



Resident Watchman
Annual Report for 2025

- 1. RESIDENT WATCHMAN PROGRAM OVERVIEW.** The Resident Watchman Program plays a mission-critical role in protecting District property, ensuring the safety and security of facilities, and providing on-site oversight during evenings, weekends, and other non-staffed hours. Resident Watchmen serve a frontline safety function by maintaining continuous on-site presence and monitoring District facilities. They provide essential situational awareness to help detect and respond to fires, vandalism, and other conditions that may pose risks to visitors, employees, or District assets.

The program is established in the Forest Preserve District of Cook County Code of Ordinances, Section 1-9-3: Fees and Occupancy of District Lands, and this Annual Report is required under Section 1-9-3(B)(16).

- 2. PROGRAM MONITORING.** During a typical year, the Housing Director or their designee conducts at least one physical interior walk-through of each residence. In addition, due to maintenance and repairs, in a typical year, most residences may be inspected or visited three to four times per year. District staff also perform external inspections to ensure all Watchmen are maintaining the residences and immediate grounds. Staff also make multiple inspections of the boundary areas assigned to Watchmen to ensure that Watchmen are performing assigned duties.
- 3. FEE COLLECTIONS.** Occupancy Fees are the payments made by Resident Watchmen for occupying the residence. All Resident Watchmen enter into an Occupancy Agreement, and Occupancy Fees are deducted via automatic payroll deductions. The fees cover the cost of the housing maintenance and repairs.

Total Occupancy Fees collected in 2025 were \$210,584.38, a decrease of \$937.48 from the \$211,521.86 collected in 2024. This decrease was the result of residences being occupied for fewer days during the year. As residences are vacated or newly incorporated, code compliance updates or other repairs may be required prior to being listed for re-occupancy, resulting in periods of vacancy while that work is completed.

The year 2025 began and ended with 28 Resident Watchmen. Several residences were vacant for an extended period due to the repair process, resulting in seven (7) vacancies at year end. We expect most to be occupied by the end of 2026.

Some residences must remain vacant until electrical, plumbing, roofing, or other mechanical and structural repairs bring them into full compliance with Cook County Building and Zoning Residential Codes. Others require only cosmetic or minor repairs. All repair work is funded through the Occupancy Fees paid by Resident Watchmen. Depending on conditions, vacant residences may be repaired, removed from the program and repurposed, or demolished.

- 4. PROGRAM EXPENSES.** The expenses for the Resident Watchman program are funded entirely by the Occupancy Fees paid by participating residents.

Total expenses and encumbrances for 2025 were \$313,231.64, an increase of \$154,872.87 compared to 2024, when expenses totaled \$158,358.77. Because 2025 expenditures exceeded revenues, the District relied on unspent carryover funds generated in prior years by the Resident Watchman program to meet the difference. Expenditures were higher in 2025 due to several large utility and roof projects, along with multiple HVAC and emergency repairs. We expect expenses in 2026 will decrease as repairs begun in 2025 are completed.

The overall condition of Watchman residences continues to improve; however, a significant amount of deferred structural and mechanical maintenance remains. Several residences still require major work, including HVAC replacements, new roofs, siding, windows, and insulation. The District anticipates that the 2026 Annual Report will again reflect a substantial portion of the Resident Watchman budget being dedicated to repairing and maintaining these residences.

5. OCCUPIED RESIDENCES & VACANCIES. The District currently maintains 35 Resident Watchman residences. The District did not add or remove any properties from the program in 2025.

The District maintains three types of Watchman residences:

- 1) Attached Apartments: An apartment physically attached to a District facility, such as a maintenance facility. The District maintains ten (10) Attached Apartments. At the end of 2025, eight (8) were occupied.
- 2) Adjacent Houses: A house located at a District facility, such as a Nature Center or maintenance facility. The District maintains 13 Adjacent Houses. At the end of 2025, ten (10) were occupied.
- 3) Free Standing: A stand-alone house located on District property but not at a District facility. These residences are typically acquired as part of a larger land acquisition where the residence is included with the parcel. At the end of 2025, the District had twelve (12) Free Standing residences. Ten (10) were occupied, leaving two (2) vacancies. We expect these vacancies to be filled before the end of 2026.

YEAR END OCCUPANCY SUMMARY: At the end of 2025, seven (7) residences were vacant. By the end of 2026, we expect most, if not all, of the 35 residences to be occupied.

	Occupied as of 12/31/25	Vacant as of 12/31/2025	Total
Attached	8	2	10
Adjacent	10	3	13
Free Standing	10	2	12
Total	28	7	35

Please see Attachment B for a list of Watchmen and facilities. The salaries of all Watchmen are provided in Attachment C.

6. WATCHMEN ACTIVITY. Resident Watchmen perform a wide range of crucial duties that support public safety, facility oversight, and protect District property within their assigned zones.

Each Resident Watchmen is required to submit a “Resident Watchman Bi-weekly Report” twice a month, which categorizes their activity as watchmen. The reports fall into the following categories and descriptions:

Category	Description
Fires	Reporting and responding to a wildland fire after designated work hours. Also includes the critical activity of keeping “Fire Watch” on weekends when conditions for fire are high.

Category	Description
Encroachments	Inspecting for and reporting encroachments on the District's property.
Hunting	Reporting hunting in the District by members of the public.
Debris	Inspecting for and removing small debris, as well as reporting larger debris like fly dumping.
Vandalism	Inspecting for and reporting vandalism, including graffiti and damage to District land and facilities.
Missing Signs	Inspecting for and reporting missing, damaged or defaced signs.
Tree/Branch Removal	Inspecting for and reporting trees or large limbs that have fallen or are at risk of falling in areas likely to impact the public. In addition, Watchmen frequently remove fallen limbs or trees by using chainsaws and other specialized equipment to remove obstructions to public areas.
Citizen Assist	Responding to and assisting members of the public in need of assistance.
Other	This catch-all category includes snow removal/plowing, reporting accidents, turning off lights and alarms at nearby facilities, working with contractors after normal hours, after hour premises checks, assisting with other agencies, and addressing anything out of the ordinary.

The number of incidents reported in each category tends to fluctuate from year to year. Watchmen Reports are available for review, and a summary of the 2025 reports is included in Attachment A.

ATTACHMENT A

**RESIDENT WATCHMAN REPORTING STATISTICS
(INCIDENTS PER CATEGORY)**

2025

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	12	3	5	49	6	8	19	23	537
February	10	2	4	42	4	6	20	22	505
March	28	2	4	44	4	6	32	24	1042
April	6	2	3	52	7	2	31	29	544
May	15	2	0	46	10	2	33	32	560
June	7	3	0	39	18	6	36	36	1104
July	7	3	0	48	11	3	36	36	600
August	7	4	0	40	16	5	47	27	612
September	1	2	0	40	8	3	31	30	1212
October	1	2	0	32	9	3	29	32	579
November	22	2	0	32	12	0	23	24	590
December	4	2	1	38	4	3	20	18	1169
TOTALS	120	29	17	502	109	47	357	333	6789

2024

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	5	7	3	30	9	4	16	25	508
February	23	6	3	28	15	4	31	30	428
March	23	7	2	33	12	4	36	29	460
April	1	8	2	35	9	5	38	26	466
May	0	9	0	31	8	4	39	41	439
June	0	8	0	35	7	7	34	28	483
July	1	4	0	30	7	5	43	32	440
August	0	6	0	29	7	5	34	32	431
September	1	5	0	34	8	5	27	32	413
October	7	7	0	37	7	7	21	24	456
November	3	8	0	41	8	5	26	25	432
December	2	8	2	41	4	2	28	20	413
TOTALS	66	83	12	404	101	57	373	344	5369

2023

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	0	6	3	54	7	3	40	27	552
February	4	4	4	45	8	4	42	21	549
March	8	6	3	50	13	14	39	28	562
April	3	6	0	54	13	14	33	19	561
May	1	4	1	51	4	10	32	27	583
June	3	7	0	46	12	6	28	37	567
July	0	2	0	41	11	7	45	29	569
August	1	1	0	41	10	6	25	25	600
September	0	4	2	51	10	8	26	35	540
October	7	5	1	42	6	5	30	28	608
November	24	9	1	43	4	7	24	20	494
December	6	6	1	45	5	7	27	13	461
TOTALS	54	60	16	563	103	91	391	309	6646

2022¹

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	3	2	2	70	10	4	12	21	573
February	2	2	2	80	6	3	20	17	552
March	6	2	2	82	10	7	34	23	535
April	8	2	1	75	10	5	28	22	533
May	1	2	0	81	12	4	34	26	544
June	0	2	0	99	15	3	36	20	579
July	1	2	0	75	9	5	37	33	580
August	0	2	0	76	11	4	43	27	575
September	2	2	0	86	16	0	38	23	585
October	9	2	0	90	14	4	37	26	558
November	13	2	0	83	13	2	36	20	623
December	4	2	1	69	11	3	22	12	638
TOTALS	49	24	8	966	137	44	377	270	6875

¹ The number of reported incidences reported in 2022 jumped dramatically over prior years. This was caused by new annual training on Watchman responsibilities and reporting requirements in the prior year.

2021

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	5	2	4	49	6	7	19	28	210
February	2	1	2	50	1	3	13	29	216
March	13	2	0	69	3	3	35	25	151
April	15	4	2	69	2	1	46	33	177
May	2	3	3	74	4	2	33	21	162
June	0	1	0	55	6	3	52	33	178
July	0	0	0	69	4	4	28	24	180
August	0	1	1	63	5	4	40	27	191
September	1	0	2	78	7	3	27	30	186
October	2	1	0	71	6	8	32	29	183
November	3	0	0	62	9	7	27	20	178
December	3	0	1	60	2	5	34	17	167
TOTALS	46	15	15	769	55	50	386	316	2179

2020

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	0	1	0	60	1	1	36	22	135
February	0	1	0	45	0	3	25	13	102
March	2	0	0	62	2	2	24	24	99
April	2	0	0	56	2	1	26	38	89
May	1	0	1	76	6	3	30	36	120
June	1	0	0	56	1	1	32	27	126
July	0	0	0	55	1	2	28	18	124
August	0	0	0	61	0	1	38	31	110
September	0	0	0	58	1	2	29	22	119
October	0	0	1	62	0	3	26	21	118
November	3	0	0	60	1	1	26	19	103
December	4	0	1	42	1	2	13	12	102
TOTALS	13	2	3	693	16	22	333	283	1,347

2019

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	1	2	0	23	0	0	17	28	121
February	0	1	0	24	0	0	21	21	119
March	4	1	0	27	0	0	18	20	98
April	2	0	0	38	1	1	25	23	100
May	1	0	0	30	2	1	31	19	100
June	0	1	1	22	0	0	20	26	108
July	0	0	0	26	0	1	15	24	92
August	0	0	0	22	1	2	22	24	100
September	0	0	0	21	2	3	23	18	113
October	0	0	0	35	0	4	24	19	116
November	0	0	0	33	0	3	29	19	146
December	0	0	0	40	2	1	23	19	91
TOTALS	8	5	1	341	8	16	268	260	1304

2018

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	2	4	0	60	0	2	21	45	151
February	0	4	1	51	1	3	24	36	171
March	7	2	1	69	1	6	27	35	141
April	7	2	1	55	1	1	28	35	124
May	0	2	1	58	0	3	37	33	153
June	0	2	1	56	2	7	42	34	130
July	0	2	0	75	1	0	29	24	150
August	0	2	0	62	0	3	28	36	143
September	0	3	0	58	0	2	29	30	141
October	2	2	0	55	1	5	33	24	112
November	0	2	0	35	2	4	28	26	168
December	0	2	0	23	0	1	30	15	130
TOTALS	18	29	5	657	9	37	356	373	1714

2017

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	4	4	1	50	1	7	20	25	64
February	9	4	3	50	1	6	19	18	76
March	4	4	3	39	5	6	23	22	81
April	1	5	1	43	1	4	17	29	115
May	0	4	0	49	2	5	21	32	111
June	0	3	0	38	2	3	21	22	86
July	0	5	0	55	0	4	20	20	122
August	0	4	0	51	0	4	18	30	114
September	2	3	0	46	1	5	18	26	130
October	0	4	0	57	1	5	34	23	125
November	6	5	0	51	0	3	22	24	115
December	6	3	0	48	3	4	22	32	145
TOTALS	35	48	8	577	17	56	255	303	1284

2016

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	0	5	0	40	1	4	16	19	56
February	0	5	3	49	0	3	22	29	69
March	7	5	8	48	0	2	25	33	74
April	3	4	0	54	2	4	13	32	73
May	0	4	0	43	5	5	26	28	82
June	0	4	0	44	3	3	20	44	70
July	0	6	0	50	0	3	29	30	85
August	0	4	1	47	0	5	19	30	94
September	0	4	0	48	3	6	20	27	76
October	0	3	2	47	0	6	23	28	77
November	7	4	0	39	0	4	24	34	77
December	1	4	1	36	1	7	18	17	94
TOTALS	18	52	15	545	15	52	255	351	927

2015

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	4	5	0	31	0	4	6	18	43
February	4	1	0	24	0	2	10	24	51
March	6	0	3	24	1	2	17	16	35
April	9	4	1	37	0	1	19	26	37
May	3	5	0	38	1	2	22	26	52
June	0	2	0	33	0	2	20	28	44
July	0	3	0	40	1	2	34	32	61
August	0	4	0	38	1	2	32	25	52
September	0	2	0	41	0	2	20	34	56
October	0	4	0	48	0	1	29	42	54
November	7	4	0	41	0	2	25	25	53
December	0	4	0	38	1	2	16	26	40
TOTALS	33	38	4	433	5	24	250	322	578

2014

	Fires	Encroachments	Hunting	Debris	Graffiti Vandalism	Missing Signs	Tree / Branch Removal	Citizen Assist	Other
January	0	4	0	25	1	3	12	32	82
February	1	7	0	24	0	3	14	24	64
March	3	7	0	41	1	4	18	16	56
April	15	5	1	35	1	2	20	22	41
May	1	6	0	33	1	2	22	22	55
June	0	9	0	38	0	3	33	27	49
July	3	7	0	47	0	2	26	24	48
August	0	6	0	48	0	2	19	26	55
September	1	6	0	48	0	3	27	32	49
October	2	6	0	42	1	5	23	18	45
November	11	8	0	40	0	3	19	20	30
December	0	6	0	38	2	1	16	13	22
TOTALS	37	77	1	459	7	33	249	276	596

Attachment B
OCCUPANCY SUMMARY REPORT AS OF 12-31-2025

<u>Residence Occupancy / Change in 2025 (Color Coded)</u>	<u>Number</u>
<u>Watchman Vacated in 2025</u>	<u>3</u>
<u>New Watchman in 2025</u>	<u>4</u>
<u>Vacant (Date Indicates Date of Vacancy)</u>	<u>7</u>
<u>Occupied as of 12/31/2025</u>	<u>28</u>
<u>Total Number of Watchman Residences</u>	<u>35</u>

- Note: Some residences may be listed twice due to a Watchman moving in or vacating a residence.

Type	HB	Name	Address	Monthly Fee	Date of Occupancy / Vacancy	Division
Adjacent	101A	Donald Cox	3500 Rohlwing Rolling Meadows	595.53	10/30/2021	Northwest/Poplar Creek
Adjacent	103	Brian Winters	410 West Dundee Palatine	595.53	8/31/2012	Northwest/Poplar Creek
Adjacent	105A	Rob Klaczynski	3 Stover Barrington	595.53	8/5/2012	Northwest/Poplar Creek
Adjacent	110	John McCabe	640 Cosman Elk Grove Village	595.53	7/1/2003	Northwest/Poplar Creek
Free Standing	113A	Lindsay Ivanyi	450 S. Arlington Heights Rd Elk Grove	714.64	12/15/2014	Northwest/Poplar Creek
Free Standing	114B	Jacob Huffman	356 Donlea Barrington	714.64	6/1/2021	Northwest/Poplar Creek
Free Standing	115	Vacant	1335 S. Freeman Barrington	714.64	12/31/2021	Northwest/Poplar Creek
Adjacent	135	Roger Hartig	11N2080 Rohrssen Elgin,	595.53	8/1/2025	Northwest/Poplar Creek
Attached	136	Paul Stiller	3100 West Golf Elgin	476.42	12/08/2012	Northwest/Poplar Creek
Free Standing	195	Vacant	110 South Barrington Road Barrington	714.64	4/4/2018	Northwest/Poplar Creek
Attached	203	Matt Skoflanc	6200 West Devon Chicago	476.42	8/31/2012	North Branch/Skokie
Attached	301	Gilbert Rosario	8800 W. Belmont Chicago	476.42	11/11/2016	Indian Boundary
Attached	304	Adam Kessel	738 Thatcher River Forest	476.42	7/23/2015	Indian Boundary
Adjacent	423	Kevin Neary	500 West Ogden Western Springs	595.53	7/1/1989	Salt Creek
Adjacent	423	Vacant	500 West Ogden Western Springs	595.53	4/18/2025	Salt Creek

Type	HB	Name	Address	Monthly Fee	Date of Occupancy	Division
Adjacent	521	Brenda Occhuizzo	9750 S. Willow Springs Rd. Willow Springs	595.53	10/18/2012	Palos/Sag Valley
Free Standing	525	Erin Spear	9001 West 103 rd Palos Hills	714.64	06/25/2021	Palos/Sag Valley
Attached	601B	Vacant	463 Thornton-Lansing Road Thornton	476.42	12/1/2023	Thorn Creek
Adjacent	602B	Benjamin Cox	15895 Paxton South Holland	595.53	6/8/2025	Thorn Creek
Attached	624	Vacant	18725 S. Stony Island Chicago Heights	595.53	9/18/2024	Thorn Creek
Attached	649	Richard Silva	3302 Ashland Steger	595.53	6/01/2022	Thorn Creek
Free Standing	650	Sandra Daniels	17270 Volbrecht South Holland	714.64	1/01/2013	Thorn Creek
Free Standing	770	Nick Kuhn	770 Hammond Elgin	714.64	4/1/2025	Northwest / Poplar Creek
Adjacent	801A	Tim Paluch	13800 South Harlem Avenue Orland Park	595.53	1/1/1995	Tinley Creek
Attached	802A	Adam Simon	6797 West 147 th St Oak Forest	476.42	6/7/2025	Tinley Creek
Free Standing	803	Mike Pogwizd	7300 West 143 rd St Orland Park	714.64	3/15/2020	Tinley Creek
Attached	901	Steve Ochab	1150 Harms Road Glenview	476.42	9/1/2024	North Branch/Skokie
Adjacent	906	Julio Irizarry	1720 Cherry Street Northfield	595.53	2/23/2004	North Branch/Skokie
Adjacent	906	Vacant	1720 Cherry Street Northfield	595.53	8/31/2025	North Branch/Skokie
Adjacent	1005	Brannon Curtis-Wittenberg	3120 Milwaukee Northbrook	476.42	10/1/2024	Des Plaines
Attached	1101	Kelvin Boyd	12201 West McCarthy Road Palos Park	476.42	6/1/2020	Palos/Sag Valley
Adjacent	1103	Kathleen Weger	12545 West 111 th Lemont	595.53	8/20/2022	Palos/Sag Valley
Adjacent	1103	Vacant	12545 West 111 th Lemont	595.53	11/3/2025	Palos/Sag Valley
Free Standing	1122	James Phillips	13240 Wolf Orland Park	714.64	11/1/2001	Palos/Sag Valley
Free Standing	1124B	John Pellegrino	13535 South 110 th Orland Park	714.64	11/3/2001	Palos/Sag Valley
Free Standing	1141	James Pellegrino	12801 South Bell Lemont	714.64	09/07/2021	Palos/Sag Valley

Type	HB	Name	Address	Monthly Fee	Date of Occupancy	Division
Adjacent	1144	Jeanette Louis	13621 S. 110 th Orland Park	595.53	10/6/2003	Palos/Sag Valley
Free Standing	1145	Thomas Lyons	13541 S. 110 th Orland Park	714.64	10/22/2021	Palos/Sag Valley

Attachment C

2025 SALARY RANGE OF RESIDENT WATCHMEN

Name	House #	Dept	Title	2025 Salary
Boyd, Kelvin	1101	CEP	Program Specialist	\$72,531.68
Cox, Donald	101A	Landscape Maint.	Laborer	\$59,288.32
Cox, Benjamin	602B	Resource Mgt	Resource Technician	\$69,594.72
Curtis-Wittenberg, Brannon	1005	Resource Mgt	Senior Resource Technician	\$75,668.32
Daniels, Sandra	650	Landscape Maint.	Laborer	\$61,293.44
Hartig, Roger	135	Landscape Maint.	Laborer	\$60,116.16
Huffman, Jacob	114B	CEP	Naturalist I	\$76,666.72
Irizarry, Julio	906	Police	Police Officer	\$103,226.24
Ivanyi, Lindsay	113A	Landscape Maint	Division Superintendent	\$103,047.36
Kessel, Adam	304	CEP	Nature Center Director	\$97,955.52
Klamczynski, Rob	105A	CEP	Naturalist I	\$77,407.20
Kuhn, Nicholas	135	Resource Mgt.	Resource Operations Manager	\$123,772.48
Louis, Jeanette	1144	CEP	Naturalist II	\$90,066.08
Lyons, Thomas	1145	Landscape Maint.	Division Superintendent	\$102,440
McCabe, John	110	Resource Mgt.	Director of Resource Mgt	\$141,872.36
Neary, Kevin	423	Resource Mgt.	Resource Supervisor	\$100,110.40
Occhuizzo, Brenda	521	Resource Mgt.	Asst. Resource Project Manager	\$103,047.36
Ochab, Steven	901	Resource Mgt.	Resource Supervisor	\$89,098.88
Paluch, Timothy	801A	Landscape Maint.	Laborer	\$61,871.68
Pellegrino, James	1141	Landscape Maint.	Assistant Division Superintendent	\$79,495.52
Pellegrino, John	1124B	Resource Mgt	Asst. Resource Operations Mgr.	\$113,204
Phillips, James	1122	Resource Mgt.	Fisheries Biologist	\$95,401.28
Pogwizd, Mike	803	Fleet & Facilities	Maintenance Equipment Operator	\$95,453.28
Rosario, Gilbert	301	Landscape Maint.	Division Superintendent	\$97,955.52
Silva, Richard	649	Fleet & Facilities	Maintenance Service Technician	\$79,385.28
Simon, Adam	802A	Resource Mgt.	Resource Technician	\$69,594.72
Skoflanc, Matthew	203	Resource Mgt.	Resource Supervisor	\$97,955.52
Spear, Erin	525	Resource Mgt.	Senior Resource Technician	\$75,668.32
Stiller, Paul	136	Police	Police Officer	\$94,040.96
Weger, Kathleen	1103	Landscape Maint	Division Superintendent	\$105,119.04
Winters, Brian	103	CEP	Naturalist II	\$90,066.08
			Median Salary	\$89,524.92