

**TIF Redevelopment Budget
Potential Eligible Expenses**

Category: Potential Infrastructure Projects		
Project	Budget Estimate	Notes
<i>Updated E/W Elm Streetscape Program</i>	\$5.10 M	Estimate includes sidewalks (concrete & pavers), curbs, tree grates, vegetation, etc.
<i>One Winnetka Streetscape Contribution</i>	\$1.8 M	The above Streetscape estimate would be reduced by approximately this amount for items specified in the One Winnetka Redevelopment Agreement
<i>Downtown Streetscape Lighting</i>	\$2.05 M	As quoted in the TIF Feasibility Study (updated with additional electrical items)
<i>KIM Pole Upgrades</i>	\$321 K	Labor & material for an upgraded standard pole
<i>New Water Main- Chestnut</i>	\$270 K	Chestnut Street (Spruce to Elm)- \$113,311. Chestnut Street (Elm to Oak)- \$157,058. There is an existing 6" main from Elm Street to Chestnut Court that should be evaluated to resize to 16" main for future development
<i>Electrical Undergrounding</i>	\$593 K	Includes Fish Alley, Lincoln Avenue, and Winnetka Community House, but without costs for AT&T, CATV or customer-owned service equipment
<i>Roadway Replacement</i>	\$1.0 M	Estimate based on milling, resurfacing and base repair of roads for (Spruce, Elm, Chestnut, Lincoln, and Oak)
<i>Gateway Program & Signage</i>	\$300 K	Includes 2 district gateway signs & 4 kiosks based on the Lakota Plan and materials/industry unit costs
<i>Wayfinding Program & Signage</i>	\$331 K	Includes 2 district directional signs, 15 parking directional signs, and 6 parking identity signs based on the Lakota Plan and materials/industry unit costs
Category: Future Planning - Public Improvements		
Project	Budget Estimate	Notes
<i>Green Bay Road "Diet" (Oak Street to Spruce Street) Potential Jurisdictional Transfer</i>	\$1.35 M	Estimate includes sidewalk construction & pavement removal, pavement marking, milling & resurfacing, traffic signal, design & construction engineering, and contingency
<i>Green Bay Road Realignment (Oak Street to Elm Street) Potential Jurisdictional Transfer</i>	\$2.63 M	Estimate includes road diet of Elm Street to Spruce Street only, sidewalk pavement, pavement marking, milling & resurfacing, pavement removal (full depth), full depth pavement, traffic signal, design & construction engineering, and contingency

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Project	Budget Estimate	Notes
<i>Elm Street Bridge Redesign</i>	\$473 K	Estimate includes sidewalk construction & pavement removal, pavement marking, milling & resurfacing, landscaping, design & construction engineering, and contingency
<i>Village Parking Lot Surface Replacement</i>	\$1.70 M	Replacement of parking lots with concrete (excluding Lincoln Avenue and others related to One Winnetka)
<i>Water Main Stubs/Supression Extension</i>	\$125 K	Estimate to facilitate installation of new private sprinklers and which includes Elm Street Only (Lincoln Avenue to Maple Street)
Category: Economic Development Programming		
Project	Budget Estimate	Notes
<i>Sprinkler Cost Sharing</i>	\$800 K	Average fee rebate estimated to be \$4,000. Only applies to change of use. Estimate includes 20 change of uses over a 23-year period
<i>Electric Vehicle Charging Stations</i>	\$35 K	Budgeted at \$17,433 per installation
<i>Façade Improvement Program</i>	\$350 K	More precise estimate would require understanding of program goals/objectives
<i>Site Development / Assembly- (Post Office, etc.)</i>	\$1.0 M	Estimate based on "basic site"- demolition, grading, and initial environmental work
Category: Consulting Services		
Project	Budget Estimate	Notes
<i>TIF Legal</i>	\$50 K	Average cost that does not anticipate significant legal needs
<i>Ehlers & Associates Consulting</i>	\$45 K	Existing scope of work is \$38,000
<i>Parking Study</i>	\$35 K	Estimate to update Village's existing 2006 study