

**Resident Watchman** 

2019 Annual Report

1. <u>PROGRAM CHANGES</u>. The Forest Preserves of Cook County code states, "Any fee increase will commence at this time based on the Consumer Price Index added to the current fee and incorporated into the new Occupancy Agreement." The Consumer Price Index for 2019 was 1.8%.

	Board Approved Fee	Board Approved Fee multiplied by CPI (1.8%)	New Proposed Fee
Attached Apartment	\$468 / month	\$8.42	\$476.42 / month
Adjacent House	\$585 / month	\$10.53	\$595.53 / month
Free Standing House	702 / month	\$12.64	\$714.64 / month

- 2. **PROGRAM MONITORING**. There was a minimum of one internal physical walk through of each residence in 2019 by a staff member of the Forest Preserves charged with monitoring the program, and in many cases two or more visits and inspections were conducted. In addition, in all cases monitors made multiple inspections of the boundary areas assigned to Watchman the external property of their residence. These inspections ensure all Watchmen are maintaining their respective residences and are performing assigned duties.
- 3. <u>FEE COLLECTIONS</u>. Occupancy Fees are the payments made by Resident Watchmen for occupying the residences. All Resident Watchmen enter an Occupancy Agreement similar to a lease, and all Occupancy Fees are deducted via automatic Payroll Deductions. These fees cover the cost of the housing maintenance and repairs. Fees collected in 2019 were \$205,547.48. This is a slight decrease of \$8,407.52 from the \$213,955 in fees collected in 2018, due to extended vacancies of property while repair work was completed.

At the end of 2019, the Forest Preserves had 28 Resident Watchmen, the same number as at the end of 2018. Several properties sat vacant for an extended period of time during the year, in most cases due to the cost of repairs. Many of the vacancies are the stand alone or "Free Standing" houses. In many cases these need electrical, plumbing, roofing or other mechanical/structural types of repair to bring the residence up to Cook County Building and Zoning residential code. Because the funding to pay for these repairs comes solely from the fees paid by the Resident Watchman, some of these repairs have been deferred. Over time these residences will be repaired, removed from the program and repurposed when feasible, or demolished.

4. **PROGRAM EXPENSES**. The expenses to cover the costs for the Resident Watchman program come from the Occupancy Fees paid by the residents. Expenses related to the program in 2019 were \$136,584.30, a decrease of \$27,016.35 from 2018, when expenses were \$163,600.65. This is due in part to a difficulty in getting bids for some projects or bids being higher than expected. We expect to see 2020 expenses be increase from the 2019 figure. 2019 expenses included asbestos abatement, repairs for electrical, plumbing and HVAC systems, installation of new windows and roofs, additions of insulation and other physical structural repairs.

Watchman Residences are in better shape than several years ago, but there remains a significant amount of deferred structural and mechanical maintenance and repairs, such as several more HVAC systems, new roofs, siding, windows, insulation, tuck-pointing, etc. for several of the residences. The District expects the 2020 Annual Report to reflect that a large percentage of the Resident Watchman budget will be spent on repairing and maintaining the residences.

5. OCCUPIED RESIDENCES & VACANCIES. The District currently maintains 42 Resident Watchman residences. At the end of 2019, 28 were occupied. While the number of vacancies is currently unusually high, we expect to fill five vacant residences in the first half of 2020. The District's Housing Committee will look at removing several residences from its listings. When a residence is removed from the Watchman Program it will be repurposed for other District use such as storage space if possible, or it will be demolished.

The District maintains three types of residences:

- 1) Attached Apartments– defined as an apartment physically attached to a District facility. There are ten (10) Attached Apartments. At the end of 2019, eight (8) were occupied, leaving two (2) vacancies. All of these are expected to be occupied in 2020.
- 2) Adjacent Houses defined as a house located at a District facility such as a Nature Center or maintenance facility. Two Adjacent Houses were removed from the program, HB 201 located at 6645 Harts Road, Niles and HB 402 located at 2401 S 17th Avenue, North Riverside in 2019. Both will be demolished leaving 12 current Adjacent Houses. At the end of 2019 nine (9) were occupied, leaving three (3) vacancies. We expect two of these to be occupied in early 2020.
- 3) Free Standing- defined as a stand-alone house not located at a District facility. The District typically acquires these houses as part of a larger land purchase where the house was part of the parcel purchased. There are twenty (20) Free Standing houses. At end of 2019, 11 were occupied, leaving nine (9) vacancies. We expect the number of vacant Free Standing houses to be reduced in 2020 as well.

	Occupied	Vacant	Total
Attached	8	2	10
Adjacent	9	3	12
Free Standing	11	9	20
Total	28	14	42

Please see Attachment B for a list of Watchmen and facilities.

6. <u>WATCHMEN ACTIVITY</u>. Watchmen are required to sit "Fire Watch" on weekends when there are heightened conditions for fires and to conduct visual inspection of assigned boundaries surrounding the residence they reside in. Certain locations may also be called on for snow removal or snow plowing when conditions require.

Resident Watchmen are required to submit a "Resident Watchman Bimonthly Report" twice a month, which categorizes their activity as watchmen. The categories that are reported on consist of "Fires", "Encroachments", "Hunting", "Debris", "Vandalism", "Missing Signs", "Tree/Branch Removal", "Citizen Assist", and "Other," which may include such things as snow removal / snow plowing, reporting a car accident to 911, noticing lights on in a facility after hours or looking for anything out of the ordinary that might require a police inspection or visit.

"Fires" consists of two separate activities. It can be calling in wildland fires or responding to wildland fires after designated work hours. "Branch Removal" also consists of two separate tasks. The reporting of trees or large limbs down where it will impact the general public, and/or the

removal of trees and large limbs down where it will impact the public. This work is performed after designated work hours.

2019 saw decreases in all reported categories. Historically, there have been ups and downs in the numbers reported, and 2019 was a relatively "average" year overall. Other reasons factor into certain categories: For the "Fires" category, the District's ability to perform more prescription burns has significantly decreased the opportunity for wildland fire. There are fewer incidents in the "Encroachments" category due to the District's increase and now ongoing enforcement of encroachment by adjacent property owners. Fewer incidents of "Tree / Branch Removal" may have been a result of a year with fewer damaging storms. Watchman Reports are available for review, and a summary of the reports is included as Attachment A.

### ATTACHMENT A

				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

#### **RESIDENT WATCHMAN REPORTING STATISTICS**

2018

	Fires	Encroachments	Hunting	Debris	Graffiti	Missing	Tree /	Citizen	Other
					Vandalism	Signs	Branch	Assist	
							Removal		
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

	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

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	Fires	Encroachments	Hunting	Debris	Graffiti	Missing	Tree /	Citizen	Other
					Vandalism	Signs	Branch	Assist	
							Removal		
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
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	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

	Fires	Encroachments	Hunting	Debris	Graffiti	Missing	Tree /	Citizen	Other
					Vandalism	Signs	Branch	Assist	
							Removal		
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

2013
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	Fires	Encroachments	Hunting	Debris	Vandalism	Missing	Branch	Citizen	Other
			_			Signs	Removal	Assist	
January	0	4	1	42	0	6	16	25	41
February	1	4	2	32	1	6	23	28	61
March	3	4	0	47	1	6	23	35	56
April	18	6	0	57	2	6	34	36	48
May	2	7	2	50	1	3	34	39	49
June	0	6	0	40	1	2	43	42	51
July	2	6	0	34	4	3	34	26	52
August	0	8	0	34	1	3	24	22	56
September	0	6	0	34	0	5	34	20	40
October	0	7	0	38	0	3	25	24	41
November	3	6	0	45	1	1	24	21	32
December	0	4	0	14	2	5	10	20	33
TOTALS	29	68	5	467	14	49	324	338	560

	Fires	Encroachments	Hunting	Debris	Vandalism	Missing Signs	Branch Removal	Visitor Assist	Other
January	0	6	2	43	2	5	18	34	75
February	0	3	4	40	3	7	27	40	57
March	34	5	3	46	4	5	37	43	28
April	5	4	0	41	4	5	33	37	31
May	1	5	0	47	1	7	31	45	43
June	12	4	1	49	2	6	30	37	51
July	3	4	0	49	3	5	36	30	41
August	0	3	0	56	5	3	39	37	52
September	0	4	1	57	4	5	33	32	55
October	4	5	1	47	4	6	29	41	41
November	7	6	0	56	2	4	25	33	41
December	0	4	0	48	1	3	22	22	35
TOTALS	66	53	12	579	35	61	360	431	550

2011	

	Fires	Encroachments	Hunting	Debris	Vandalism	Missing Signs	Branch Removal	Visitor Assist	Other
January	3	4	3	41	2	10	28	52	52
February	0	6	1	33	1	8	32	53	62
March	5	7	4	58	3	11	31	59	49
April	0	7	0	56	5	7	30	50	52
May	0	6	1	62	5	9	35	54	60
June	1	5	1	53	5	7	48	61	59
July	0	5	0	52	6	9	55	56	53
August	0	6	0	35	2	10	40	38	52
September	0	5	0	49	2	7	31	35	52
October	1	6	0	60	1	10	32	46	45
November	6	8	1	54	5	7	36	33	47
December	0	4	2	46	1	12	29	35	54
TOTALS	16	69	13	599	38	107	427	572	637

# Attachment B <u>RESIDENT WATCHMAN/WOMAN STATUS REPORT AS OF 12-31-2019</u>

Type	HB	Name	Address	Fee	Date of Occupancy	Division
Adjacent	101A	Anthony	3500 Rohlwing Road	585.00	10-01-15	Northwest/Poplar
-		Banas	Rolling Meadows			Creek
Adjacent	103	Brian	410 West Dundee Road	585.00	8-31-12	Northwest/Poplar
		Winters	Palatine			Creek
Adjacent	<mark>105</mark>	<mark>Vacant as of</mark> 07-01-13	3 Stover Road Barrington	<mark>486.00</mark>		Northwest/Poplar Creek
Adjacent	105A	Rob Klamczynski	3 Stover Road Barrington	585.00	8-5-12	Northwest/Poplar Creek
Adjacent	110	John McCabe	640 Cosman Road Elk Grove Village	585.00	7-1-03	Northwest/Poplar Creek
Free Standing	113A	Lindsay Ivanyi	450 S. Arlington Heights Rd Elk Grove	702.00	12-15-14	Northwest/Poplar Creek
Free	114B	Sebastian	356 Donlea Road	702.00	01-10-	Northwest/Poplar
Standing		Rusin	Barrington Hills		2019	Creek
Free Standing	<mark>115</mark>	Vacant as of 04-01-18	1335 South Freeman Road Barrington	<mark>702.00</mark>		Northwest/Poplar Creek
Adjacent	135	Nick Kuhn	11N2080 Rohrssen Road Elgin,	585.00	12-01-17	Northwest/Poplar Creek
Attached	136	Paul Stiller	3100 West Golf Road Elgin	486.00	12-08-12	Northwest/Poplar Creek
<mark>Free</mark> Standing	<mark>148</mark>	Vacant as of 2-2010	31W482 Route #72 Hoffman Estates	<mark>702.00</mark>		Northwest/Poplar Creek
Free Standing	<mark>187</mark>	Vacant as of 5-2010	544 Penny Road Barrington Hills	<mark>702.00</mark>		Northwest/Poplar Creek
Free Standing	195	Mark Hildebrandt	110 South Barrington Road Barrington	702.00	11-15-07	Northwest/Poplar Creek
Free Standing	<mark>199G</mark>	Vacant as of 08-2012	1498 Schaumburg Road Streamwood	<mark>702.00</mark>		Northwest/Poplar Creek
Attached	203	Matt Skoflanc	6200 West Devon Avenue Chicago	486.00	8-31-12	North Branch/Skokie
Attached	301	Gilbert Rosario	8800 West Belmont Avenue Chicago	486.00	11-11-16	Indian Boundary
Attached	304	Adam Kessel	738 Thatcher Avenue River Forest	486.00	07-23-15	Indian Boundary
Adjacent	423	Kevin Neary	500 West Ogden Avenue Western Springs	585.00	7-1-89	Salt Creek
Adjacent	521	Brenda Occhuizzo	9750 S. Willow Springs Rd. Willow Springs	585.00	10-18-12	Palos/Sag Valley
Free Standing	525	Brendon Jones	9001 West 103 <sup>rd</sup> Street Palos Hills	702.00	05/01/17	Palos/Sag Valley
Attached	601B	Mark Jaeger	463 Thornton/Lansing Road Thornton	486.00	09/15/17	Thorn Creek
Adjacent	602B	Steve Smith	15895 Paxton South Holland	585.00	10-01- 2019	Thorn Creek

Туре	HB	Name	Address	Fee	Date of Occupancy	Division
Attached	<mark>624</mark>	<mark>Vacant as of</mark> 10-01-18	18725 S. Stony Island Chicago Heights	<mark>585.00</mark>		Thorn Creek
Attached	<mark>649</mark>	Ryan Buchler	3302 Ashland Avenue Steger	<mark>585.50</mark>		Thorn Creek
Attached	<mark>649</mark>	Vacant	3302 Ashland Avenue Steger	<mark>585.50</mark>		Thorn Creek
Free Standing	650	Sandra Daniels	17270 Volbrecht Road South Holland	702.00	01-01-13	Thorn Creek
Adjacent	801A	Tim Paluch	13800 South Harlem Avenue Orland Park	585.00	1-1-95	Tinley Creek
Attached	802A	John Jackson	6797 West 147 <sup>th</sup> Street Oak Forest	486.00	06-10- 2019	Tinley Creek
<mark>Free</mark> Standing	<mark>803</mark>	<mark>Vacant as of</mark> 08-26-18	7300 West 143 <sup>rd</sup> Street Orland Park	<mark>702.00</mark>		<mark>Tinley Creek</mark>
<mark>Free</mark> Standing	<mark>807</mark>	<mark>Vacant as of</mark> 10-31-13	15940 South Central Avenue <mark>Oak Forest</mark>	<mark>702.00</mark>		<mark>Tinley Creek</mark>
<mark>Free</mark> Standing	<mark>838</mark>	<mark>Vacant as of</mark> 08-31-13	4401 West Flossmoor Country Club Hills			<mark>Tinley Creek</mark>
Attached	901	Joel Rosario	1150 Harms Road Glenview	486.00	1-1-02	North Branch/Skokie
Adjacent	906	Julio Irizarry	1720 Cherry Street Northfield	585.00	2-23-04	North Branch/Skokie
<u>Adjacent</u>	<u>1005</u>	Charles Spataro	3120 Milwaukee Avenue Northbrook	<mark>486.00</mark>	<u>11-11-16</u>	Des Plaines
<u>Adjacent</u>	<mark>1005</mark>	<mark>Vacant</mark>	3120 Milwaukee Avenue Northbrook	<mark>486.00</mark>	<mark>06-05-</mark> 2019	<mark>Des Plaines</mark>
Attached	1101	Sheila Kreis	12201 West McCarthy Road Palos Park	486.00	07-23-15	Palos/Sag Valley
Adjacent	<u>1103</u>	<mark>Vacant as of</mark> 10-15-18	12545 West 111 <sup>th</sup> Street Lemont	<mark>585.00</mark>	<mark>10-01-</mark> 2018	Palos/Sag Valley
<mark>Free</mark> Standing	<mark>1104</mark>	Vacant as of 11-1-11	<mark>11301 Ford Road</mark> Palos Park	<mark>702.00</mark>		Palos/Sag Valley
Free Standing	1122	James Phillips	13240 Wolf Road Orland Park	702.00	11-1-01	Palos/Sag Valley
Free Standing	1124B	John Pellegrino	13535 South 110 <sup>th</sup> Avenue Orland Park	702.00	11-3-01	Palos/Sag Valley
<mark>Free</mark> Standing	<u>1125</u>	<mark>Vacant as of</mark> 10-15-11	13500 South Wolf Road Orland Park	<mark>702.00</mark>		Palos/Sag Valley
Free Standing	1141	James Lee	12801 South Bell Road Lemont	702.00	10-12-18	Palos/Sag Valley
Adjacent	1144	Jeanette Louis	13621 S. 110 <sup>th</sup> Avenue Orland Park	585.00	10-6-03	Palos/Sag Valley
Free Standing	1145	Mike Hart	13541 S. 110 <sup>th</sup> Avenue Orland Park	585.00	10-6-03	Palos/Sag Valley

42		=	<b>Resident Watchman Facilities</b>
28		=	Occupied on 12/31/2019
<mark>14</mark>		=	Vacant as of 12/31/2019
1	=	Moved	out during the year

Please note two residences, 649 and 1005 are listed twice due to a Resident Watchman vacating the residence during the year.

### Attachment C

SALARY RANGE OF RESIDENT WATCHMEN/WOMEN							
Name	Dept.	Title	2019 Salary	House #			
Anthony Banas	Landscape	Assistant Division Superintendent	67,799.68	101A			
Brian Winters	CEP	Naturalist II	72,550.40	103			
Rob Klamczynski	CEP	Naturalist I	62,339.68	105A			
John McCabe	RM	Director of Resource Management	115,404.00	110			
Lindsay Ivanyi	Landscape	Division Superintendent	69,255.68	114B			
Nicholas Kuhn	RM	Resource Operations Manager	91,607.36	135			
Paul Stiller	Police	Police Officer	71,450.08	136			
Mark Hildebrandt	Landscape	Division Superintendent	83,821.92	195			
Matt Skoflanc	RM	Senior Resource Technician	57,747.04	203			
Gilbert Rosario	Landscape	Assistant Division Superintendent	61,734.40	301			
Adam Kessel	CEP	Naturalist I	64,642.24	304			
Kevin Neary	RM	Resource Supervisor	85,506.72	423			
Brenda Occhuizzo	RM	Assistant Resource Project Mgr	76,038.56	521			
<b>Brendon Jones</b>	RM	Resource Technician	56,684.16	525			
Mark Jaeger	Landscape	Serviceman I	49,306.40	601B			
Steve Smith	RM	Resource Technician	52,083.20	602B			
Ryan Buchler	RM	Resource Technician	52,613.60	649			
Sandra Daniels	Landscape	Laborer	47,014.24	650			
Timothy Paluch	Landscape	Laborer	47,987.68	801A			
John Jackson	RM	Senior Resource Technician	57,747.04	802A			
Joel Rosario	RM	Resource Supervisor	84,672.64	901			
Julio Irizarry	Police	Police Officer	80,325.44	906			
<b>Charles Spataro</b>	CEP	Laborer	47,987.68	1005			
Sheila Kreis	Police	Police Officer	80,325.44	1101			
James Phillips	RM	Fisheries Biologist II	73,234.72	1122			
John Pellegrino	RM	Resource Supervisor	85,506.72	1124B			
Jeanette Louis	CEP	Naturalist II	73,234.72	1144			
Mike Hart	RM	Trails Manager	93,912.00	1145			
		Median Salary	69,584.30				

### SALARY RANGE OF RESIDENT WATCHMEN/WOMEN