ELGIN SPORTS COMPLEX EXPANSION
HISTORY OF THE PROPERTY

1980

2013

Power Plant Excluded
## Sports Complex Recommendations

<table>
<thead>
<tr>
<th>Athletic Fields</th>
<th>Additional Needed</th>
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<tbody>
<tr>
<td>Soccer - Regulation</td>
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<tr>
<td>Soccer - Youth</td>
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<tr>
<td>Softball</td>
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<tr>
<td>Baseball</td>
<td>2</td>
</tr>
<tr>
<td>Practice</td>
<td>6</td>
</tr>
<tr>
<td>Multipurpose</td>
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</tbody>
</table>

### Recommendations
- Land acquisition – Mental Health Center
- Increase tournaments and events
- Additional fields with lighting
- Renovate fields and lighting
- Improve support facilities
- Improve traffic patterns
- Expand parking
2017 SITE MASTER PLAN

1. Court Complex
2. Multipurpose Fields
3. Trails
4. Field House
5. Multipurpose Fields
6. Re-purposed Buildings
7. Stormwater
8. Parking
# 2023 MARKET STUDY

## 5-YEAR TRENDS IN SPORTS PARTICIPATION

<table>
<thead>
<tr>
<th>SPORT</th>
<th>PARTICIPATION</th>
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<tbody>
<tr>
<td>SOCCER</td>
<td>&gt; 9 %</td>
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<tr>
<td>FLAG FOOTBALL</td>
<td>&gt; 8%</td>
</tr>
<tr>
<td>SOFTBALL</td>
<td>&gt; 8%</td>
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<tr>
<td>ULTIMATE FRISBEE</td>
<td>&lt; 3%</td>
</tr>
<tr>
<td>LACROSSE</td>
<td>&lt; 13%</td>
</tr>
<tr>
<td>RUGBY</td>
<td>&lt; 28%</td>
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</table>

### Current Competitive Disadvantages

- Lack of fields
- Inadequate Facilities
- Inadequate Parking

### Recommendations

- Increase staffing
- Increase programming and events
- Consider sponsorships
- Increase marketing
- Add synthetic turf
- Add / improve field lighting
- Upgrade concessions and restrooms
- Expand parking
Elgin Sports Complex
Elgin Sports Complex Expansion
City Of Elgin Limits
Highlands Of Elgin Golf Course
Elgin Shores Forest Preserve
Downtown Elgin
Elgin Parks
Bike Trails
2024 PHASE 1 SCOPE

1. Parking 1
2. Accessible Parking
3. Walking Trails
4. Playground
5. Restrooms & Concessions
6. Plaza
7. Shade Pavilion
8. Warm-up
9. Maintenance Building and Yard
10. Parking 2
11. Athletic Field 1
12. Athletic Field 2
13. Athletic Field 3
14. Stormwater Management
15. Parking 3
16. Bike Path
PHASE 1 CHALLENGES AND PROGRESS

1. IL EPA Site Remediation
2. Site Drainage
3. IDPH Coordination and IGA
4. Wetlands Jurisdictional Determination
5. Unforeseen (buried) Conditions
6. Early Bid Pack – Tree Preservation and Removals
7. Public Meetings 01/31/24
PHASE 1 RENDERING

1. Parking 1
2. Accessible Parking
3. Walking Trails
4. Playground
5. Restrooms & Concessions
6. Plaza
7. Shade Pavilion
8. Warm-up
9. Maintenance Building And Yard
10. Parking 2
11. Athletic Field 1
12. Athletic Field 2
13. Athletic Field 3
14. Stormwater Management
15. Parking 3
16. Bike Path
SUSTAINABILITY

- Tree Preservation
- Permeable Pavers
- Dry Retention Basin for Stormwater Management
- Buildings prepped for “Net-Zero Ready”
- Bioswales for stormwater and run-off management
- Recycled Timber
- Water cistern to collect rainwater for re-use
- Electric Vehicle Charging Stations
- LED Lighting – Fields, Parking, Drives
- Turf infill and shock pad with renewable materials
PHASE 1 BASE BID

1. Parking 1
2. Accessible Parking
3. Walking Trails
4. Restrooms & Concessions
5. Plaza
6. Shade Pavilion
7. Warm-up
8. Maintenance Building And Yard
9. Athletic Field 1
10. Athletic Field 2
11. Stormwater Management
12. Bike Path

Opinion of Construction Cost: Base Bid $17,750,000
PHASE 1 ALTERNATES

1. Permeable pavers on Parking 1
2. Permeable pavers on Plaza
3. Playground
4. Parking 2 with Permeable Pavers
5. Athletic Field 3 with Renewable Materials
6. Parking 3 with Permeable Pavers
7. Synthetic Turf Renewable and Biodegradable Materials

Opinion of Construction Cost: Alternates $5,500,000
## SCHEDULE

### Phase Task

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<tr>
<th>Phase</th>
<th>Task</th>
<th>2024</th>
<th>2025</th>
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<tr>
<td>3</td>
<td>Final Engineering and Permitting</td>
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<td>3.1 Construction Drawings and Specs</td>
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<td>3.4 Site Utility Coor w/ IDPH</td>
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<td>3.6 Wetland Jurisdiction w/ Kane County</td>
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<td>4</td>
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<td>4.2 Contractor Mobilization</td>
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<td>4.3 Construction Administration</td>
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<td>4.4 Periodic Construction Observation</td>
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