<b>\$16,630</b>
<b>PHASE 3 REIMBURSABLES (3 plot sets, 18 sheets each, 1 meeting)</b>					<b>\$500</b>
<b>TOTAL PHASE 3</b>					<b>\$17,130</b>
<b>4) CONSTRUCTION OBSERVATION</b>					
4.1 Submittal review	40	\$5,200	16	\$1,680	
4.2 (3) Site visits during construction	36	\$4,680	8	\$840	
4.3 (1) Final Review	6	\$780	8	\$840	
<b>PHASE 4 DESIGN FEES</b>	<b>82</b>	<b>\$10,660</b>	<b>32</b>	<b>\$3,360</b>	<b>\$14,020</b>
<b>PHASE 4 REIMBURSABLES (7 site reviews)</b>					<b>\$400</b>
<b>TOTAL PHASE 4</b>					<b>\$14,420</b>
<b>TOTAL FEES + DELIVERABLES</b>					<b>\$48,880</b>



**TOTAL FEES + DELIVERABLES \$48,880**  
 \*\*Professional fees are based on park features and budgets outlined in the CSLAD grant application. IAT/ Design Fees: 1/ 15.25% of construction cost

Hourly Rates	PM	Assoc
	\$130	\$105

SITE DEVELOPMENT PLAN (FIGURE 11)



STATE OF ILLINOIS / DEPT OF NATURAL RESOURCES  
OSLAD / LWCF PROJECT APPLICATION

**DOC - 4 / DEVELOPMENT DATA**

1. **Project Sponsor:** Des Plaines Park District
2. **Project Title:** Apache Park
3. Acquisition \_\_\_\_\_ Development

NOTE: **Acquisition Projects** - complete items #4 and #6 below as they pertain to future development.

4. DEVELOPMENT ITEM	5. UNIT AMT.	6. ESTIMATED COSTS
1. Park sign and entry plantings	1	\$17,436.94
2. Walking/jogging path	1	\$54,844.16
3. Native plantings	3	\$1,831.78
4. Picnic shelter	1	\$13,440.00
5. Social gathering area	1	\$44,514.40
6. Arboretum plantings	4	\$30,542.40
7. Multi-sensory garden	1	\$6,545.18
8. Existing playground	1	\$0.00
9. Splash pad and water play	1	\$127,604.96
10. Active fitness center	1	\$42,745.36
11. Youth soccer field	1	\$19,420.80
12. Solar powered lighting	10	\$84,560.00
13. Drinking fountain and bike rack	1	\$5,880.00
CPA Report Costs		
A / E Design Fees: $\leq 15.25\%$ of const cost		\$49,430.26
( <input checked="" type="checkbox"/> ) Potential Archaeological Survey		\$3,500.00
<b>TOTAL ESTIMATED COST:</b>		<b>\$502,296.24</b>

NOTE: **Donated labor and material are not eligible for reimbursement.**

- () Projects approved for OSLAD funding may require the completion of an archaeological reconnaissance survey on the project site. Estimated cost for such a survey may be included in the project budget.

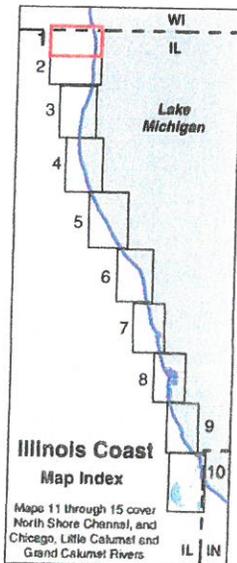
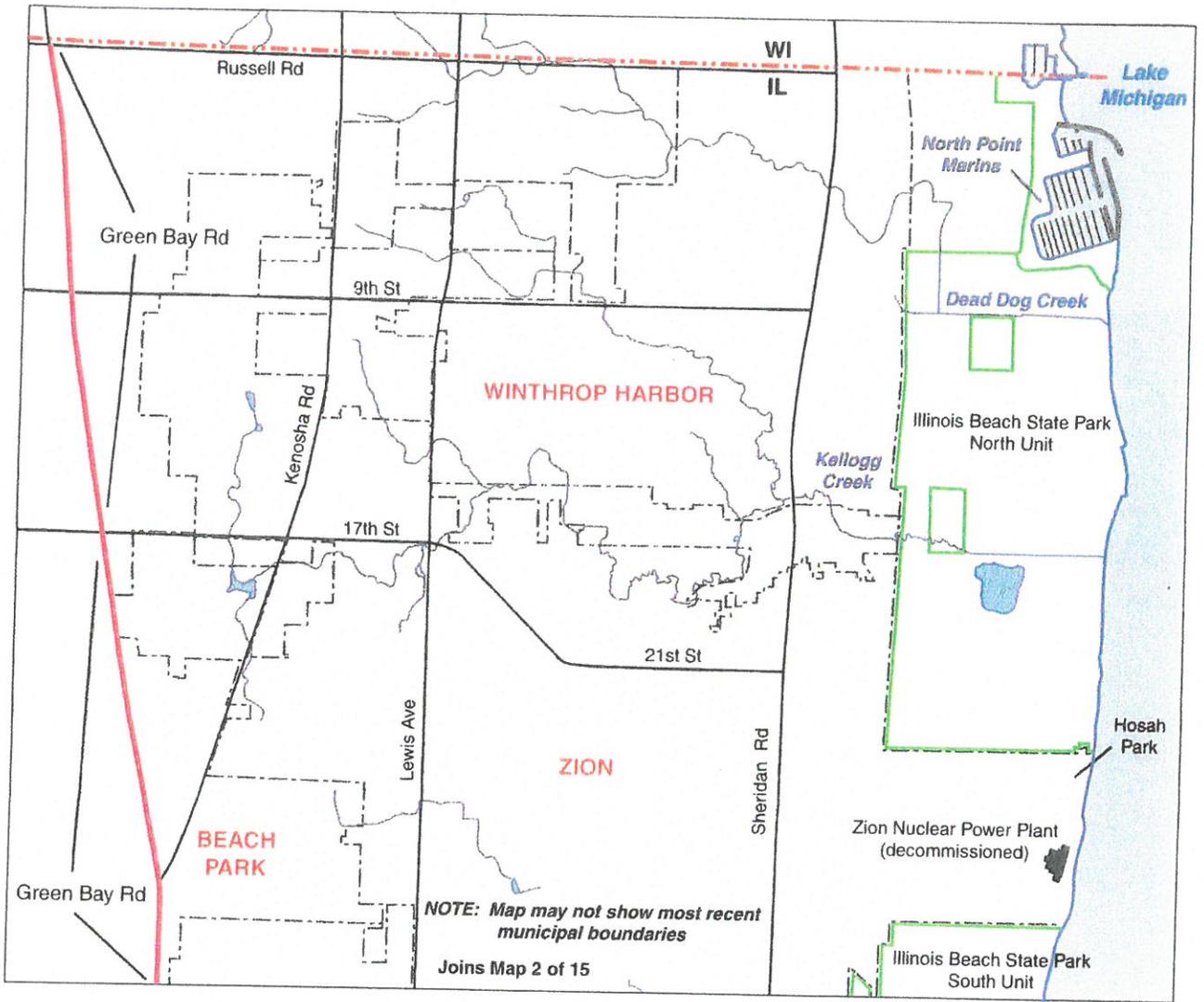
Provide a quarterly expenditure schedule for the grant funds to the best of your knowledge or ability. Use quarterly time increments. Example: Year 1, Quarter 1 = \$10K (engineering fees). The project sponsor is not bound to this schedule and revisions can be made during the course of the project as necessary.





U.S. Fish and Wildlife Service  
National Wetlands Inventory





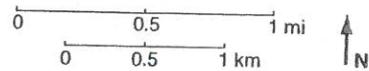
Illinois Coastal Management Program  
 Coastal Zone Boundary

**MAP 1 of 15**

**Coastal Zone Boundary**  
 Street names indicated  
 - Boundary is street center line

Municipal boundaries  
 Municipal names in red

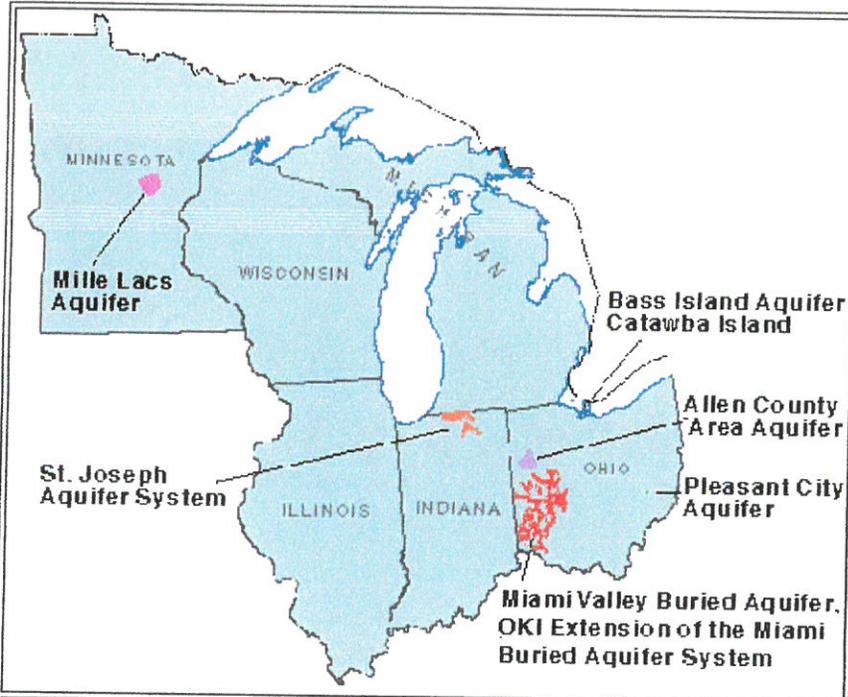
Land area within coastal zone  
 (state park land indicated by green)



Base Map USGS 7.5-Minute Quadrangles  
 Wadsworth (1998); Zion (1993)

# DESIGNATED SOLE SOURCE AQUIFERS IN EPA REGION V

Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin



Thomas Poy  
Ground Water Branch, US EPA Region 5  
77 W. Jackson Blvd.  
Chicago, IL 60604  
phone: (312) 886-5991  
email: [poy.thomas@epa.gov](mailto:poy.thomas@epa.gov)

*Contact the coordinator above for more information.*

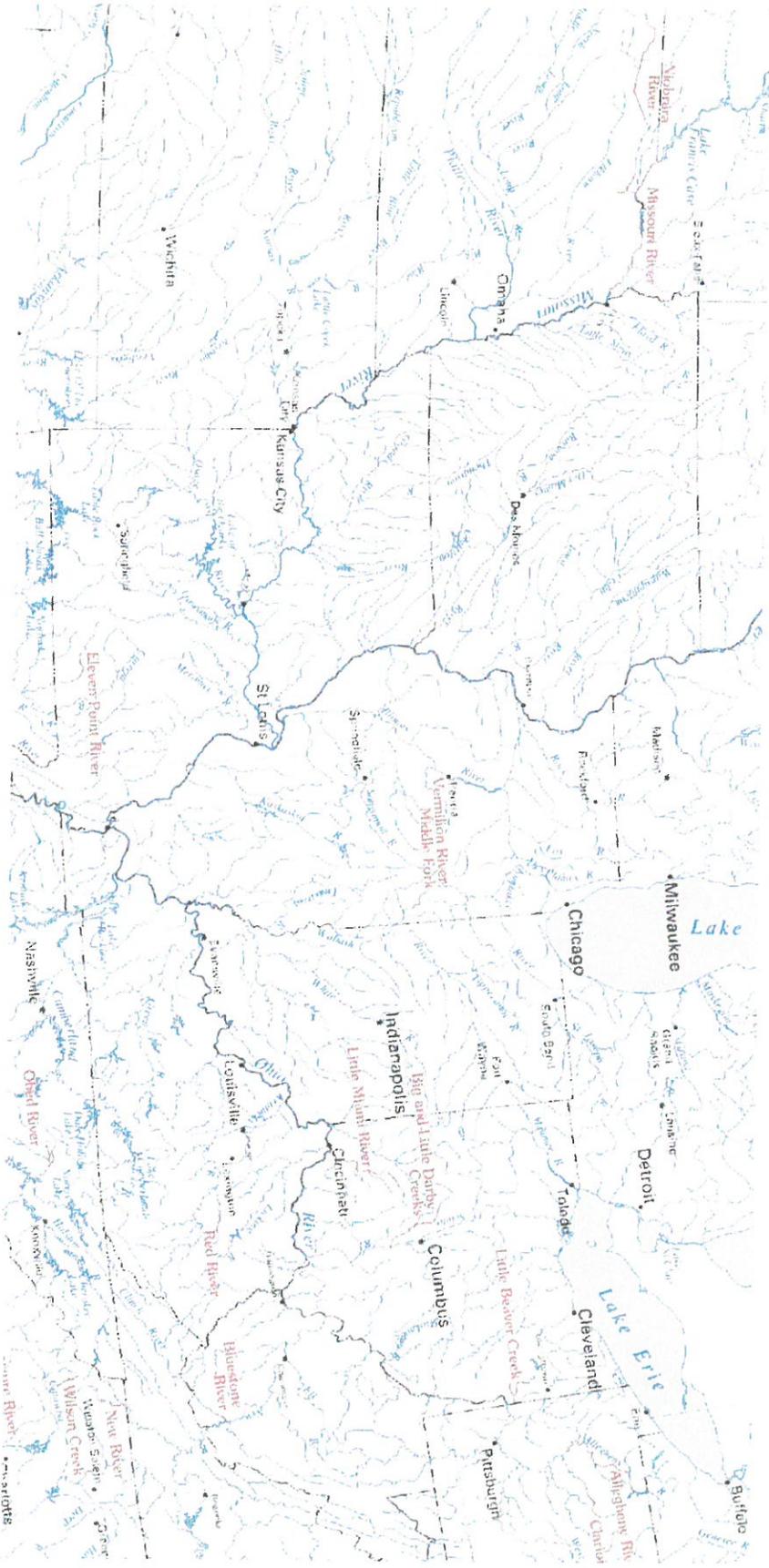
## DESIGNATED SOLE SOURCE AQUIFERS IN REGION V:

State	Sole Source Aquifer Name	Federal Register Cit.	Public. Date	GIS map
IN	St. Joseph Aquifer System	53 FR 23682	06/23/88	no
MN	Mille Lacs Aquifer	55 FR 43407	10/29/90	no
OH	Pleasant City Aquifer	52 FR 32342	08/27/87	yes
OH	Bass Island Aq., Catawba Island	52 FR 37009	10/02/87	yes
OH	Miami Valley Buried Aquifer	53 FR 15876	05/04/88	yes
OH	OKI extension of the Miami Buried Valley Aquifer	53 FR 25670	07/08/88	yes
OH	Allan County Area Combined Aquifer System	57 FR 53111	11/06/92	yes

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Stage
Birds	Piping Plover ( <i>Charadrius</i> )	Great Lakes watershed	Endangered	East Lansing Ecological	Recovery Plan for the Great	Final
Flowering Plants	Mead's milkweed ( <i>Asclepias</i> )		Threatened	Chicago Ecological Service	Approved Recovery Plan for the	Final
Flowering Plants	Leafy prairie-clover ( <i>Dalea</i> )		Endangered	Tennessee Ecological Services	Leafy Prairie-clover	Final
Flowering Plants	Prairie bush-clover ( <i>Lespedeza</i> )		Threatened	Twin Cities Ecological Services	Prairie Bush-clover	Final
Flowering Plants	Eastern prairie fringed orchid		Threatened	Chicago Ecological Service	Eastern Prairie Fringed Orchid	Final
Insects	Hine's emerald dragonfly		Endangered	Chicago Ecological Service	Hine's Emerald Dragonfly	Final
Insects	Rattlesnake-master borer moth		Candidate	Rock Island Ecological Services		
Mammals	Northern Long-Eared Bat		Proposed Endangered	Twin Cities Ecological Services		
Reptiles	Eastern Massasauga		Candidate	Chicago Ecological Service		

# National Wild and Scenic Rivers Map - State of Illinois

Source: <http://www.rivers.gov/maps.html>



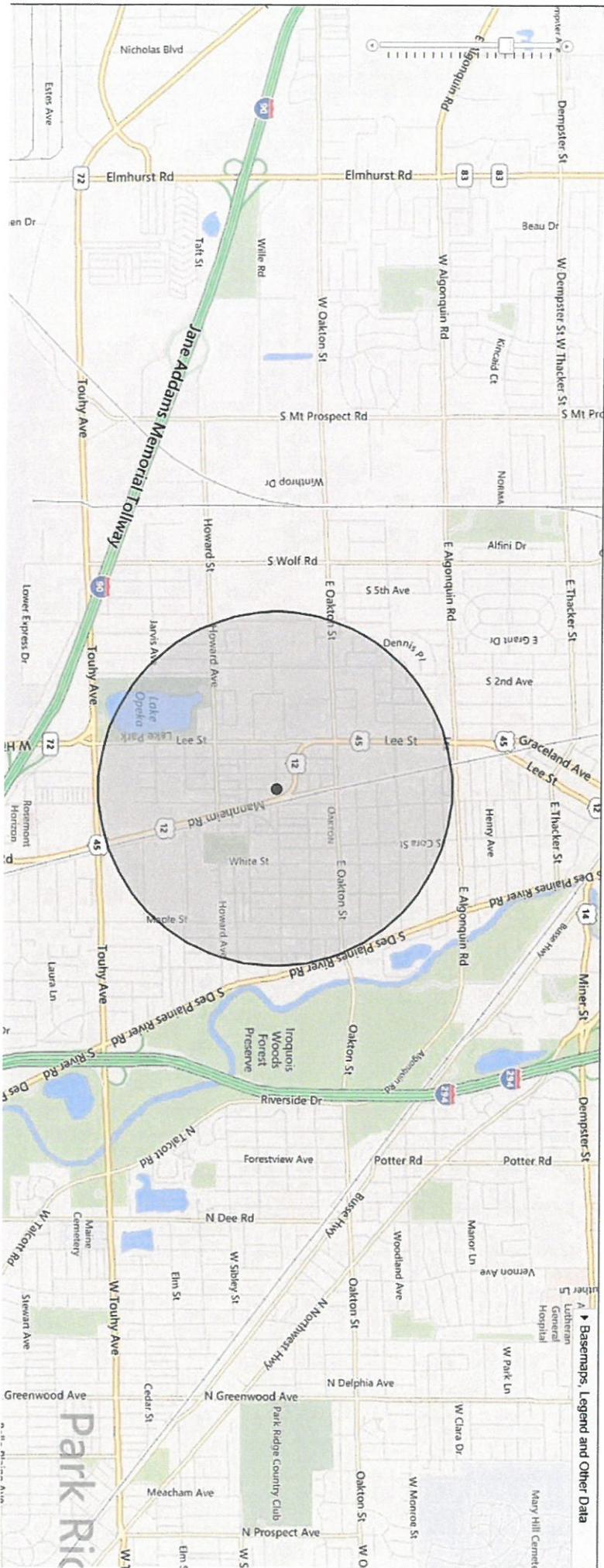
**You are here: EPA Home > Cleanups > Cleanups In My Community (CIMC)**

Define Your Community: Street Address  2100 Pine Street, Des Plaines IL  Radius (mi):  1

or

Cleanup Types:  Filter Cleanup Type  Brownfield Grants Jurisdictions:  Grant Filters

[Click on a site for more information \(Pop-up hyperlink will link to additional site specific information\)](#)





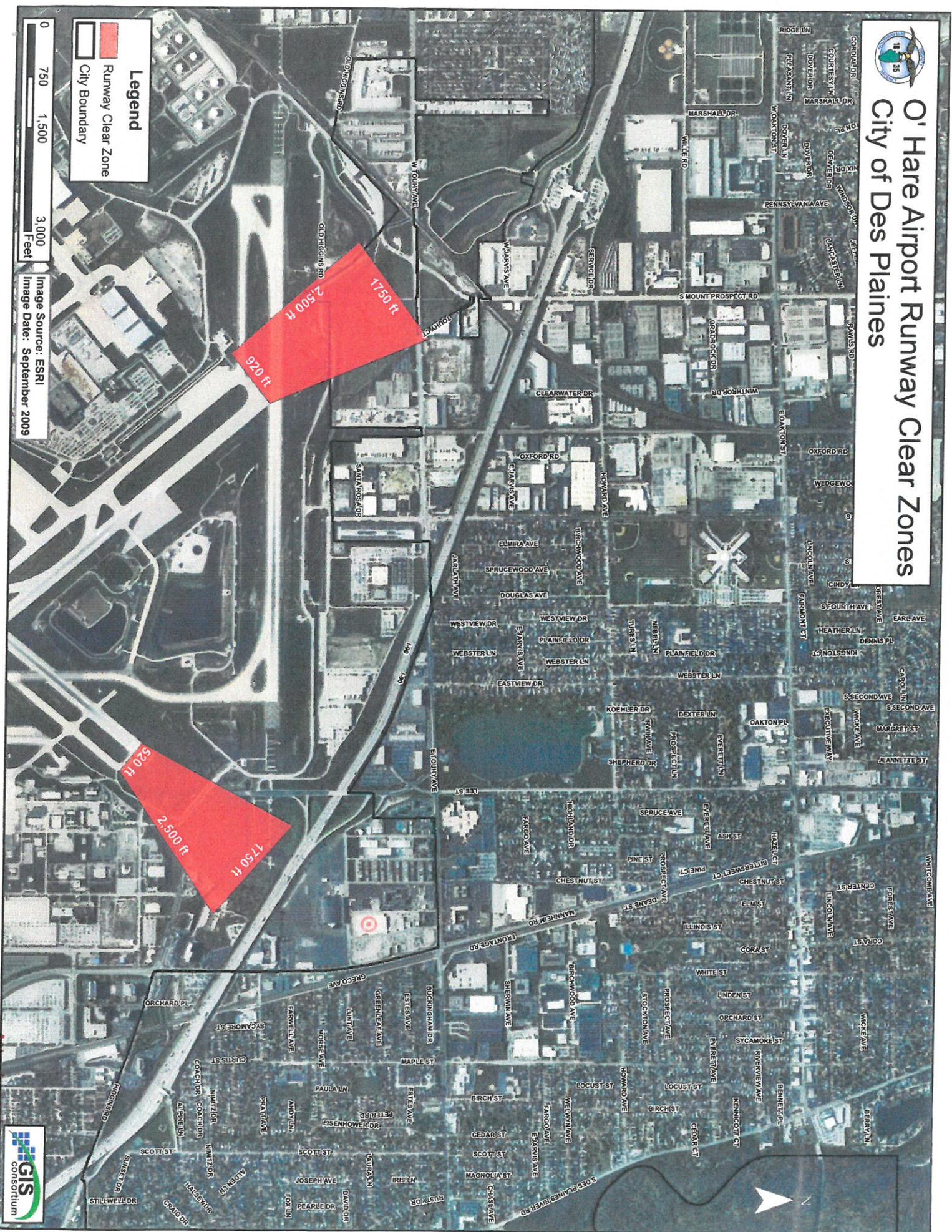
# O'Hare Airport Runway Clear Zones City of Des Plaines

**Legend**

- Runway Clear Zone
- City Boundary



Image Source: ESRI  
Image Date: September 2009





FAX 217/524-7525

Cook County  
Des Plaines  
NE of Highland Drive & Pine Street  
CDBG  
Public park improvements - Apache Park

PLEASE REFER TO: IHPA LOG #004010915

January 14, 2015

Chan Yu  
City of Des Plaines, Illinois  
1420 Miner St.  
Des Plaines, IL 60016

Dear Mr. Yu:

We have reviewed the documentation submitted for the referenced project(s) in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you are an applicant, please submit a copy of this letter to the state or federal agency from which you obtain any permit, license, grant, or other assistance.

Sincerely,

Rachel Leibowitz, Ph.D.  
Deputy State Historic  
Preservation Officer

RECEIVED BY

JAN 21 2015

1 Old State Capitol Plaza  
Springfield IL 62701

ILLINOISHISTORY.GOV

EXHIBIT

1

CDBG