CAPITAL IMPROVEMENT PLAN








2025-2029

City of Wheaton, Illinois
Capital Improvement Plan
Fiscal Years 2025 - 2029

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September 9, 2024

The Honorable Mayor and City Council
City Manager
Residents of the City of Wheaton

Strategic Priority

- **Financial Stability**. Maintain structurally balanced budgets with a continued focus on operating expenditures and infrastructure investment.
- **Enhanced Infrastructure**. Establish annual investment and operating targets to maintain existing and support new infrastructure.

Introduction

The City of Wheaton 2025-2029 Capital Improvement Plan (CIP) is hereby presented for the period January 1, 2025 through December 31, 2029. The CIP is a long-term planning tool designed to provide the community with a view of the City's infrastructure and capital improvements over the next five years and to substantiate the City's ongoing needs for stable revenue sources to fund these essential and significant capital projects. The document allows the Community, City Council, City Manager, and staff to discuss long-term capital planning goals and to begin to identify resources to achieve those goals. Long-term capital planning provides an opportunity to refocus and reprioritize established goals and objectives as new needs arise and before the development of the annual budget.

The goal of the CIP is to ensure that the City's infrastructure and capital needs meet the community's service levels and expectations. Infrastructure impacts many aspects of our daily lives. Infrastructure encompasses roads, water, sidewalks, bridges, stormwater, wastewater, and public facilities. Investing in infrastructure is critical to the City for maintaining a high quality of life, supporting public health and safety, and fostering economic growth, development, and redevelopment today and for future generations.

CIP Development Process

The City Manager's Office and Finance Department (CIP Team) coordinate the development of the CIP before the start of the annual budget process. City staff members from all operational departments participate in the identification and development of projects for inclusion in the CIP. The CIP is updated annually and approved as part of the budget process. The City's Financial and Budgetary Policies set out the basic guidelines under which the CIP is prepared.

Project Ranking

Projects included in the CIP are typically greater than $20,000 and result in the acquisition or construction of a fixed asset that is highly visible to the community. While the focus of the CIP is infrastructure, other projects are included. Major repairs and maintenance for City facilities, as well as projects to meet organizational needs to provide services to the community, are also included. In general, projects are rated by following the prioritized rankings provided by Department Heads and their senior staff members related to their specific areas. The CIP team reviews the project recommendations while considering if the project is required to meet federal or state legal mandates, if there is a high risk or liability associated with the project, if there is grant funding available for a project, or the overall benefit of the project to the community.

Analyzing and Evaluating Current Infrastructure

The City performs studies and develops plans over multiple years to analyze and evaluate the City's infrastructure. These reports guide the development of the City's infrastructure projects included in the CIP:

Roadways	Water
2012, 2015, 2018, 2021, 2024 Pavement Management Report	2024 Water Rate Study
2021 Complete Streets Policy	2013 Water Distribution System Hydraulic Analysis Report
Stormwater	**Sanitary Sewer**
2009 North Main Street Flood Control Report	2006 Wet Weather Facility Plan
2012 Williston Basin Tributary Area Flood Study	2011 Basin 4 Sanitary Sewer System Rehabilitation Program-System Recommendation Report
2015 Briarcliffe Lakes System Flood Study	2014 Basin 4 Sanitary Sewer System Rehabilitation Program-System Assessment and Recommendations Report
2016 Stormwater Management Program Plan	2015 Basin 3 Sanitary Sewer Evaluation Study
2016 Interior Home Survey Study	2016 Lift Stations Capital Improvements Plan
2016, 2017, 2018 Flood Prone Area Studies 2018, 2019 Floodplain Properties Surveys	2018 Basins 3 & 4 Sanitary Sewer Concept Design
Sidewalks	**Other Public Improvements**
2012 Sidewalk Maintenance Policy	2013 Downtown Strategic Plan and Streetscape Plan
2021 New Sidewalk Construction Program	2018 Adams Park Renovation and Maintenance Plan
Bikeways	**Parking**
2011 Bicycle Plan	2010 Downtown Parking Study
	2017 Parking Payment Management Study
	2023 Parking Study
Bridges & Culverts	**Facilities**
2018 Pedestrian Underpass Feasibility Study	2024 Facilities Assessment Study

Impact of the CIP on the Operating Budget

The impact on the City's operating budget is dependent on each type of project. For example, capital projects that involve the replacement of older equipment with new energy-efficient equipment would result in lower costs for energy, maintenance, or repairs. Projects that add assets to the City's current

inventory will most likely result in additional ongoing expenses for routine operation, repair, and maintenance. The operating impact is carefully considered in deciding which projects are approved.

Capital Improvement Funding

The City strategically accumulates reserves to invest in essential infrastructure and capital improvements, aiming to minimize the reliance on issuing debt. Most capital projects are funded using a "pay-as-you-go" approach rather than through debt issuance. The surplus of operating revenues over operating expenses serves as the primary annual funding source for these projects. However, the City has issued general obligation debt for significant initiatives, such as the Downtown Strategic and Streetscape Plan. Additionally, the City actively seeks grants to support capital projects. Various accounting funds are utilized to account for and finance these projects. For the City's enterprise funds—Water, Sanitary Sewer, Storm Sewer, and Parking Funds—user rates are structured to cover both capital improvements and operating expenses. Currently, the City does not use debt to finance enterprise infrastructure improvements. Below is a table outlining current and potential revenue sources for capital improvement projects:

Current Revenue Sources:	Potential Revenue Sources:
• General Fund Operating Revenues vs. Operating Expenditures	• General Obligation Bonds
• Water, Sanitary, and Stormwater Rates and Fees	• Illinois Environmental Protection Agency (IEPA) Loans

• Motor Fuel Taxes	• Increase Current Revenue Sources
	  • Local Home Rule Sales Tax
	  • Property Tax
	  • Water, Sanitary, and Stormwater Rates and Fees
	  • Parking Rates, Fees, and Fines
	  • Real Estate Transfer Tax
	  • Utility Gas Tax

• Parking Rates, Fines, Fees	• Implement New Revenue Sources
	  • Food & Beverage Tax
	  • Liquor Tax
	  • Local Motor Fuel Tax
	  • Vehicle Stickers
	  • Special Service Areas (SSA)

• Property Taxes: TIF, Corporate	
• Grants	
• General Obligation Bonds	

The following are accounting funds that support capital projects:

I. Governmental Funds:

A. General Fund. The General Fund is the largest operating fund of the City and accounts for most expenditures traditionally associated with the government, including police protection, fire protection, highway and street improvements, building and code enforcement, planning, zoning, economic development, engineering, legal services, finance, and general administration. The General Fund also transfers the difference between operating revenues and operating expenditures to the Capital Projects Fund for roadway improvements, sidewalk improvements, and other capital improvements.

B. Capital Projects Funds:

- **Capital Projects Fund.** The Capital Projects Fund was established to account for expenditures related to roadway improvements, sidewalk improvements, major repairs, and other major projects not accounted for in the Enterprise Funds. The General Fund annually transfers the difference between operating revenues and operating expenditures to the Capital Projects Fund.
- **2018 G.O. Bond Fund**. The 2018 General Obligation Bond Fund was established in 2018 to account for expenditures related to the Downtown Strategic and Streetscape Plan and other capital improvements. Financing was provided by the sale of a General Obligation Bond Issue of $10,000,000.

C. Special Revenue Funds:

- **Motor Fuel Tax Fund**. This fund is generally used to account for expenditures related to the City's annual road rehabilitation and construction program, as authorized by the Illinois Department of Transportation (IDOT). The primary revenue source is the City's per capita share of motor fuel taxes collected and remitted by the State of Illinois. The use of motor fuel taxes is restricted to road-related work and other projects authorized by the State of Illinois.
- **Tax Increment Financing District Three Fund**. This fund is used to account for revenues and expenditures associated with the Courthouse Square Redevelopment Project. Financing is provided from incremental property tax revenues generated from the project area.

II. Proprietary Funds:

A. Enterprise Funds:

- **Water Fund.** This fund accounts for the revenues and expenditures related to the operation of the City's water utility system. The activities necessary to provide such services include administration, operations, maintenance, capital improvements, and financing. The primary revenue source is the rates and fees charged for water utility service.
- **Sanitary Sewer Fund**. This fund accounts for the revenues and expenditures related to the operation of the City's sanitary sewer system. The activities necessary to provide such services include administration, operations, maintenance, capital improvements, and financing. The primary revenue source is the rates and fees charged for sanitary sewer service.
- **Storm Sewer Fund**. This fund accounts for the revenues and expenditures related to the operation of the City's storm sewer system. The activities necessary to provide such services include administration, operations, maintenance, capital improvements, and financing. The

primary revenue source is a stormwater utility fee. In 2023, staff conducted an internal review of the stormwater rates and developed a new stormwater utility fee, which replaced the previous rates, beginning in August 2024. The new utility fee is charged based on the amount of impervious surface area on a property. An impervious area is any area that prevents stormwater from draining into the soil, such as buildings, houses, parking lots, walkways, driveways, pools, and patios. Stormwater improvements to address flooding issues have been identified as a major priority in the City's Strategic Plan, which requires significant capital improvements.

- **Parking Fund**. This fund accounts for the operation, maintenance, enforcement, and capital improvements for the City's parking lots and facilities. The primary revenue sources are parking rates, fees, and fines. The City conducted a parking study in 2023 and recommendations for parking fee increases were implemented in April 2024.

B. Internal Service Funds:

- **Capital Equipment Replacement Fund**. This fund is used to account for the replacement of the City's major operating equipment except for facility components (Building Renewal Fund), information technology assets (Technology Replacement Fund), and vehicles (Fleet Services Fund). Examples of assets include police and fire safety equipment, communications equipment, and portable radios. Financing is provided through interfund transfers from City departments and funds based upon current equipment inventory.

- **Building Renewal Fund.** This fund is used to account for the replacement of the City's general government building systems and components. Buildings included in this fund are City Hall, the City Hall Annex, the Public Works Facility, the Police Station, and all Fire Stations. Examples of projects include roof replacements, HVAC equipment replacements, exterior/interior renovations, and generator replacements. Financing is provided through interfund transfers from City departments based on an annual renewal allowance formula for each building. Only general government buildings are included in this fund. Facility repair and replacements for enterprise operations such as water, sanitary sewer, and storm sewer are accounted for in their respective Enterprise Funds.

Capital Project Categories

The format of the CIP is designed to report projects by Project Categories. The Project Categories are further defined later in the report.

Project Categories
Bridges and Culvert Improvements
Facilities Improvements
Other Public Improvements
Parking Facilities\Lots Improvements
Road Improvements
Sanitary Sewer Improvements
Sidewalk Improvements
Storm Sewer Improvements
Traffic\Streetlight Improvements
Water Improvements

Each project is further defined into one of the three project types:

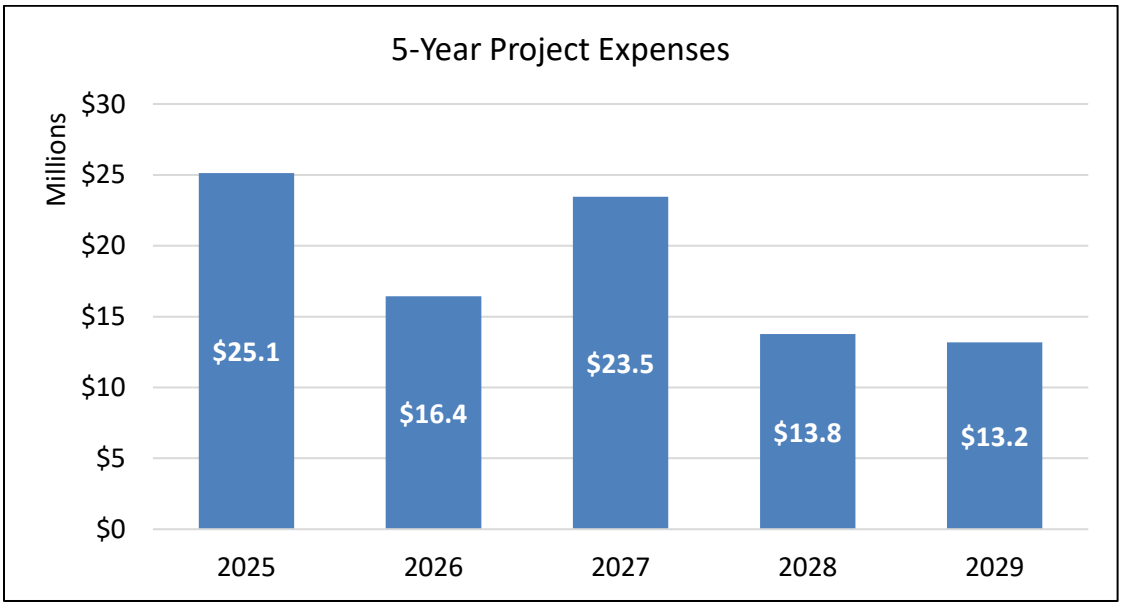
Project Types	
New	A project that adds to the current inventory of assets. Examples include adding new sidewalks at locations that previously did not exist and installing additional water mains, sanitary sewers, or storm sewers.
Replacement	A project that replaces a current asset. Examples include water main replacements, water meter replacements, and the rehabilitation of roads.
Maintenance	A project that does not add or replace a current asset but extends the life of an asset. Examples include the surface treatment of roads, sanitary sewer lining, and water tower painting.

Capital Improvement Projects Overview

The projects for the next five years include annual programs, one-time multi-year projects, carryover projects, and new projects. Annual programs are typically funded on an annual basis, such as the Road, Sewer, and Water Rehabilitation Program and the Sidewalk Replacement Program. One-time multi-year projects are projects or programs that cover a shorter time (typically less than five years) and will not continue on an annual basis, such as the New Sidewalk Program. Carryover projects are projects previously identified but were not completed in a previous fiscal year due to a lack of available funding, construction delays, or other scheduling issues.

Project Expenses

The City is currently in the process of completing the 2024 Pavement Management Analysis Report and 2024 Facilities Assessment Study. The CIP does not incorporate any preliminary recommendations from these reports which could change the projects and project costs for Road Improvements and Facilities Improvements over the next five years. Staff felt it was appropriate to include these projects in the CIP as they provide a foundation for discussing projects for the 2025 Budget. The total project expenses are $91.9 million over the next five years. The total annual project expenses range from $13.2 million to $25.1 million per year.



The following table shows the total expenses by project category. Road Improvements are the largest expense at $23.4 million (or 25.5%) of total project expenses, followed by $21.0 million (or 22.9%) for Storm Sewer Improvements, and $14.4 million (or 15.7%) for Water Improvements. Facilities Improvements of $11.3 million (or 12.3%) and Sanitary Sewer Improvements of $8.7 million (or 9.4%), round out the five largest expense categories.

5-Year Project Expenses
By Category

Project Category	5-Year Total	% of Total
Road Improvements	**$23,433,000**	**25.5%**
Storm Sewer Improvements	**21,018,000**	**22.9%**
Water Improvements	**14,425,000**	**15.7%**
Facilities Improvements	**11,280,049**	**12.3%**
Sanitary Sewer Improvements	**8,680,000**	**9.4%**
Sidewalk Improvements	7,310,000	7.9%
Bridges & Culverts	3,681,500	4.0%
Parking Improvements	1,300,000	1.4%
Traffic/Streetlight Improvements	575,000	0.6%
Other Public Improvements	275,000	0.3%
Total Project Expenses	**$91,977,549**	**100.0%**

2025 Project Expenses

The total estimated cost for projects for 2025 is $25.1 million. The following table shows the total expenses by project category for 2025 projects. Road Improvements are the largest expense at $6.2million (or 24.7%) of total 2025 project expenses, followed by $5.5 million (or 22.0%) for Facilities Improvements, $5.2 million (or 20.5%) for Sanitary Sewer Improvements, $3.0 million (or 11.9%) for Water Improvements, and $2.3 million (or 9.0%) for Sidewalk Improvements.

2025 Project Expenses
By Category

Project Category	2025 Projects	% of Total
Road Improvements	**$ 6,215,000**	**24.7%**
Facilities Improvements	**5,520,549**	**22.0%**
Sanitary Sewer Improvements	**5,160,000**	**20.5%**
Water Improvements	**3,000,000**	**11.9%**
Sidewalk Improvements	**2,270,000**	**9.0%**
Storm Sewer Improvements	1,960,000	7.8%
Bridges & Culverts	587,000	2.3%
Parking Improvements	283,000	1.1%
Traffic/Streetlight Improvements	125,000	0.5%
Total Project Expenses	**$25,120,549**	**100.0%**

Some of the note-worthy projects proposed for the 2025 Budget include:

- 2025 Road, Sewer, and Water Rehabilitation Program. $3.5 million for the annual program for road, sanitary sewer, storm sewer, and water main construction.
- Sanitary Sewer Basin 3 & 4 Discharge Improvements. A total of $3.75 million is budgeted to replace two basin discharge pipes located between Illinois Street and Willow Street. The City completed the engineering design in 2024 and will proceed with construction in 2025.
- Sidewalk Improvements. Sidewalk projects are set at $2.3 million, including $2.0 million for the new sidewalk program and $250,000 for sidewalk replacements.
- Library West Side Plaza. $1.3 million for repairing and renovating the library's west side plaza. This project is anticipated to be partially funded using the Department of Housing and Urban Development grant ($0.75 million). The City continues to wait on grant funds before proceeding with the construction.
- Gary Avenue Reconstruction. $1.8 million is budgeted for the Gary Avenue Reconstruction project, which is currently underway, but progress is contingent on other entities providing work on public utilities in the area, which is anticipated to push the majority of construction into 2025.

All Project Funding Sources

The five-year project funding outlined in the CIP totals $91.9 million. The CIP details the expected funding sources that will support these project expenses, enabling staff to assess funding needs over the next five years. Projects proposed by staff for the 2025 Budget have funding available within the current revenue structure to proceed as planned. For future projects requiring additional funding, staff will provide the City Council with further analysis and recommendations, such as those from the 2024 Water Rate Study, before moving forward. Additionally, the CIP identifies $15.8 million in other projects that are either not prioritized for a specific year, require substantial revenue to cover costs, or have project goals and scope that have yet to be fully evaluated.

Projects-Funding Sources

The following table shows the total anticipated funding sources for projects over the next five years. The Capital Projects Fund is the largest funding source at $22.3 million (or 24.0%) of total anticipated funding sources, followed by $20.2 million (or 21.8%) from the Storm Sewer Fund, $15.0 million (or 16.2%) from the Water Fund, $11.3 million (or 12.2%) from the Motor Fuel Tax Fund, and $8.7 million (or 9.4%) from the Sanitary Sewer Fund.

5-Year Project Funding Sources

Project Category	5-Year Total	% of Total
Capital Projects Fund	**$21,804,500**	**23.7%**
Storm Sewer Fund	**20,518,000**	**22.3%**
Water Fund	**15,000,000**	**16.3%**
Motor Fuel Tax Fund	**11,770,000**	**12.8%**
Sanitary Sewer Fund	**8,680,000**	**9.4%**
Building Renewal Fund	5,395,000	5.9%
Library Building Renewal Fund	1,896,404	2.1%
General Fund	1,700,000	1.8%
TIF District 3 Fund	1,500,000	1.6%
Parking Fund	1,300,000	1.4%
Grant Fund	1,250,000	1.4%
Fleet Services Fund	888,645	1.0%
Capital Equipment Replacement Fund	275,000	0.3%
Total Project Funding Sources	**$91,977,549**	**100.0%**

The following schedule shows the grant funding for projects from 2021 – 2024 ($10.0 million) and over the next five years ($1.3 million). The American Rescue Plan Act (ARPA) provided $4.9 million in funding for new sidewalks ($3.0 million) and flood improvement projects ($1.9 million). The State Rebuild Illinois Capital Program provided funding of $3.5 million for street reconstruction and State Grants provided $0.75 million for Roosevelt Road Sidewalk Improvements and the Winfield Creek & Roosevelt Road Pedestrian Bridge. The DuPage Stormwater ARPA grant of $0.8 million was for flood improvement projects and a $115,730 Federal Grant was for the LED Streetlight Replacement Program. For fiscal years 2025 – 2029, Federal Grants of $0.75 million is for the Library West Plaza Renovations and $0.5 million for a flood improvement project.

Grant Funded Projects
Fiscal Years 2021 – 2029

Projects	Grant	2021 - 2024 Amount	2025 - 2029 Amount
Sidewalks	ARPA, State	$ 3,159,645	$ -
Flood Improvement Projects	ARPA, DuPage County ARPA, Federal	3,027,014	500,000
Street Reconstruction	Rebuild Illinois	3,485,922	-
Library West Side Plaza Renovations	Federal	-	750,000
Winfield Creek & Roosevelt Rd Ped Bridge	State	250,000	-
LED Streetlight Replacement Program	Federal	115,730	-
Total		**$10,038,311**	**$ 1,250,000**

In addition, the City has applied for funding from the DuPage Mayors and Managers Conference (DMCC) under their Surface Transportation Program (STP). The STP Program is a Federally funded program covering between 50% - 70% of road construction costs for collector streets classified as Federal Aide Urban Street (F.A.U.) routes and is administered by the Illinois Department of

Transportation (IDOT). The following table shows the projected funding for projects under the program. The City's out-of-pocket costs are estimated to be $1.9 million (or 39%) of the $4.9 million total construction cost.

Surface Transportation Program
Federal Aide Urban Street (F.A.U.)

Street	% Split City/Federal	City Construction Costs	Federal Construction Costs	Total Construction Costs
Lorraine Road	30/70	$ 160,000	$ 373,333	**$ 533,333**
Gary Avenue	40/60	$ 1,760,000	$ 2,640,000	**$ 4,400,000**
Totals		**$ 1,920,000**	**$ 3,013,333**	**$ 4,933,333**

2025 Project Funding Sources

The following table shows the funding sources for projects proposed for the 2025 Budget. The Capital Projects Fund is the largest funding source at $6.7 million (or 26.9%) of total funding sources, followed by $5.2 million (or 20.5%) from the Sanitary Sewer Fund, $3.0 million (or 11.9%) from the Water Fund, $2.1 million (or 8.4%) from the Motor Fuel Tax Fund, and $2.0 million (or 7.8%) from the Storm Sewer Fund.

2025 Project Funding Sources

Project Category	2025 Projects	% of Total
Capital Projects Fund	**$ 6,747,000**	**26.9%**
Sanitary Sewer Fund	**5,160,000**	**20.5%**
Water Fund	**3,000,000**	**11.9%**
Motor Fuel Tax Fund	**2,100,000**	**8.4%**
Storm Sewer Fund	**1,960,000**	**7.8%**
Building Renewal Fund	1,640,500	6.5%
TIF District 3 Fund	1,500,000	6.0%
Fleet Services Fund	888,645	3.5%
Grant Fund	750,000	3.0%
Library Building Renewal Fund	666,404	2.7%
General Fund	350,000	1.4%
Parking Fund	283,000	1.1%
Capital Equipment Replacement Fund	75,000	0.3%
Total Project Funding Sources	**$25,120,549**	**100.0%**

Other Projects

The following table shows $15.8 million in other projects, by project category, over the next five years. Storm Sewer Improvements are $15.5 million, and Facilities Improvements are $275,000.

5-Year Project Expenses
Other Projects

Project Category	Project Name	2025	2026	2027	2028	2029	5-Year Total
Facilities Improvements	PW - Cold Storage Building	$ -	$ 275,000	$ -	$ -	$ -	**$ 275,000**
Total Facilities Improvements		**$ -**	**$ 275,000**	**$ -**	**$ -**	**$ -**	**$ 275,000**
Storm Sewer Improvements	Creek Channel Outfall Maintenance	175,000	50,000	50,000	50,000	50,000	**375,000**
	Ditch Maintenance Program	660,000	660,000	660,000	660,000	660,000	**3,300,000**
	Pumping Station Rehabilitation - Lake "A"	50,000	325,000	-	-	-	**375,000**
	Spring Brook #1 Rehabilitation	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	**11,500,000**
Total Storm Sewer Improvements		**$3,185,000**	**$3,335,000**	**$3,010,000**	**$3,010,000**	**$3,010,000**	**$15,550,000**
Grand Total Project Expenses		**$3,185,000**	**$3,610,000**	**$3,010,000**	**$3,010,000**	**$3,010,000**	**$15,825,000**

The five projects are listed as "Other Projects" in the CIP. Each year, staff reviews City Council priorities to determine how to allocate resources for capital projects. Although a project may be classified as an "Other Project" in the CIP, it may be reclassified to standard project status during the annual evaluation, with funds allocated as circumstances and Council preferences dictate. Several factors can place a project in the "Other Projects" category:

- A specific funding source has not yet been identified,
- The project currently has a lower priority compared to others, or
- The scope or project goals have not been fully assessed.

The remaining pages of the CIP provide Schedules of Project Expenses and Funding Sources, an Executive Summary for each project category, a schedule of project expenses and funding sources, followed by the Project Description Worksheets submitted by City departments. Project Description Worksheets include the project name, managing City department, project type, project scope, justification, impact on future operating budgets, project costs, and funding sources.

Respectfully submitted,

Robert R. Lehnhardt
Director of Finance/Treasurer

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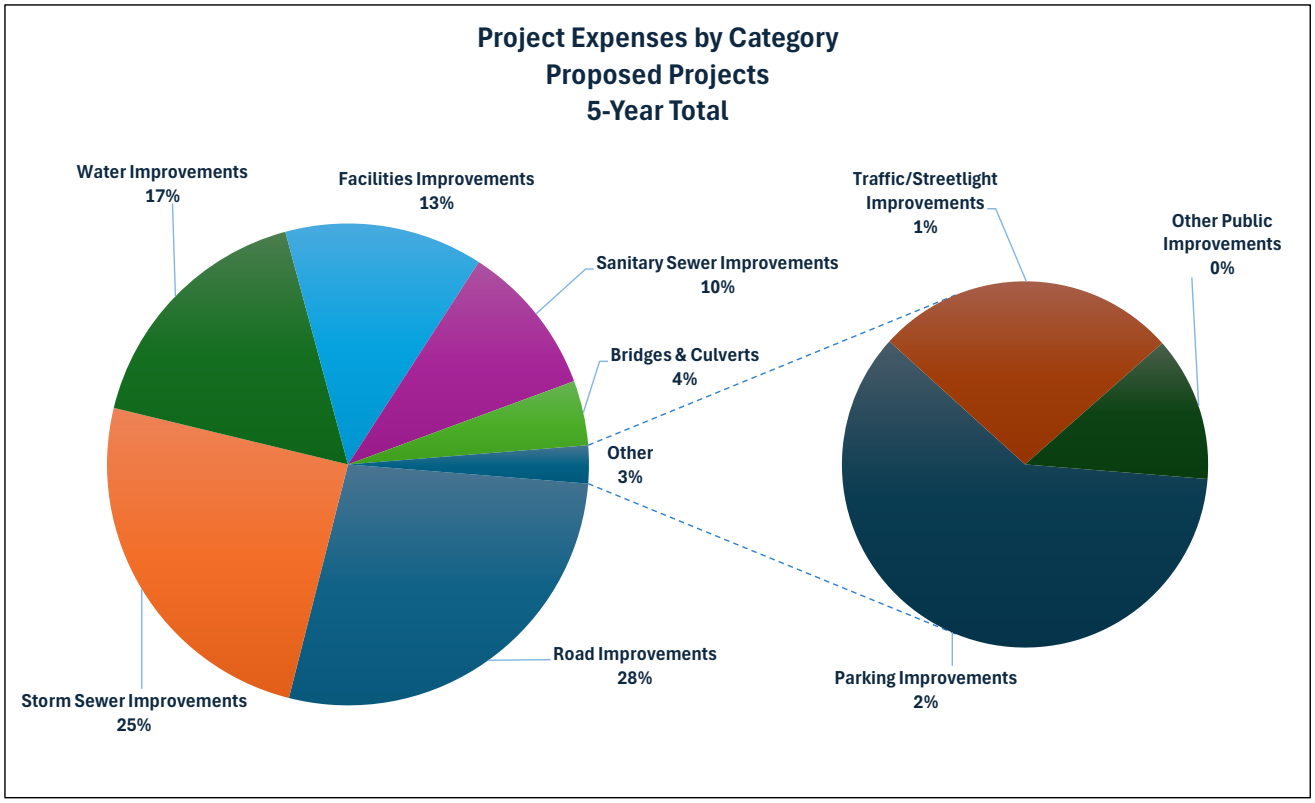
City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Summary of Project Expenses and Funding Sources
Proposed Projects

Project Expenses	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Bridges & Culverts	686,500	472,816	587,000	186,500	1,610,000	161,500	1,136,500	**3,681,500**
Facilities Improvements	5,602,960	1,503,298	5,520,549	1,743,000	1,084,500	1,320,000	1,612,000	**11,280,049**
Other Public Improvements	807,676	270,092	-	275,000	-	-	-	**275,000**
Parking Improvements	290,000	134,400	283,000	72,000	475,000	25,000	445,000	**1,300,000**
Road Improvements	5,475,987	4,109,606	6,215,000	4,140,000	4,838,000	5,100,000	3,140,000	**23,433,000**
Sanitary Sewer Improvements	2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	**8,680,000**
Sidewalk Improvements	2,470,000	2,005,564	2,270,000	2,270,000	2,270,000	250,000	250,000	**7,310,000**
Storm Sewer Improvements	5,242,000	4,749,939	1,960,000	3,831,000	9,455,000	3,775,000	1,997,000	**21,018,000**
Traffic/Streetlight Improvements	190,730	190,730	125,000	125,000	125,000	125,000	75,000	**575,000**
Water Improvements	3,829,160	3,049,245	3,000,000	3,000,000	3,000,000	2,425,000	3,000,000	**14,425,000**
Total Project Expenses	**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**

Project Funding Sources	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
2018 GO Bond Fund	234,676	39,199	-	-	-	-	-	**-**
Building Renewal Fund	847,960	315,213	1,640,500	1,668,000	1,084,500	620,000	382,000	**5,395,000**
Capital Equipment Replacement Fund	95,500	174,082	75,000	75,000	-	125,000	-	**275,000**
Capital Projects Fund	6,854,705	4,614,155	6,747,000	4,276,500	6,133,000	2,896,500	1,751,500	**21,804,500**
Fleet Services Fund	1,369,195	578,531	888,645	-	-	-	-	**888,645**
General Fund	300,000	300,000	350,000	350,000	350,000	350,000	300,000	**1,700,000**
Grant Fund	3,097,525	3,196,094	750,000	500,000	-	-	-	**1,250,000**
Library Building Renewal Fund	1,700,305	276,502	666,404	-	-	-	1,230,000	**1,896,404**
Motor Fuel Tax Fund	2,680,987	2,655,800	2,100,000	2,370,000	2,360,000	2,390,000	2,550,000	**11,770,000**
Parking Fund	290,000	134,400	283,000	72,000	475,000	25,000	445,000	**1,300,000**
Sanitary Sewer Fund	2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	**8,680,000**
Storm Sewer Fund	1,442,000	883,946	1,960,000	3,331,000	9,455,000	3,775,000	1,997,000	**20,518,000**
TIF District 2 Fund	263,000	109,553	-	-	-	-	-	**-**
TIF District 3 Fund	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
Water Fund	3,849,160	3,076,251	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	**15,000,000**
Total Project Funding Sources	**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Summary of Project Expenses by Category
Proposed Projects

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Road Improvements	5,475,987	4,109,606	6,215,000	4,140,000	4,838,000	5,100,000	3,140,000	**23,433,000**
Storm Sewer Improvements	5,242,000	4,749,939	1,960,000	3,831,000	9,455,000	3,775,000	1,997,000	**21,018,000**
Water Improvements	3,829,160	3,049,245	3,000,000	3,000,000	3,000,000	2,425,000	3,000,000	**14,425,000**
Facilities Improvements	5,602,960	1,503,298	5,520,549	1,743,000	1,084,500	1,320,000	1,612,000	**11,280,049**
Sanitary Sewer Improvements	2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	**8,680,000**
Sidewalk Improvements	2,470,000	2,005,564	2,270,000	2,270,000	2,270,000	250,000	250,000	**7,310,000**
Bridges & Culverts	686,500	472,816	587,000	186,500	1,610,000	161,500	1,136,500	**3,681,500**
Parking Improvements	290,000	134,400	283,000	72,000	475,000	25,000	445,000	**1,300,000**
Traffic/Streetlight Improvements	190,730	190,730	125,000	125,000	125,000	125,000	75,000	**575,000**
Other Public Improvements	807,676	270,092	-	275,000	-	-	-	**275,000**
Total Project Expenses	**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**



City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Category

Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Bridges & Culverts	Proposed	Bridge Structure Inspections	36,500	18,038	32,000	36,500	30,000	36,500	36,500	**171,500**
		Butterfield Road Pedestrian Bridge	-	-	105,000	-	-	-	-	**105,000**
		Lincoln Avenue Bridge Replacement	-	-	-	-	-	125,000	1,100,000	**1,225,000**
		Manchester Road/Wesley St. Bridge Rehab Painting	400,000	277,803	450,000	-	-	-	-	**450,000**
		Roosevelt Rd. Improvements - Pedestrian Bridge	250,000	176,975	-	-	-	-	-	-
		Stonebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
	Proposed Total		**686,500**	**472,816**	**587,000**	**186,500**	**1,610,000**	**161,500**	**1,136,500**	**3,681,500**
Total Bridges & Culverts Improvements			**686,500**	**472,816**	**587,000**	**186,500**	**1,610,000**	**161,500**	**1,136,500**	**3,681,500**
Facilities Improvements	Proposed	CH - Building/Engineering Remodel	-	-	-	450,000	-	-	-	**450,000**
		CH - Community Development Updates	-	-	-	-	-	200,000	-	**200,000**
		CH - Entry Concrete Replacement	45,000	4,104	-	-	-	-	-	-
		CH - Lunchroom Renovation	-	-	-	43,000	-	-	-	**43,000**
		CH - Variable Frequency Drive Replacement	-	-	-	-	85,000	-	-	**85,000**
		CH - Window Replacement	-	-	-	-	264,000	-	-	**264,000**
		CH Annex - Ejector Pumps	-	-	-	45,000	-	-	-	**45,000**
		CH Annex - Roof Top Units Replacement	-	-	-	-	-	-	-	-
		Citywide Code Compliance Program	-	-	60,000	105,000	-	-	-	**165,000**
		Citywide Elevator Replacement Program	-	-	-	-	-	250,000	360,000	**610,000**
		Citywide Fire Alarm Replacement Program	-	-	25,000	-	-	-	22,000	**47,000**
		Citywide Gas Detection Program	-	-	120,000	-	-	-	-	**120,000**
		Facilities Assessment Study	100,000	116,766	-	-	-	-	-	-
		FD - Extractors	30,000	30,716	-	-	-	-	-	-
		FD - Office Furniture	-	-	75,000	-	-	-	-	**75,000**
		FD 37 - Apparatus Floor	50,000	17,280	-	-	-	-	-	-
		FD 37 - Generator Replacement	-	-	-	-	16,500	110,000	-	**126,500**
		FD 37 - Parking Lot Replacement	-	-	-	35,000	-	-	-	**35,000**
		FD 37 - Renovation	-	-	175,000	-	-	-	-	**175,000**
		FD 37 - Roof Replacement	-	-	-	150,000	-	-	-	**150,000**
		FD 38 - Floor Tile	30,000	7,700	-	-	-	-	-	-
		FD 38 - Generator Replacement	16,500	-	161,500	-	-	-	-	**161,500**
		FD 39 - Apparatus Floor Replacement	-	-	-	65,000	-	-	-	**65,000**
		FD 39 - Drive Approach	5,000	-	200,000	-	-	-	-	**200,000**
		FD 39 - Panelboard Replacement	-	-	15,000	-	-	-	-	**15,000**
		FD 39 - Repairs	-	-	-	540,000	-	-	-	**540,000**
		LB - Card Access Door Locks	65,000	8,222	-	-	-	-	-	-
		LB - Chiller Replacement	299,900	237,061	-	-	-	-	-	-
		LB - Roof Replacement	-	-	-	-	-	-	1,230,000	**1,230,000**
		LB - Roof Replacement - Partial	85,000	-	85,000	-	-	-	-	**85,000**
		LB - West Side Plaza Replacement	1,250,405	31,219	1,331,404	-	-	-	-	**1,331,404**
		Other	-	7,136	-	-	-	-	-	-
		PD - Carpet Replacement	-	-	38,000	-	-	-	-	**38,000**
		PD - Entry Concrete Replacement	75,000	9,000	-	-	-	-	-	-
		PD - Evidence Lockers	30,000	143,366	-	-	-	-	-	-
		PD - Gate Operators	35,500	-	-	-	-	-	-	-
		PD - Gates	-	-	-	35,000	-	-	-	**35,000**
		PD - Generator Replacement	258,500	-	296,000	-	-	-	-	**296,000**
		PD - PSR Area Renovation	-	375	15,000	200,000	-	-	-	**215,000**
		PD - Sallly Port Floor	-	-	-	-	-	60,000	-	**60,000**
		PD - SWAT Room Renovation	-	19,161	85,000	-	-	-	-	**85,000**
		PD - Training Room & Restroom Renovation	-	-	-	20,000	250,000	-	-	**270,000**
		PW - Carpet Replacement	-	-	-	-	39,000	-	-	**39,000**
		PW - Fleet Vehicle Hoists Replacements	480,550	480,550	-	-	-	-	-	-
		PW - Fueling Facility Renovation	888,645	97,981	888,645	-	-	-	-	**888,645**
		PW - Generator 2 Replacement	131,960	133,691	-	-	-	-	-	-
		PW - Overhead Doors	-	-	-	-	185,000	-	-	**185,000**
		PW - Painting	-	-	-	30,000	30,000	-	-	**60,000**
		PW - Roof Maintenance Program	-	-	210,000	-	-	-	-	**210,000**
		PW - Trench Drains	136,000	-	-	-	-	-	-	-
		PW - Yard Roof Replacement	-	-	200,000	-	-	-	-	**200,000**
		Roof Replacement on Stair Towers	-	-	-	-	50,000	-	-	**50,000**
		RTU Replacement	-	-	-	-	165,000	-	-	**165,000**
		Water - Concrete Replacement	-	-	40,000	25,000	-	-	-	**65,000**
		Water - Exterior Building Renovation	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
		Water - Interior Building Renovation	20,000	27,006	-	-	-	700,000	-	**700,000**
	Proposed Total		**5,602,960**	**1,503,298**	**5,520,549**	**1,743,000**	**1,084,500**	**1,320,000**	**1,612,000**	**11,280,049**
	Other	PW - Cold Storage Building	-	-	-	275,000	-	-	-	**275,000**
	Other Total		**-**	**-**	**-**	**275,000**	**-**	**-**	**-**	**275,000**
Total Facilities Improvements			**5,602,960**	**1,503,298**	**5,520,549**	**2,018,000**	**1,084,500**	**1,320,000**	**1,612,000**	**11,555,049**
Other Public Improvements	Proposed	Adams Park Renovation Implementation	-	-	-	275,000	-	-	-	**275,000**
		Cole Avenue Headwall Project	150,000	121,340	-	-	-	-	-	-
		Downtown Strategic Plan and Streetscape Plan	497,676	148,752	-	-	-	-	-	-
		Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
	Proposed Total		**807,676**	**270,092**	**-**	**275,000**	**-**	**-**	**-**	**275,000**
Total Other Public Improvements			**807,676**	**270,092**	**-**	**275,000**	**-**	**-**	**-**	**275,000**
Parking Facilities/Lots Improvements	Proposed	Garage Sealant Replacement	25,000	14,400	25,000	25,000	25,000	25,000	25,000	**125,000**
		Garage Stairwell Coating	115,000	120,000	-	-	-	-	-	-
		Parking Garages 5-Year Repair	-	-	-	25,000	450,000	-	-	**475,000**
		Parking Lot #9 Resurfacing	-	-	30,000	-	-	-	420,000	**450,000**
		Sealcoating City Parking Lots	-	-	53,000	-	-	-	-	**53,000**
		TS - College Ave. Gate	-	-	-	22,000	-	-	-	**22,000**
		TS - Concrete Replacement	150,000	-	-	-	-	-	-	-
		TS - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
		Wheaton Place Garage Floor Drains	-	-	25,000	-	-	-	-	**25,000**
	Proposed Total		**290,000**	**134,400**	**283,000**	**72,000**	**475,000**	**25,000**	**445,000**	**1,300,000**
Total Parking Facilities/Lots Improvements			**290,000**	**134,400**	**283,000**	**72,000**	**475,000**	**25,000**	**445,000**	**1,300,000**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Category

Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Road Improvements	Proposed	Alley DD Reconstruction	-	-	200,000	-	-	-	-	**200,000**
		Collector Street Resurfacing Project (LAFO/FAUS)	240,000	3,500	100,000	100,000	960,000	1,200,000	-	**2,360,000**
		Concrete Streets Panel Replacement	150,000	-	150,000	150,000	-	-	-	**300,000**
		Gary Avenue Reconstruction - FAU Routes - Roads	1,760,000	849,000	1,840,000	-	-	-	-	**1,840,000**
		Parkway Improvements in High Knob Subdivision	-	-	25,000	90,000	-	-	-	**115,000**
		Pavement Condition Rating Analysis	45,000	33,850	-	-	38,000	-	-	**38,000**
		PW - Road Maintenance Program	400,000	400,000	400,000	400,000	400,000	400,000	400,000	**2,000,000**
		Road, Sewer, Water Rehab Program - Roads	2,140,000	2,074,813	2,140,000	2,140,000	2,140,000	2,140,000	2,140,000	**10,700,000**
		Roosevelt Road Sidewalk (REBUILD IL GRANT)	266,987	-	-	-	-	-	-	**-**
		Street Reconstruction	60,000	67,456	1,260,000	1,160,000	1,200,000	1,260,000	500,000	**5,380,000**
		Street Reconstruction (REBUILD IL GRANT)	314,000	580,987	-	-	-	-	-	**-**
		Surface Treatment Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	**500,000**
	Proposed Total		**5,475,987**	**4,109,606**	**6,215,000**	**4,140,000**	**4,838,000**	**5,100,000**	**3,140,000**	**23,433,000**
Total Road Improvements			**5,475,987**	**4,109,606**	**6,215,000**	**4,140,000**	**4,838,000**	**5,100,000**	**3,140,000**	**23,433,000**
Sanitary Sewer Improvements	Proposed	6" Bypass Pump	200,000	179,284	-	-	-	-	-	**-**
		Albright Lift Station Rehabilitation	-	-	250,000	-	-	-	-	**250,000**
		Blacksmith Wetwell Rehabilitation	300,000	-	300,000	-	-	-	-	**300,000**
		College Avenue Utility Replacement	375,000	-	375,000	-	-	-	-	**375,000**
		Downtown Strategic Plan and Streetscape Plan	-	3,344	-	-	-	-	-	**-**
		Road, Sewer, Water Rehab Program - Sanitary	10,000	27,415	10,000	10,000	10,000	10,000	10,000	**50,000**
		Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	**-**
		Sanitary Manhole Rehabilitation	75,000	83,272	75,000	75,000	75,000	75,000	75,000	**375,000**
		Sanitary Sewer Cap. Assurance - Flow Metering	50,000	-	-	60,000	60,000	60,000	-	**180,000**
		Sanitary Sewer Rehabilitation Program	200,000	156,235	100,000	200,000	200,000	200,000	200,000	**900,000**
		Sanitary Sewer Replacement (HDPE)	200,000	-	-	150,000	150,000	150,000	150,000	**600,000**
		Service Lateral Rehab - Chemical Grouting	500,000	341,950	300,000	300,000	100,000	100,000	100,000	**900,000**
		SSCAP - Basin 3 & 4 Discharge Improvements	200,000	164,330	3,750,000	-	-	-	-	**3,750,000**
		Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,000,000	**1,000,000**
	Proposed Total		**2,160,000**	**1,000,200**	**5,160,000**	**795,000**	**595,000**	**595,000**	**1,535,000**	**8,680,000**
Total Sanitary Sewer Improvements			**2,160,000**	**1,000,200**	**5,160,000**	**795,000**	**595,000**	**595,000**	**1,535,000**	**8,680,000**
Sidewalk Improvements	Proposed	New Sidewalk Program	1,720,000	1,134,456	2,020,000	2,020,000	2,020,000	-	-	**6,060,000**
		Roosevelt Rd. Improvements - Sidewalk	500,000	645,095	-	-	-	-	-	**-**
		Sidewalk Replacement Program	250,000	226,013	250,000	250,000	250,000	250,000	250,000	**1,250,000**
	Proposed Total		**2,470,000**	**2,005,564**	**2,270,000**	**2,270,000**	**2,270,000**	**250,000**	**250,000**	**7,310,000**
Total Sidewalk Improvements			**2,470,000**	**2,005,564**	**2,270,000**	**2,270,000**	**2,270,000**	**250,000**	**250,000**	**7,310,000**
Storm Sewer Improvements	Proposed	Alley DD Reconstruction	-	-	350,000	-	-	-	-	**350,000**
		Flood Prone Project - Cadillac/Wakeman	3,800,000	3,865,993	-	-	-	-	-	**-**
		Glendale Floodprone Capital Project	27,000	34,600	225,000	-	-	-	-	**225,000**
		Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	**390,000**
		Mayo Floodprone Capital Project	-	-	-	-	-	95,000	900,000	**995,000**
		Overland Flooding Cost-Share Program	-	25,000	100,000	100,000	100,000	100,000	100,000	**500,000**
		Pershing East Floodprone Capital Project	-	-	-	756,000	5,040,000	-	-	**5,796,000**
		Road, Sewer, Water Rehab Program - Storm	200,000	147,575	200,000	200,000	200,000	200,000	200,000	**1,000,000**
		Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	**-**
		Storm Replacement Program	165,000	165,000	215,000	215,000	215,000	215,000	242,000	**1,102,000**
		Storm Sewer Rehabilitation Program	100,000	96,760	100,000	100,000	100,000	100,000	100,000	**500,000**
		Streams Lakes Meander	-	-	-	250,000	3,300,000	15,000	15,000	**3,580,000**
		TCR Floodprone Capital Project	-	-	-	2,160,000	-	-	-	**2,160,000**
		The North Main Street Dredging Project	50,000	66,972	430,000	-	-	-	-	**430,000**
		The Streams Dredging Project	850,000	288,669	-	-	-	-	-	**-**
		Thomas Floodprone Capital Project	-	-	-	-	450,000	3,000,000	-	**3,450,000**
		Thomas Road Drainage Improvement Project	-	-	290,000	-	-	-	-	**290,000**
		Yard Flooding Cost-Share Program	-	15,000	50,000	50,000	50,000	50,000	50,000	**250,000**
	Proposed Total		**5,242,000**	**4,749,939**	**1,960,000**	**3,831,000**	**9,455,000**	**3,775,000**	**1,997,000**	**21,018,000**
	Other	Creek Channel Outfall Maintenance	-	-	175,000	50,000	50,000	50,000	50,000	**375,000**
		Ditch Maintenance Program	-	-	660,000	660,000	660,000	660,000	660,000	**3,300,000**
		Pumping Station Rehabilitation - Lake "A"	-	-	50,000	325,000	-	-	-	**375,000**
		Spring Brook #1 Rehabilitation	-	-	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	**11,500,000**
	Other Total		**-**	**-**	**3,185,000**	**3,335,000**	**3,010,000**	**3,010,000**	**3,010,000**	**15,550,000**
Total Storm Sewer Improvements			**5,242,000**	**4,749,939**	**5,145,000**	**7,166,000**	**12,465,000**	**6,785,000**	**5,007,000**	**36,568,000**
Traffic/Streetlight Improvements	Proposed	Antique Streetlight Pole Painting	-	-	50,000	50,000	50,000	50,000	-	**200,000**
		LED Streetlight Replacements	190,730	190,730	75,000	75,000	75,000	75,000	75,000	**375,000**
	Proposed Total		**190,730**	**190,730**	**125,000**	**125,000**	**125,000**	**125,000**	**75,000**	**575,000**
Total Traffic/Streetlight Improvements			**190,730**	**190,730**	**125,000**	**125,000**	**125,000**	**125,000**	**75,000**	**575,000**
Water Improvements	Proposed	Advanced Metering Infrastructure	-	-	-	500,000	-	-	-	**500,000**
		Chemical Scales/Pumps	30,000	36,274	-	-	-	-	-	**-**
		College Avenue Utility Replacements	217,000	-	225,000	-	-	-	-	**225,000**
		Concrete Saw	-	-	-	-	-	15,000	-	**15,000**
		Downtown Strategic Plan and Streetscape Plan	-	2,369	-	-	-	-	-	**-**
		Flow Control Valves	15,000	-	315,000	-	-	-	-	**315,000**
		Impact Wrench Kit	-	-	15,000	-	-	-	-	**15,000**
		Inspection - Well #11	-	-	-	-	-	75,000	-	**75,000**
		Inspection - Well #6	-	-	-	-	80,000	-	-	**80,000**
		Inspection - Well #7	-	-	65,000	-	-	-	-	**65,000**
		Lead Service Line Replacements	668,000	625,377	668,000	486,000	486,000	-	-	**1,640,000**
		Leak Correlator	-	-	-	-	-	40,000	-	**40,000**
		Leak Loggers	-	-	-	40,000	-	-	-	**40,000**
		Manchester Tower Foundation Repair	85,000	18,890	-	-	-	-	-	**-**
		Orchard Tower Mixer Maintenance	-	-	-	15,000	-	-	-	**15,000**
		Other	-	14,646	-	-	-	-	-	**-**
		Permanent Leak Detection	-	-	-	-	-	750,000	-	**750,000**
		President Street Pump Station Repairs	50,000	8,700	500,000	-	-	-	-	**500,000**
		Road, Sewer, Water Rehab Program - Water	1,260,000	1,062,943	1,162,000	1,589,000	2,414,000	1,425,000	2,000,000	**8,590,000**
		SCADA Replacement	-	-	-	-	-	-	30,000	**30,000**

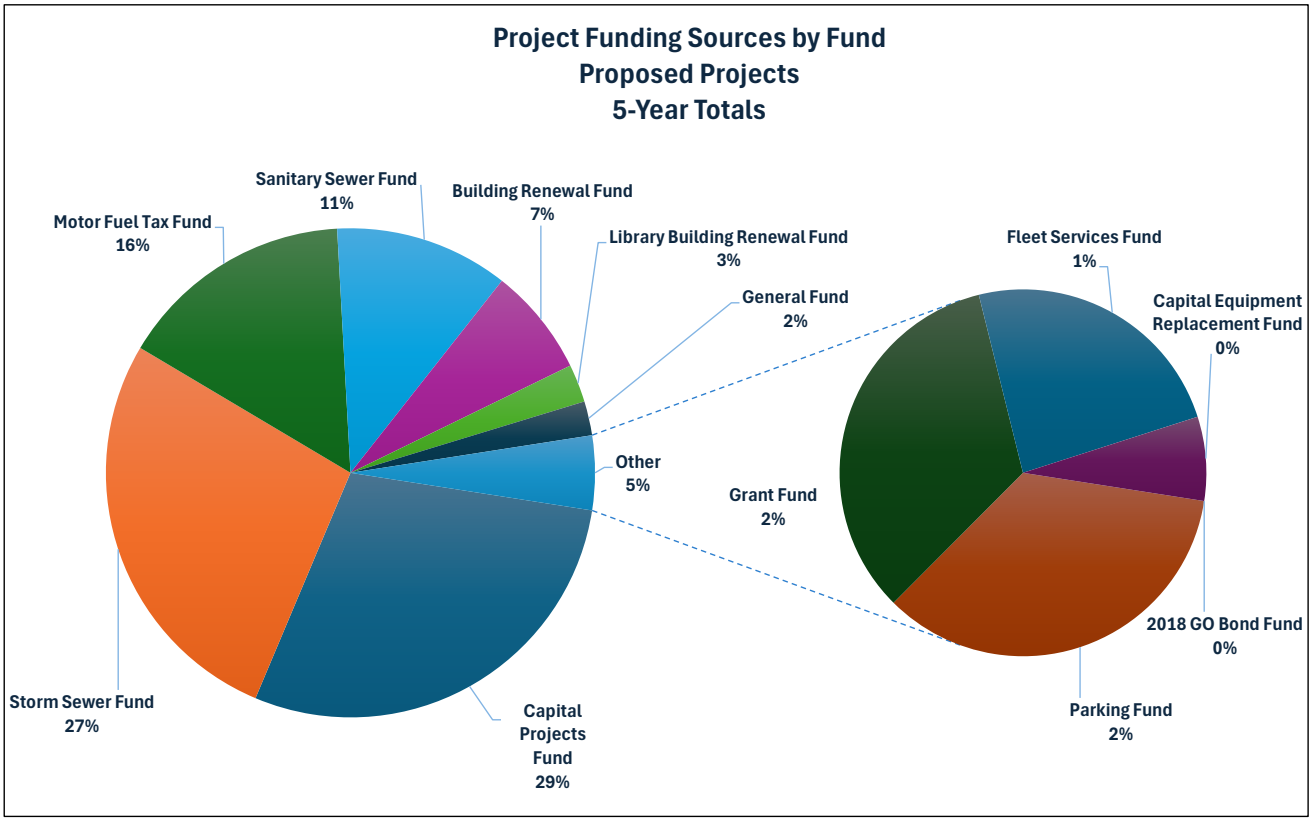
City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Category

Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
		Standby Generator Replacement Reber Pump Station	630,000	580,046	-	-	-	-	-	-
		Trailer Replacements	20,000	-	-	-	-	-	-	-
		Vacuum Excavator	-	-	-	350,000	-	-	-	**350,000**
		Variable Frequency Drives - 3 Pump Stations	700,000	700,000	-	-	-	-	-	-
		Water Asset Evaluation	-	-	50,000	-	-	-	-	**50,000**
		Water Main Condition Assessment	-	-	-	-	-	-	500,000	**500,000**
		Water Main Replacement Program	50,000	-	-	-	20,000	120,000	470,000	**610,000**
		Water Meter Test Bench	45,000	-	-	-	-	-	-	-
		Water Meters	59,160	-	-	-	-	-	-	-
		Water Quality Monitoring	-	-	-	20,000	-	-	-	**20,000**
	Proposed Total		**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**
Total Water Improvements			**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**

Total Proposed Projects			**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**
Total Other Projects			**-**	**-**	**3,185,000**	**3,610,000**	**3,010,000**	**3,010,000**	**3,010,000**	**15,825,000**
Grand Total Project Expenses			**26,755,013**	**17,485,890**	**28,305,549**	**20,047,500**	**26,462,500**	**16,786,500**	**16,200,500**	**107,802,549**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Summary of Project Expenses by Funding Source
Proposed Projects

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Capital Projects Fund	6,854,705	4,614,155	6,747,000	4,276,500	6,133,000	2,896,500	1,751,500	**21,804,500**
Storm Sewer Fund	1,442,000	883,946	1,960,000	3,331,000	9,455,000	3,775,000	1,997,000	**20,518,000**
Water Fund	3,849,160	3,076,251	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	**15,000,000**
Motor Fuel Tax Fund	2,680,987	2,655,800	2,100,000	2,370,000	2,360,000	2,390,000	2,550,000	**11,770,000**
Sanitary Sewer Fund	2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	**8,680,000**
Building Renewal Fund	847,960	315,213	1,640,500	1,668,000	1,084,500	620,000	382,000	**5,395,000**
Library Building Renewal Fund	1,700,305	276,502	666,404	-	-	-	1,230,000	**1,896,404**
General Fund	300,000	300,000	350,000	350,000	350,000	350,000	300,000	**1,700,000**
TIF District 3 Fund	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
Parking Fund	290,000	134,400	283,000	72,000	475,000	25,000	445,000	**1,300,000**
Grant Fund	3,097,525	3,196,094	750,000	500,000	-	-	-	**1,250,000**
Fleet Services Fund	1,369,195	578,531	888,645	-	-	-	-	**888,645**
Capital Equipment Replacement Fund	95,500	174,082	75,000	75,000	-	125,000	-	**275,000**
2018 GO Bond Fund	234,676	39,199	-	-	-	-	-	**-**
TIF District 2 Fund	263,000	109,553	-	-	-	-	-	**-**
Total Project Expenses	**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**



City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Funding Sources
Proposed Projects

Fund	Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
2018 GO Bonds	Other Public Improvements	Proposed	Downtown Strategic Plan and Streetscape Plan	234,676	39,199	-	-	-	-	-	-
		Proposed Total		234,676	39,199	-	-	-	-	-	-
	Other Public Improvements Total			234,676	39,199	-	-	-	-	-	-
2018 GO Bonds Total				234,676	39,199	-	-	-	-	-	-
Building Renewal Fund	Facilities Improvements	Proposed	CH - Building/Engineering Remodel	-	-	-	450,000	-	-	-	450,000
			CH - Community Development Updates	-	-	-	-	-	200,000	-	200,000
			CH - Entry Concrete Replacement	45,000	4,104	-	-	-	-	-	-
			CH - Lunchroom Renovation	-	-	-	43,000	-	-	-	43,000
			CH - Variable Frequency Drive Replacement	-	-	-	-	85,000	-	-	85,000
			CH - Window Replacement	-	-	-	-	264,000	-	-	264,000
			CH Annex - Ejector Pumps	-	-	-	45,000	-	-	-	45,000
			CH Annex - Roof Top Units Replacement	-	-	-	-	-	-	-	-
			Citywide Code Compliance Program	-	-	60,000	105,000	-	-	-	165,000
			Citywide Elevator Replacement Program	-	-	-	-	-	250,000	360,000	610,000
			Citywide Fire Alarm Replacement Program	-	-	25,000	-	-	-	22,000	47,000
			Citywide Gas Detection Program	-	-	120,000	-	-	-	-	120,000
			Facilities Assessment Study	100,000	116,766	-	-	-	-	-	-
			FD 37 - Apparatus Floor	50,000	17,280	-	-	-	-	-	-
			FD 37 - Generator Replacement	-	-	-	-	16,500	110,000	-	126,500
			FD 37 - Parking Lot Replacement	-	-	-	35,000	-	-	-	35,000
			FD 37 - Renovation	-	-	175,000	-	-	-	-	175,000
			FD 37 - Roof Replacement	-	-	-	150,000	-	-	-	150,000
			FD 38 - Floor Tile	30,000	7,700	-	-	-	-	-	-
			FD 38 - Generator Replacement	16,500	-	161,500	-	-	-	-	161,500
			FD 39 - Apparatus Floor Replacement	-	-	-	65,000	-	-	-	65,000
			FD 39 - Drive Approach	5,000	-	200,000	-	-	-	-	200,000
			FD 39 - Panelboard Replacement	-	-	15,000	-	-	-	-	15,000
			FD 39 - Repairs	-	-	-	540,000	-	-	-	540,000
			Other	-	7,136	-	-	-	-	-	-
			PD - Carpet Replacement	-	-	38,000	-	-	-	-	38,000
			PD - Entry Concrete Replacement	75,000	9,000	-	-	-	-	-	-
			PD - Gates	-	-	-	35,000	-	-	-	35,000
			PD - Generator Replacement	258,500	-	296,000	-	-	-	-	296,000
			PD - PSR Area Renovation	-	375	15,000	125,000	-	-	-	140,000
			PD - Sallly Port Floor	-	-	-	-	-	60,000	-	60,000
			PD - SWAT Room Renovation	-	19,161	85,000	-	-	-	-	85,000
			PD - Training Room & Restroom Renovation	-	-	-	20,000	250,000	-	-	270,000
			PW - Carpet Replacement	-	-	-	-	39,000	-	-	39,000
			PW - Generator 2 Replacement	131,960	133,691	-	-	-	-	-	-
			PW - Overhead Doors	-	-	-	-	185,000	-	-	185,000
			PW - Painting	-	-	-	30,000	30,000	-	-	60,000
			PW - Roof Maintenance Program	-	-	210,000	-	-	-	-	210,000
			PW - Trench Drains	136,000	-	-	-	-	-	-	-
			PW - Yard Roof Replacement	-	-	200,000	-	-	-	-	200,000
			Roof Replacement on Stair Towers	-	-	-	-	50,000	-	-	50,000
			RTU Replacement	-	-	-	-	165,000	-	-	165,000
			Water - Concrete Replacement	-	-	40,000	25,000	-	-	-	65,000
		Proposed Total		847,960	315,213	1,640,500	1,668,000	1,084,500	620,000	382,000	5,395,000
	Facilities Improvements Total			847,960	315,213	1,640,500	1,668,000	1,084,500	620,000	382,000	5,395,000
Building Renewal Fund Total				847,960	315,213	1,640,500	1,668,000	1,084,500	620,000	382,000	5,395,000
Capital Equipment Replacement Fund	Facilities Improvements	Proposed	FD - Extractors	30,000	30,716	-	-	-	-	-	-
			FD - Office Furniture	-	-	75,000	-	-	-	-	75,000
			PD - Evidence Lockers	30,000	143,366	-	-	-	-	-	-
			PD - Gate Operators	35,500	-	-	-	-	-	-	-
			PD - PSR Area Renovation	-	-	-	75,000	-	-	-	75,000
			Water - Interior Building Renovation	-	-	-	-	-	125,000	-	125,000
		Proposed Total		95,500	174,082	75,000	75,000	-	125,000	-	275,000
	Facilities Improvements Total			95,500	174,082	75,000	75,000	-	125,000	-	275,000
Capital Equipment Replacement Fund Total				95,500	174,082	75,000	75,000	-	125,000	-	275,000
Capital Projects Fund	Bridges & Culverts	Proposed	Bridge Structure Inspections	36,500	18,038	32,000	36,500	30,000	36,500	36,500	171,500
			Butterfield Road Pedestrian Bridge	-	-	105,000	-	-	-	-	105,000
			Lincoln Avenue Bridge Replacement	-	-	-	-	-	125,000	1,100,000	1,225,000
			Manchester Road/Wesley St. Bridge Rehab Painting	400,000	277,803	450,000	-	-	-	-	450,000
			Stonebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	1,730,000
		Proposed Total		436,500	295,841	587,000	186,500	1,610,000	161,500	1,136,500	3,681,500
	Bridges & Culverts Total			436,500	295,841	587,000	186,500	1,610,000	161,500	1,136,500	3,681,500
	Other Public Improvements	Proposed	Adams Park Renovation Implementation	-	-	-	275,000	-	-	-	275,000
			Cole Avenue Headwall Project	150,000	121,340	-	-	-	-	-	-
			Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
		Proposed Total		310,000	121,340	-	275,000	-	-	-	275,000
	Other Public Improvements Total			310,000	121,340	-	275,000	-	-	-	275,000
	Road Improvements	Proposed	Alley DD Reconstruction	-	-	200,000	-	-	-	-	200,000
			Collector Street Resurfacing Project (LAFO/FAUS)	240,000	3,500	100,000	100,000	960,000	1,200,000	-	2,360,000
			Concrete Streets Panel Replacement	150,000	-	150,000	150,000	-	-	-	300,000
			Gary Avenue Reconstruction - FAU Routes - Roads	1,760,000	849,000	1,840,000	-	-	-	-	1,840,000
			Parkway Improvements in High Knob Subdivision	-	-	25,000	90,000	-	-	-	115,000
			Pavement Condition Rating Analysis	45,000	33,850	-	-	38,000	-	-	38,000
			PW - Road Maintenance Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
			Road, Sewer, Water Rehab Program - Roads	40,000	-	40,000	40,000	40,000	40,000	40,000	200,000
			Street Reconstruction	60,000	67,456	1,260,000	890,000	940,000	970,000	50,000	4,110,000
			Surface Treatment Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
		Proposed Total		2,495,000	1,153,806	3,815,000	1,470,000	2,178,000	2,410,000	290,000	10,163,000
	Road Improvements Total			2,495,000	1,153,806	3,815,000	1,470,000	2,178,000	2,410,000	290,000	10,163,000
	Sidewalk Improvements	Proposed	New Sidewalk Program	1,720,000	1,134,456	2,020,000	2,020,000	2,020,000	-	-	6,060,000
			Roosevelt Rd. Improvements - Sidewalk	-	145,095	-	-	-	-	-	-
			Sidewalk Replacement Program	250,000	226,013	250,000	250,000	250,000	250,000	250,000	1,250,000
		Proposed Total		1,970,000	1,505,564	2,270,000	2,270,000	2,270,000	250,000	250,000	7,310,000
	Sidewalk Improvements Total			1,970,000	1,505,564	2,270,000	2,270,000	2,270,000	250,000	250,000	7,310,000
	Storm Sewer Improvements	Proposed	Flood Prone Project - Cadillac/Wakeman	1,568,205	1,462,604	-	-	-	-	-	-
		Proposed Total		1,568,205	1,462,604	-	-	-	-	-	-
	Storm Sewer Improvements Total			1,568,205	1,462,604	-	-	-	-	-	-
	Traffic/Streetlight Improvements	Proposed	LED Streetlight Replacements	75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
		Proposed Total		75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
	Traffic/Streetlight Improvements Total			75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Capital Projects Fund Total				6,854,705	4,614,155	6,747,000	4,276,500	6,133,000	2,896,500	1,751,500	21,804,500
Fleet Services Fund	Facilities Improvements	Proposed	PW - Fleet Vehicle Hoists Replacements	480,550	480,550	-	-	-	-	-	-
			PW - Fueling Facility Renovation	888,645	97,981	888,645	-	-	-	-	888,645
		Proposed Total		1,369,195	578,531	888,645	-	-	-	-	888,645
	Facilities Improvements Total			1,369,195	578,531	888,645	-	-	-	-	888,645
Fleet Services Fund Total				1,369,195	578,531	888,645	-	-	-	-	888,645

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Funding Sources
Proposed Projects

Fund	Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
General Fund	Road Improvements	Proposed	PW - Road Maintenance Program	300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000
		Proposed Total		300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000
	Road Improvements Total			300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000
	Traffic/Streetlight Improvements	Proposed	Antique Streetlight Pole Painting	-	-	50,000	50,000	50,000	50,000	-	200,000
		Proposed Total		-	-	50,000	50,000	50,000	50,000	-	200,000
	Traffic/Streetlight Improvements Total			-	-	50,000	50,000	50,000	50,000	-	200,000
General Fund Total				300,000	300,000	350,000	350,000	350,000	350,000	300,000	1,700,000
Grants	Bridges & Culverts	Proposed	Roosevelt Rd. Improvements - Pedestrian Bridge	250,000	176,975	-	-	-	-	-	-
		Proposed Total		250,000	176,975	-	-	-	-	-	-
	Bridges & Culverts Total			250,000	176,975	-	-	-	-	-	-
	Facilities Improvements	Proposed	LB - West Side Plaza Replacement	-	-	750,000	-	-	-	-	750,000
		Proposed Total		-	-	750,000	-	-	-	-	750,000
	Facilities Improvements Total			-	-	750,000	-	-	-	-	750,000
	Sidewalk Improvements	Proposed	Roosevelt Rd. Improvements - Sidewalk	500,000	500,000	-	-	-	-	-	-
		Proposed Total		500,000	500,000	-	-	-	-	-	-
	Sidewalk Improvements Total			500,000	500,000	-	-	-	-	-	-
	Storm Sewer Improvements	Proposed	Flood Prone Project - Cadillac/Wakeman	2,231,795	2,403,389	-	-	-	-	-	-
			TCR Floodprone Capital Project	-	-	-	500,000	-	-	-	500,000
		Proposed Total		2,231,795	2,403,389	-	500,000	-	-	-	500,000
	Storm Sewer Improvements Total			2,231,795	2,403,389	-	500,000	-	-	-	500,000
	Traffic/Streetlight Improvements	Proposed	LED Streetlight Replacements	115,730	115,730	-	-	-	-	-	-
		Proposed Total		115,730	115,730	-	-	-	-	-	-
	Traffic/Streetlight Improvements Total			115,730	115,730	-	-	-	-	-	-
Grants Total				3,097,525	3,196,094	750,000	500,000	-	-	-	1,250,000
Library Building Renewal Fund	Facilities Improvements	Proposed	LB - Card Access Door Locks	65,000	8,222	-	-	-	-	-	-
			LB - Chiller Replacement	299,900	237,061	-	-	-	-	-	-
			LB - Roof Replacement	-	-	-	-	-	-	1,230,000	1,230,000
			LB - Roof Replacement - Partial	85,000	-	85,000	-	-	-	-	85,000
			LB - West Side Plaza Replacement	1,250,405	31,219	581,404	-	-	-	-	581,404
		Proposed Total		1,700,305	276,502	666,404	-	-	-	1,230,000	1,896,404
	Facilities Improvements Total			1,700,305	276,502	666,404	-	-	-	1,230,000	1,896,404
Library Building Renewal Fund Total				1,700,305	276,502	666,404	-	-	-	1,230,000	1,896,404
Motor Fuel Tax Fund	Road Improvements	Proposed	Road, Sewer, Water Rehab Program - Roads	2,100,000	2,074,813	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	10,500,000
			Roosevelt Road Sidewalk (REBUILD IL GRANT)	266,987	-	-	-	-	-	-	-
			Street Reconstruction	-	-	-	270,000	260,000	290,000	450,000	1,270,000
			Street Reconstruction (REBUILD IL GRANT)	314,000	580,987	-	-	-	-	-	-
		Proposed Total		2,680,987	2,655,800	2,100,000	2,370,000	2,360,000	2,390,000	2,550,000	11,770,000
	Road Improvements Total			2,680,987	2,655,800	2,100,000	2,370,000	2,360,000	2,390,000	2,550,000	11,770,000
Motor Fuel Tax Fund Total				2,680,987	2,655,800	2,100,000	2,370,000	2,360,000	2,390,000	2,550,000	11,770,000
Other Projects	Facilities Improvements	Other	PW - Cold Storage Building	-	-	-	275,000	-	-	-	275,000
		Other Total		-	-	-	275,000	-	-	-	275,000
	Facilities Improvements Total			-	-	-	275,000	-	-	-	275,000
	Storm Sewer Improvements	Other	Creek Channel Outfall Maintenance	-	-	175,000	50,000	50,000	50,000	50,000	375,000
			Ditch Maintenance Program	-	-	660,000	660,000	660,000	660,000	660,000	3,300,000
			Pumping Station Rehabilitation - Lake "A"	-	-	50,000	325,000	-	-	-	375,000
			Spring Brook #1 Rehabilitation	-	-	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	11,500,000
		Other Total		-	-	3,185,000	3,335,000	3,010,000	3,010,000	3,010,000	15,550,000
	Storm Sewer Improvements Total			-	-	3,185,000	3,335,000	3,010,000	3,010,000	3,010,000	15,550,000
Other Projects Total				-	-	3,185,000	3,610,000	3,010,000	3,010,000	3,010,000	15,825,000
Parking Fund	Parking Improvements	Proposed	Garage Sealant Replacement	25,000	14,400	25,000	25,000	25,000	25,000	25,000	125,000
			Garage Stairwell Coating	115,000	120,000	-	-	-	-	-	-
			Parking Garages 5-Year Repair	-	-	-	25,000	450,000	-	-	475,000
			Parking Lot #9 Resurfacing	-	-	30,000	-	-	-	420,000	450,000
			Sealcoating City Parking Lots	-	-	53,000	-	-	-	-	53,000
			TS - College Ave. Gate	-	-	-	22,000	-	-	-	22,000
			TS - Concrete Replacement	150,000	-	-	-	-	-	-	-
			TS - Roof Replacement	-	-	150,000	-	-	-	-	150,000
			Wheaton Place Garage Floor Drains	-	-	25,000	-	-	-	-	25,000
		Proposed Total		290,000	134,400	283,000	72,000	475,000	25,000	445,000	1,300,000
	Parking Improvements Total			290,000	134,400	283,000	72,000	475,000	25,000	445,000	1,300,000
Parking Fund Total				290,000	134,400	283,000	72,000	475,000	25,000	445,000	1,300,000
Sanitary Sewer Fund	Sanitary Sewer Improvements	Proposed	6" Bypass Pump	200,000	179,284	-	-	-	-	-	-
			Albright Lift Station Rehabilitation	-	-	250,000	-	-	-	-	250,000
			Blacksmith Wetwell Rehabilitation	300,000	-	300,000	-	-	-	-	300,000
			College Avenue Utility Replacement	375,000	-	375,000	-	-	-	-	375,000
			Downtown Strategic Plan and Streetscape Plan	-	3,344	-	-	-	-	-	-
			Road, Sewer, Water Rehab Program - Sanitary	10,000	27,415	10,000	10,000	10,000	10,000	10,000	50,000
			Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	-
			Sanitary Manhole Rehabilition	75,000	83,272	75,000	75,000	75,000	75,000	75,000	375,000
			Sanitary Sewer Cap. Assurance - Flow Metering	50,000	-	-	60,000	60,000	60,000	-	180,000
			Sanitary Sewer Rehabilitation Program	200,000	156,235	100,000	200,000	200,000	200,000	200,000	900,000
			Sanitary Sewer Replacement (HDPE)	200,000	-	-	150,000	150,000	150,000	150,000	600,000
			Service Lateral Rehab - Chemical Grouting	500,000	341,950	300,000	300,000	100,000	100,000	100,000	900,000
			SSCAP - Basin 3 & 4 Discharge Improvements	200,000	164,330	3,750,000	-	-	-	-	3,750,000
			Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,000,000	1,000,000
		Proposed Total		2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	8,680,000
	Sanitary Sewer Improvements Total			2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	8,680,000
Sanitary Sewer Fund Total				2,160,000	1,000,200	5,160,000	795,000	595,000	595,000	1,535,000	8,680,000
Storm Sewer Fund	Storm Sewer Improvements	Proposed	Alley DD Reconstruction	-	-	350,000	-	-	-	-	350,000
			Glendale Floodprone Capital Project	27,000	34,600	225,000	-	-	-	-	225,000
			Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	390,000
			Mayo Floodprone Capital Project	-	-	-	-	-	95,000	900,000	995,000
			Overland Flooding Cost-Share Program	-	25,000	100,000	100,000	100,000	100,000	100,000	500,000
			Pershing East Floodprone Capital Project	-	-	-	756,000	5,040,000	-	-	5,796,000
			Road, Sewer, Water Rehab Program - Storm	200,000	147,575	200,000	200,000	200,000	200,000	200,000	1,000,000
			Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	-
			Storm Replacement Program	165,000	165,000	215,000	215,000	215,000	215,000	242,000	1,102,000
			Storm Sewer Rehabilitation Program	100,000	96,760	100,000	100,000	100,000	100,000	100,000	500,000
			Streams Lakes Meander	-	-	-	250,000	3,300,000	15,000	15,000	3,580,000
			TCR Floodprone Capital Project	-	-	-	1,660,000	-	-	-	1,660,000
			The North Main Street Dredging Project	50,000	66,972	430,000	-	-	-	-	430,000
			The Streams Dredging Project	850,000	288,669	-	-	-	-	-	-
			Thomas Floodprone Capital Project	-	-	-	-	450,000	3,000,000	-	3,450,000
			Thomas Road Drainage Improvement Project	-	-	290,000	-	-	-	-	290,000
			Yard Flooding Cost-Share Program	-	15,000	50,000	50,000	50,000	50,000	50,000	250,000
		Proposed Total		1,442,000	883,946	1,960,000	3,331,000	9,455,000	3,775,000	1,997,000	20,518,000
	Storm Sewer Improvements Total			1,442,000	883,946	1,960,000	3,331,000	9,455,000	3,775,000	1,997,000	20,518,000
Storm Sewer Fund Total				1,442,000	883,946	1,960,000	3,331,000	9,455,000	3,775,000	1,997,000	20,518,000
TIF District 2 Fund	Other Public Improvements	Proposed	Downtown Strategic Plan and Streetscape Plan	263,000	109,553	-	-	-	-	-	-
		Proposed Total		263,000	109,553	-	-	-	-	-	-
	Other Public Improvements Total			263,000	109,553	-	-	-	-	-	-

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of All Project Expenses by Funding Sources
Proposed Projects

Fund	Project Category	Proposed/ Other	Project Name	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
TIF District 2 Fund Total				**263,000**	**109,553**	**-**	**-**	**-**	**-**	**-**	**-**
TIF District 3	**Facilities Improvements**	Proposed	Water - Exterior Building Renovation	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
		Proposed Total		**1,570,000**	**131,965**	**1,500,000**	**-**	**-**	**-**	**-**	**1,500,000**
	Facilities Improvements Total			**1,570,000**	**131,965**	**1,500,000**	**-**	**-**	**-**	**-**	**1,500,000**
TIF District 3 Fund Total				**1,570,000**	**131,965**	**1,500,000**	**-**	**-**	**-**	**-**	**1,500,000**
Water Fund	**Facilities Improvements**	Proposed	Water - Interior Building Renovation	20,000	27,006	-	-	-	575,000	-	**575,000**
		Proposed Total		**20,000**	**27,006**	**-**	**-**	**-**	**575,000**	**-**	**575,000**
	Facilities Improvements Total			**20,000**	**27,006**	**-**	**-**	**-**	**575,000**	**-**	**575,000**
	Water Improvements	Proposed	Advanced Metering Infrastructure	-	-	-	500,000	-	-	-	**500,000**
			Chemical Scales/Pumps	30,000	36,274	-	-	-	-	-	**-**
			College Avenue Utility Replacements	217,000	-	225,000	-	-	-	-	**225,000**
			Concrete Saw	-	-	-	-	-	15,000	-	**15,000**
			Downtown Strategic Plan and Streetscape Plan	-	2,369	-	-	-	-	-	**-**
			Flow Control Valves	15,000	-	315,000	-	-	-	-	**315,000**
			Impact Wrench Kit	-	-	15,000	-	-	-	-	**15,000**
			Inspection - Well #11	-	-	-	-	-	75,000	-	**75,000**
			Inspection - Well #6	-	-	-	-	80,000	-	-	**80,000**
			Inspection - Well #7	-	-	65,000	-	-	-	-	**65,000**
			Lead Service Line Replacements	668,000	625,377	668,000	486,000	486,000	-	-	**1,640,000**
			Leak Correlator	-	-	-	-	-	40,000	-	**40,000**
			Leak Loggers	-	-	-	40,000	-	-	-	**40,000**
			Manchester Tower Foundation Repair	85,000	18,890	-	-	-	-	-	**-**
			Orchard Tower Mixer Maintenance	-	-	-	15,000	-	-	-	**15,000**
			Other	-	14,646	-	-	-	-	-	**-**
			Permanent Leak Detection	-	-	-	-	-	750,000	-	**750,000**
			President Street Pump Station Repairs	50,000	8,700	500,000	-	-	-	-	**500,000**
			Road, Sewer, Water Rehab Program - Water	1,260,000	1,062,943	1,162,000	1,589,000	2,414,000	1,425,000	2,000,000	**8,590,000**
			SCADA Replacement	-	-	-	-	-	-	30,000	**30,000**
			Standby Generator Replacement Reber Pump Station	630,000	580,046	-	-	-	-	-	**-**
			Trailer Replacements	20,000	-	-	-	-	-	-	**-**
			Vacuum Excavator	-	-	-	350,000	-	-	-	**350,000**
			Variable Frequency Drives - 3 Pump Stations	700,000	700,000	-	-	-	-	-	**-**
			Water Asset Evaluation	-	-	50,000	-	-	-	-	**50,000**
			Water Main Condition Assessment	-	-	-	-	-	-	500,000	**500,000**
			Water Main Replacement Program	50,000	-	-	-	20,000	120,000	470,000	**610,000**
			Water Meter Test Bench	45,000	-	-	-	-	-	-	**-**
			Water Meters	59,160	-	-	-	-	-	-	**-**
			Water Quality Monitoring	-	-	-	20,000	-	-	-	**20,000**
		Proposed Total		**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**
	Water Improvements Total			**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**
Water Fund Total				**3,849,160**	**3,076,251**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**15,000,000**
Total Proposed Projects				**26,755,013**	**17,485,890**	**25,120,549**	**16,437,500**	**23,452,500**	**13,776,500**	**13,190,500**	**91,977,549**
Total Other Projects				**-**	**-**	**3,185,000**	**3,610,000**	**3,010,000**	**3,010,000**	**3,010,000**	**15,825,000**
Grand Total Project Funding Sources				**26,755,013**	**17,485,890**	**28,305,549**	**20,047,500**	**26,462,500**	**16,786,500**	**16,200,500**	**107,802,549**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029
Schedule of 2025 Proposed Projects

Project Name	Project Category	Fund	2025 Proposed Budget
SSCAP - Basin 3 & 4 Discharge Improvements	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 3,750,000
Road, Sewer, Water Rehab Program - Roads	Road Improvements	Motor Fuel Tax Fund	$ 2,100,000
New Sidewalk Program	Sidewalk Improvements	Capital Projects Fund	$ 2,020,000
Gary Avenue Reconstruction - FAU Routes - Roads	Road Improvements	Capital Projects Fund	$ 1,840,000
Water - Exterior Building Renovation	Facilities Improvements	TIF District 3 Fund	$ 1,500,000
Street Reconstruction	Road Improvements	Capital Projects Fund	$ 1,260,000
Road, Sewer, Water Rehab Program - Water	Water Improvements	Water Fund	$ 1,162,000
PW - Fueling Facility Renovation	Facilities Improvements	Fleet Services Fund	$ 888,645
LB - West Side Plaza Replacement	Facilities Improvements	Grant Fund	$ 750,000
Lead Service Line Replacements	Water Improvements	Water Fund	$ 668,000
LB - West Side Plaza Replacement	Facilities Improvements	Library Building Renewal Fund	$ 581,404
President Street Pump Station Repairs	Water Improvements	Water Fund	$ 500,000
Manchester Road/Wesley St. Bridge Rehab Painting	Bridges & Culverts	Capital Projects Fund	$ 450,000
The North Main Street Dredging Project	Storm Sewer Improvements	Storm Sewer Fund	$ 430,000
College Avenue Utility Replacement	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 375,000
Alley DD Reconstruction	Storm Sewer Improvements	Storm Sewer Fund	$ 350,000
Flow Control Valves	Water Improvements	Water Fund	$ 315,000
Blacksmith Wetwell Rehabilitation	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 300,000
PW - Road Maintenance Program	Road Improvements	General Fund	$ 300,000
Service Lateral Rehab - Chemical Grouting	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 300,000
PD - Generator Replacement	Facilities Improvements	Building Renewal Fund	$ 296,000
Thomas Road Drainage Improvement Project	Storm Sewer Improvements	Storm Sewer Fund	$ 290,000
Albright Lift Station Rehabilitation	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 250,000
Sidewalk Replacement Program	Sidewalk Improvements	Capital Projects Fund	$ 250,000
College Avenue Utility Replacements	Water Improvements	Water Fund	$ 225,000
Glendale Floodprone Capital Project	Storm Sewer Improvements	Storm Sewer Fund	$ 225,000
Storm Replacement Program	Storm Sewer Improvements	Storm Sewer Fund	$ 215,000
PW - Roof Maintenance Program	Facilities Improvements	Building Renewal Fund	$ 210,000
Alley DD Reconstruction	Road Improvements	Capital Projects Fund	$ 200,000
FD 39 - Drive Approach	Facilities Improvements	Building Renewal Fund	$ 200,000
Road, Sewer, Water Rehab Program - Storm	Storm Sewer Improvements	Storm Sewer Fund	$ 200,000
PW - Yard Roof Replacement	Facilities Improvements	Building Renewal Fund	$ 200,000
FD 37 - Renovation	Facilities Improvements	Building Renewal Fund	$ 175,000
FD 38 - Generator Replacement	Facilities Improvements	Building Renewal Fund	$ 161,500
Concrete Streets Panel Replacement	Road Improvements	Capital Projects Fund	$ 150,000
TS - Roof Replacement	Parking Improvements	Parking Fund	$ 150,000
Citywide Gas Detection Program	Facilities Improvements	Building Renewal Fund	$ 120,000
Butterfield Road Pedestrian Bridge	Bridges & Culverts	Capital Projects Fund	$ 105,000
Collector Street Resurfacing Project (LAFO/FAUS)	Road Improvements	Capital Projects Fund	$ 100,000
Overland Flooding Cost-Share Program	Storm Sewer Improvements	Storm Sewer Fund	$ 100,000
PW - Road Maintenance Program	Road Improvements	Capital Projects Fund	$ 100,000
Sanitary Sewer Rehabilitation Program	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 100,000
Storm Sewer Rehabilitation Program	Storm Sewer Improvements	Storm Sewer Fund	$ 100,000
Surface Treatment Program	Road Improvements	Capital Projects Fund	$ 100,000
LB - Roof Replacement - Partial	Facilities Improvements	Library Building Renewal Fund	$ 85,000
PD - SWAT Room Renovation	Facilities Improvements	Building Renewal Fund	$ 85,000
FD - Office Furniture	Facilities Improvements	Capital Equipment Repl Fund	$ 75,000
LED Streetlight Replacements	Traffic/Streetlight Improvements	Capital Projects Fund	$ 75,000
Sanitary Manhole Rehabilition	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 75,000
Inspection - Well #7	Water Improvements	Water Fund	$ 65,000
Citywide Code Compliance Program	Facilities Improvements	Building Renewal Fund	$ 60,000
Sealcoating City Parking Lots	Parking Improvements	Parking Fund	$ 53,000
Antique Streetlight Pole Painting	Traffic/Streetlight Improvements	General Fund	$ 50,000
Water Asset Evaluation	Water Improvements	Water Fund	$ 50,000
Yard Flooding Cost-Share Program	Storm Sewer Improvements	Storm Sewer Fund	$ 50,000
Road, Sewer, Water Rehab Program - Roads	Road Improvements	Capital Projects Fund	$ 40,000
Water - Concrete Replacement	Facilities Improvements	Building Renewal Fund	$ 40,000
PD - Carpet Replacement	Facilities Improvements	Building Renewal Fund	$ 38,000
Bridge Structure Inspections	Bridges & Culverts	Capital Projects Fund	$ 32,000
Parking Lot #9 Resurfacing	Parking Improvements	Parking Fund	$ 30,000
Citywide Fire Alarm Replacement Program	Facilities Improvements	Building Renewal Fund	$ 25,000
Garage Sealant Replacement	Parking Improvements	Parking Fund	$ 25,000
Parkway Improvements in High Knob Subdivision	Road Improvements	Capital Projects Fund	$ 25,000
Wheaton Place Garage Floor Drains	Parking Improvements	Parking Fund	$ 25,000
FD 39 - Panelboard Replacement	Facilities Improvements	Building Renewal Fund	$ 15,000
Impact Wrench Kit	Water Improvements	Water Fund	$ 15,000
PD - PSR Area Renovation	Facilities Improvements	Building Renewal Fund	$ 15,000
Road, Sewer, Water Rehab Program - Sanitary	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 10,000
Total Proposed Projects			**$ 25,120,549**

Overview

The City of Wheaton has several structures that span the Winfield Creek and Springbrook #1 watersheds. Built primarily between 1950 and 1970, several bridges and culverts were installed to create the existing roadway system to service the surrounding neighborhoods. The City is responsible for maintaining 9 bridge structures as a part of the the National Bridge Inventory System (NBIS) which includes biennial inspections and reporting.

Bridge and Culvert Inventory

Location	Type	Year Built/Rehab	National Bridge Inventory System
Paddock Court	Box Culvert	1962	
Cole Avenue	Box Culvert	1963	
North Main Street	Bridge	2013	NBIS
Gary Avenue	Bridge	1999	NBIS
Lincoln Avenue	Bridge	1958	NBIS
Union Avenue	Box Culvert	1967	
Manchester Culvert	Box Culvert	1960	
Childs Street	Box Culvert	1955	NBIS
Woodlawn Street	Box Culvert	1969	NBIS
Dorchester Avenue	Steel Culvert	1983	NBIS
Beverly Street	Box Culvert	1950	
Manchester Road/Wesley Street	Bridge	2013	NBIS
Roosevelt Pedestrian Tunnel	Box Culvert	2021	
Warrenville Road	Box Culvert	1953	
Gables Boulevard	Bridge	1960	
Aurora Way	Culvert	1951	
Creekside Drive	Bridge	1969	NBIS
Stonebridge Trail	Bridge	1969	NBIS
Butterfield Road/Windsor Channel	Pedestrian Bridge	2002	

Manchester Road / Wesley Street Bridge. The original construction of this structure was in the early 1900s to span the Union Pacific Railroad tracks. The structure was obsolete and had weight restrictions for vehicular traffic due to the condition of the original bridge. Construction on the bridge began in 2009 using Federal, State, and local funds. It was completed in 2013. This structure is the only above-grade crossing in town and is frequently used by motorists and emergency vehicles to cross the tracks. Heavy rail traffic makes this bridge critical. Based on the design of the bridge, this structure now meets the new requirements for fracture-critical inspections.

North Main Street Bridge. The City funded the replacement of the existing culvert pipes spanning Main Street at Winfield Creek in 2013. Part of this project included the installation of a multi-cell cast-in-place bridge spanning North Main Street which allowed for increased flow downstream to North Side

Park to prevent water from overtopping onto the street during a moderate rain event. Due to the accumulation of excessive sediment over several years, dredging will need to occur periodically to maintain an appropriate flow.

Creekside Bridge. Constructed in 1969 as part of the subdivision. The structure spans Springbrook#1 which eventually drains into the west branch of the DuPage River. The City replaced the Creekside Bridge with a new structure in 2023 and removed the weight restrictions. Inspection intervals are now on a typical 2-year basis.

Stonebridge Bridge. Constructed in 1969 as part of the subdivision. The structure spans Springbrook#1 which eventually drains into the west branch of the DuPage River. The main support system for the structure is constructed of timber piles and requires inspections of both the structure and piles to ensure they are structurally sound. In 2021 Illinois Department of Transportation mandated the City install weight restriction signage for the Stonebridge Trail Bridge. Structural engineers are now required to perform annual inspections of the timber pile support system to ensure the deterioration has not compromised the structural integrity of the Stonebridge Trail Bridge.

Lincoln Avenue Bridge. Constructed in 1958 the structure spans Winfield Creek which eventually drains into the west branch of the DuPage River. In 2023 Illinois Department of Transportation mandated the City install weight restriction signage for the Lincoln Avenue Bridge.

Non-National Bridge Inventory System Structures. The City has several structures located throughout the community which mainly span the Winfield and Spring Brook Creek watersheds which are smaller than the requirements to report to the NBIS. Originally installed between 1950 and 1970, the structures are not required to be inspected as per the NBIS standards but require similar inspections to ensure that the City's infrastructure is being maintained.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Bridges and Culverts Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Bridge Structure Inspections	36,500	18,038	32,000	36,500	30,000	36,500	36,500	**171,500**
Butterfield Road Pedestrian Bridge	-	-	105,000	-	-	-	-	**105,000**
Lincoln Avenue Bridge Replacement	-	-	-	-	-	125,000	1,100,000	**1,225,000**
Manchester Road/Wesley St. Bridge Rehab Painting	400,000	277,803	450,000	-	-	-	-	**450,000**
Roosevelt Rd. Improvements - Pedestrian Bridge	250,000	176,975	-	-	-	-	-	**-**
Stonebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
Total Proposed Projects Expenses	**686,500**	**472,816**	**587,000**	**186,500**	**1,610,000**	**161,500**	**1,136,500**	**3,681,500**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
Bridge Structure Inspections	36,500	18,038	32,000	36,500	30,000	36,500	36,500	**171,500**
Butterfield Road Pedestrian Bridge	-	-	105,000	-	-	-	-	**105,000**
Lincoln Avenue Bridge Replacement	-	-	-	-	-	125,000	1,100,000	**1,225,000**
Manchester Road/Wesley St. Bridge Rehab Painting	400,000	277,803	450,000	-	-	-	-	**450,000**
Stonebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
Total Capital Projects Fund	**436,500**	**295,841**	**587,000**	**186,500**	**1,610,000**	**161,500**	**1,136,500**	**3,681,500**
Grant Fund								
Roosevelt Rd. Improvements - Pedestrian Bridge	250,000	176,975	-	-	-	-	-	**-**
Total Grant Fund	**250,000**	**176,975**	**-**	**-**	**-**	**-**	**-**	**-**
Total Proposed Projects Funding Sources	**686,500**	**472,816**	**587,000**	**186,500**	**1,610,000**	**161,500**	**1,136,500**	**3,681,500**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Bridges & Culverts Improvements

Project Name

Bridge Structure Inspections

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Evaluate and rate City owned bridge structures for reporting to the Illinois Department of Transportation. Evaluations will also include City owned culverts under roadways which do not get reported to the Illinois Department of Transportation.

Justification

The Illinois Department of Transportation requires municipalities to report the existing condition of all bridge structures on roadways. The results are entered into a National Bridge Inventory System database. Reporting of structures are required under Federal law and the City is required to evaluate and report all deficiencies noted at the assigned intervals. Structure information on the City owned culverts is also vital in determining proper maintenance.

Impact on Future Operating Budgets

Annual expenditures vary due to the number of structures requiring evaluation in a given year.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Construction	$32,000	$36,500	$30,000	$36,500	$36,500	$171,500
Total	$32,000	$36,500	$30,000	$36,500	$36,500	$171,500

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$32,000	$36,500	$30,000	$36,500	$36,500	$171,500
Total	$32,000	$36,500	$30,000	$36,500	$36,500	$171,500

Project Description Worksheet

Project Name

Butterfield Road Pedestrian Bridge

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The Butterfield Road Pedestrian Bridge was installed in 2002 and spans the Windsor Channel. A recent inspection of this structure revealed several loose and rotted deck panels and cross members of the steel frame corroded. The project includes replacing the top wood deck and missing/corroded steel truss members on the underside of the deck.

Justification

The bridge is used by pedestrians and poses a trip hazard due to movement of the wood panels. The replacement of rotted panels is essential to prevent falls while traversing the channel. The replacement of steel members below the decking prevents costly repairs in the future.

Impact on Future Operating Budgets

These repairs will enhance the life of the structure and prevent trip and fall potentials due to rotting deck boards which move when in use.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$80,000	$0	$0	$0	$0	$80,000
Engineering Design	$25,000	$0	$0	$0	$0	$25,000
Total	$105,000	$0	$0	$0	$0	$105,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$105,000	$0	$0	$0	$0	$105,000
Total	$105,000	$0	$0	$0	$0	$105,000

Project Description Worksheet

Project Name

Lincoln Avenue Bridge Replacement

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The existing structure and abutments will be removed and replaced with a tub/girder type structure which provides open access for the creek below. The new structure will include installing a pedestrian facility for safe passage across the bridge to the park, prairie path and church on the west side.

Justification

The existing structure is over 50 years old and has several noted deficiencies. The primary deficiency is the load rating which restricts emergency access over the structure and hinders other maintenance vehicles to access the IPP path at the far west side of Lincoln Avenue. The structure also has a watermain affixed to the southside which needs to be considered for relocation or affixed to the new structure. The watermain was installed in 1995 and is inside a casing which also needs work.

Impact on Future Operating Budgets

The new structure will provide access for emergency vehicles and allow for easy access to the park and IPP.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$0	$1,000,000	$1,000,000
Engineering Construction	$0	$0	$0	$0	$100,000	$100,000
Engineering Design	$0	$0	$0	$125,000	$0	$125,000
Total	$0	$0	$0	$125,000	$1,100,000	$1,225,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$0	$0	$0	$125,000	$1,100,000	$1,225,000
Total	$0	$0	$0	$125,000	$1,100,000	$1,225,000

Project Description Worksheet

Project Name

Manchester Road/Wesley St Bridge Rehab & Painting

Managing City Department

Public Works Streets Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The project scope includes concrete rehabilitation and repair of the bridge and retaining wall panels on the Manchester Road/Wesley Street bridge. All concrete surfaces on the bridge and retaining walls will be restained once concrete repairs have been made.

Justification

Bridge construction was completed in 2010, and no maintenance projects have occurred on the bridge or retaining walls since that time. There are hundreds of small rust spots with exposed rebar on the retaining wall panels. These rust spots are noticed on all faces of the retaining walls, and concrete repair is necessary to prevent additional concrete degradation and exposure of the reinforced steel in the retaining wall panels. Concrete stain has faded and peeled along the pilasters due to weather conditions encountered since the completion of construction. Concrete rehabilitation and restaining of the bridge, retaining walls, and related components are warranted to protect the concrete surfaces from deterioration and corrosion.

Impact on Future Operating Budgets

Continued maintenance projected every 12-15 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$450,000	$0	$0	$0	$0	$450,000
Total	$450,000	$0	$0	$0	$0	$450,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$450,000	$0	$0	$0	$0	$450,000
Total	$450,000	$0	$0	$0	$0	$450,000

Project Description Worksheet

Project Name

Stonebridge Tr Bridge Replacement

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The wood timber piles used to support this bridge have experienced section loss. Repairs to these individual piles are cost prohibitive and construction of a new structure is recommended.

Justification

Stonebridge Trail is currently a load rated structure not allowing all traffic to pass. Stonebridge Trail bridge structure is inspected on an annual cycle. The components inspected include the timber pile supports which absorb loads from passing vehicles. Built in the late 1960's the existing piles have developed section loss which impacts the ability to support the structure. Replacement of this structure will allow for all vehicles to cross the creek and increase the inspection intervals to 48 months rather than the current 12-month basis.

Impact on Future Operating Budgets

Replacing this structure will provide adequate strength to sustain loadings from all vehicle types and reduce the maintenance and inspection intervals.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$1,500,000	$0	$0	$1,500,000
Engineering Construction	$0	$0	$80,000	$0	$0	$80,000
Engineering Design	$0	$150,000	$0	$0	$0	$150,000
Total	$0	$150,000	$1,580,000	$0	$0	$1,730,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$0	$150,000	$1,580,000	$0	$0	$1,730,000
Total	$0	$150,000	$1,580,000	$0	$0	$1,730,000

Overview

The City is responsible for maintaining structures within its corporate boundaries. City buildings and grounds must be maintained regularly to remain functional. City facilities must also periodically be upgraded to ensure efficient operations. Expenditures in this category historically include projects that:

- Maintain the safety and appearance of City-owned property
- Maximize the life of facilities
- Maintain value of facilities through preventative maintenance before they become more expensive to repair
- Ensure that any issues affecting the health and safety of building occupants are promptly addressed

There are several City facilities built or renovated in the early 1990s that require replacement of carpeting, and in some cases, desks and furniture that are decades old and either badly worn or unserviceable. City Hall, Fire Station 37, Fire Station 38, Water Division (Reber), and the Police Department fall into this category. In 2019, a significant renovation of the Finance Department was completed. Locker rooms in Fire Station 38 and the Police Department were renovated in 2021. City Hall Administration offices and the Police Department Detective area were renovated in 2023.

It is imperative to maintain the City's facilities with preventative maintenance and updates as may be required from time to time. In general, the Facilities Manager looks to extend the replacement of equipment, support items, and building renewal items for as long as possible. There is a point when waiting beyond a certain period will result in more expensive repairs and replacements. Staff is committed to finding that point where resources are fully used, and replacements are made when it makes sense for efficiencies and effectiveness.

The City facilities include:

City Hall. This 38,700-square-foot facility is located at 303 W. Wesley and resides on a 2.1-acre lot along with the City Hall Annex building. The original two-story structure was constructed in 1932. The building was renovated in 1993. City Hall houses approximately 36 full and part-time employees from Administration, Human Resources, Finance, Facilities, Building & Code Enforcement, Planning & Economic Development, and Engineering. The main parking lot supporting city business is located north of the building and has 74 total parking spaces.

City Hall Annex. This 7,400-square-foot facility is located at 315 W. Wesley. The one-story structure was constructed in 2007. The City Hall Annex houses approximately 14 employees from the Communications and Information Technology departments. The building also houses the City's television studio with a full basement that may be used for storage.

Public Works Facility. Located at 821 W. Liberty, the 90,000 square-foot two-story facility was built/renovated in 1999 and houses the Public Works general administrative offices, maintenance bay, and offices and work areas for the Street, Sewer, Forestry (including Parks and Grounds) and Fleet

Services Divisions. Included in this 5.2-acre lot is a parking lot for vehicle and equipment storage and a fueling station. There are approximately 52 employees who work out of this facility.

Public Works Yard. Located at 820 W. Liberty, this 3.5-acre lot is comprised of mostly open-ended bins (some with protective curtains) where salt, brine, gravel, and other materials are stored. This area included a small storage building, with most of the area sectioned off to allow for the storage of road materials and equipment from Public Works Divisions. The yard also stores vehicles seized by the Police. In recent years, Staff has overseen the reconstruction of the Public Works Yard main entry drive and other improvements including the installation of a Storm interceptor, replacement of internal drive and pavement areas, and the installation of curtain for the salt storage bins.

Water Division. Located at 210 Reber Street, this 35,400 square-foot facility houses approximately 14 employees and is located on a .6-acre lot with a parking lot for vehicle storage, a reservoir, a pressure adjusting station, and a storage building (Well #2). The original building was built in 1925 with additions added in 1960, 1962, and 1990. Exterior renovations are planned for 2024 and Interior renovations in 2025.

Fire Stations. The City of Wheaton has three fire stations staffed by approximately 37 full-time employees (firefighters/officers) two part-time employees and 19 contracted paramedics. Station 37 is located at 1700 N. Main Street (built in 1998, 6,855 sq ft) with one company of firefighters/paramedics, Station 38 at 1 Fapp Circle (built in 1994, 21,930 sq ft) with one company of firefighters/paramedics and administration offices and Station 39 at 1586 S. President (built in 1972, 8,504 sq ft) with one company of firefighters/paramedics. The Department actively participates in the West Suburban Fire/Rescue Alliance along with Carol Stream Fire Protection District, West Chicago, and the Winfield Fire Protection District which allows the sharing of training facilities and resources across the Alliance. The roofs for Fire Stations 38 and 39 were replaced in 2018.

Police Station. The Police Station is located at 900 W. Liberty and was built in 1990. There are approximately 91 full-time employees who work out of this facility, including 67 sworn officers. A firing range (renovated in 2018), a holding facility, a lunchroom, and two workout facilities are included in the building. In addition to the 37,620-square-foot Police station, this three-acre lot also houses a 1,660-square-foot storage building and parking lot located on the Southern boundary of the property.

Wheaton Public Library. The Wheaton Public Library is located just East of Adams Park at 225 N. Cross Street, sits on a 3.51-acre lot, and houses 22 full-time employees and approximately 37 part-time employees. The original structure was built in 1965 with an addition in 1979 and addition and a major renovation in 2007 adding over 58,000 square feet towards the total 124,518 square feet. A café was added in 2018 and the Library continues to update its programming and structure to meet today's needs.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Faciliites Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
CH Annex - Ejector Pumps	-	-	-	45,000	-	-	-	**45,000**
CH Annex - Roof Top Units Replacement	-	-	-	-	-	-	-	**-**
CH - Building/Engineering Remodel	-	-	-	450,000	-	-	-	**450,000**
CH - Community Development Updates	-	-	-	-	-	200,000	-	**200,000**
CH - Entry Concrete Replacement	45,000	4,104	-	-	-	-	-	**-**
CH - Lunchroom Renovation	-	-	-	43,000	-	-	-	**43,000**
CH - Variable Frequency Drive Replacement	-	-	-	-	85,000	-	-	**85,000**
CH - Window Replacement	-	-	-	-	264,000	-	-	**264,000**
Citywide Code Compliance Program	-	-	60,000	105,000	-	-	-	**165,000**
Citywide Elevator Replacement Program	-	-	-	-	-	250,000	360,000	**610,000**
Citywide Fire Alarm Replacement Program	-	-	25,000	-	-	-	22,000	**47,000**
Citywide Gas Detection Program	-	-	120,000	-	-	-	-	**120,000**
Facilities Assessment Study	100,000	116,766	-	-	-	-	-	**-**
FD - Extractors	30,000	30,716	-	-	-	-	-	**-**
FD - Office Furniture	-	-	75,000	-	-	-	-	**75,000**
FD 37 - Apparatus Floor	50,000	17,280	-	-	-	-	-	**-**
FD 37 - Generator Replacement	-	-	-	-	16,500	110,000	-	**126,500**
FD 37 - Parking Lot Replacement	-	-	-	35,000	-	-	-	**35,000**
FD 37 - Renovation	-	-	175,000	-	-	-	-	**175,000**
FD 37 - Roof Replacement	-	-	-	150,000	-	-	-	**150,000**
FD 38 - Floor Tile	30,000	7,700	-	-	-	-	-	**-**
FD 38 - Generator Replacement	16,500	-	161,500	-	-	-	-	**161,500**
FD 39 - Apparatus Floor Replacement	-	-	-	65,000	-	-	-	**65,000**
FD 39 - Drive Approach	5,000	-	200,000	-	-	-	-	**200,000**
FD 39 - Panelboard Replacement	-	-	15,000	-	-	-	-	**15,000**
FD 39 - Repairs	-	-	-	540,000	-	-	-	**540,000**
LB - Card Access Door Locks	65,000	8,222	-	-	-	-	-	**-**
LB - Chiller Replacement	299,900	237,061	-	-	-	-	-	**-**
LB - Roof Replacement	-	-	-	-	-	-	1,230,000	**1,230,000**
LB - Roof Replacement - Partial	85,000	-	85,000	-	-	-	-	**85,000**
LB - West Side Plaza Replacement	1,250,405	31,219	1,331,404	-	-	-	-	**1,331,404**
Other	-	7,136	-	-	-	-	-	**-**
PD - Carpet Replacement	-	-	38,000	-	-	-	-	**38,000**
PD - Entry Concrete Replacement	75,000	9,000	-	-	-	-	-	**-**
PD - Evidence Lockers	30,000	143,366	-	-	-	-	-	**-**
PD - Gate Operators	35,500	-	-	-	-	-	-	**-**
PD - Gates	-	-	-	35,000	-	-	-	**35,000**
PD - Generator Replacement	258,500	-	296,000	-	-	-	-	**296,000**
PD - PSR Area Renovation	-	375	15,000	200,000	-	-	-	**215,000**
PD - Sallly Port Floor	-	-	-	-	-	60,000	-	**60,000**
PD - SWAT Room Renovation	-	19,161	85,000	-	-	-	-	**85,000**
PD - Training Room & Restroom Renovation	-	-	-	20,000	250,000	-	-	**270,000**
PW - Carpet Replacement	-	-	-	-	39,000	-	-	**39,000**
PW - Fleet Vehicle Hoists Replacements	480,550	480,550	-	-	-	-	-	**-**
PW - Fueling Facility Renovation	888,645	97,981	888,645	-	-	-	-	**888,645**
PW - Generator 2 Replacement	131,960	133,691	-	-	-	-	-	**-**
PW - Overhead Doors	-	-	-	-	185,000	-	-	**185,000**
PW - Painting	-	-	-	30,000	30,000	-	-	**60,000**
PW - Roof Maintenance Program	-	-	210,000	-	-	-	-	**210,000**
PW - Trench Drains	136,000	-	-	-	-	-	-	**-**
PW - Yard Roof Replacement	-	-	200,000	-	-	-	-	**200,000**
Roof Replacement on Stair Towers	-	-	-	-	50,000	-	-	**50,000**
RTU Replacement	-	-	-	-	165,000	-	-	**165,000**
Water - Concrete Replacement	-	-	40,000	25,000	-	-	-	**65,000**
Water - Exterior Building Renovation	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
Water - Interior Building Renovation	20,000	27,006	-	-	-	700,000	-	**700,000**
Total Proposed Projects Expenses	**5,602,960**	**1,503,298**	**5,520,549**	**1,743,000**	**1,084,500**	**1,320,000**	**1,612,000**	**11,280,049**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Faciliites Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Building Renewal Fund								
CH Annex - Ejector Pumps	-	-	-	45,000	-	-	-	**45,000**
CH Annex - Roof Top Units Replacement	-	-	-	-	-	-	-	**-**
CH - Building/Engineering Remodel	-	-	-	450,000	-	-	-	**450,000**
CH - Community Development Updates	-	-	-	-	-	200,000	-	**200,000**
CH - Entry Concrete Replacement	45,000	4,104	-	-	-	-	-	**-**
CH - Lunchroom Renovation	-	-	-	43,000	-	-	-	**43,000**
CH - Variable Frequency Drive Replacement	-	-	-	-	85,000	-	-	**85,000**
CH - Window Replacement	-	-	-	-	264,000	-	-	**264,000**
Citywide Code Compliance Program	-	-	60,000	105,000	-	-	-	**165,000**
Citywide Elevator Replacement Program	-	-	-	-	-	250,000	360,000	**610,000**
Citywide Fire Alarm Replacement Program	-	-	25,000	-	-	-	22,000	**47,000**
Citywide Gas Detection Program	-	-	120,000	-	-	-	-	**120,000**
Facilities Assessment Study	100,000	116,766	-	-	-	-	-	**-**
FD 37 - Apparatus Floor	50,000	17,280	-	-	-	-	-	**-**
FD 37 - Generator Replacement	-	-	-	-	16,500	110,000	-	**126,500**
FD 37 - Parking Lot Replacement	-	-	-	35,000	-	-	-	**35,000**
FD 37 - Renovation	-	-	175,000	-	-	-	-	**175,000**
FD 37 - Roof Replacement	-	-	-	150,000	-	-	-	**150,000**
FD 38 - Floor Tile	30,000	7,700	-	-	-	-	-	**-**
FD 38 - Generator Replacement	16,500	-	161,500	-	-	-	-	**161,500**
FD 39 - Apparatus Floor Replacement	-	-	-	65,000	-	-	-	**65,000**
FD 39 - Drive Approach	5,000	-	200,000	-	-	-	-	**200,000**
FD 39 - Panelboard Replacement	-	-	15,000	-	-	-	-	**15,000**
FD 39 - Repairs	-	-	-	540,000	-	-	-	**540,000**
Other	-	7,136	-	-	-	-	-	**-**
PD - Carpet Replacement	-	-	38,000	-	-	-	-	**38,000**
PD - Entry Concrete Replacement	75,000	9,000	-	-	-	-	-	**-**
PD - Gates	-	-	-	35,000	-	-	-	**35,000**
PD - Generator Replacement	258,500	-	296,000	-	-	-	-	**296,000**
PD - PSR Area Renovation	-	375	15,000	125,000	-	-	-	**140,000**
PD - Sallly Port Floor	-	-	-	-	-	60,000	-	**60,000**
PD - SWAT Room Renovation	-	19,161	85,000	-	-	-	-	**85,000**
PD - Training Room & Restroom Renovation	-	-	-	20,000	250,000	-	-	**270,000**
PW - Carpet Replacement	-	-	-	-	39,000	-	-	**39,000**
PW - Generator 2 Replacement	131,960	133,691	-	-	-	-	-	**-**
PW - Overhead Doors	-	-	-	-	185,000	-	-	**185,000**
PW - Painting	-	-	-	30,000	30,000	-	-	**60,000**
PW - Roof Maintenance Program	-	-	210,000	-	-	-	-	**210,000**
PW - Trench Drains	136,000	-	-	-	-	-	-	**-**
PW - Yard Roof Replacement	-	-	200,000	-	-	-	-	**200,000**
Roof Replacement on Stair Towers	-	-	-	-	50,000	-	-	**50,000**
RTU Replacement	-	-	-	-	165,000	-	-	**165,000**
Water - Concrete Replacement	-	-	40,000	25,000	-	-	-	**65,000**
Total Building Renewal Fund	**847,960**	**315,213**	**1,640,500**	**1,668,000**	**1,084,500**	**620,000**	**382,000**	**5,395,000**
Capital Equipment Replacement Fund								
FD - Extractors	30,000	30,716	-	-	-	-	-	**-**
FD - Office Furniture	-	-	75,000	-	-	-	-	**75,000**
PD - Evidence Lockers	30,000	143,366	-	-	-	-	-	**-**
PD - Gate Operators	35,500	-	-	-	-	-	-	**-**
PD - PSR Area Renovation	-	-	-	75,000	-	-	-	**75,000**
Water - Interior Building Renovation	-	-	-	-	-	125,000	-	**125,000**
Total Capital Equipment Replacement Funds	**95,500**	**174,082**	**75,000**	**75,000**	**-**	**125,000**	**-**	**275,000**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Faciliites Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Fleet Services Fund								
PW - Fleet Vehicle Hoists Replacements	480,550	480,550	-	-	-	-	-	**-**
PW - Fueling Facility Renovation	888,645	97,981	888,645	-	-	-	-	**888,645**
Total Fleet Services Fund	**1,369,195**	**578,531**	**888,645**	**-**	**-**	**-**	**-**	**888,645**
Grants								
LB - West Side Plaza Replacement	-	-	750,000	-	-	-	-	**750,000**
Total Grants	**-**	**-**	**750,000**	**-**	**-**	**-**	**-**	**750,000**
Library Building Renewal Fund								
LB - Chiller Replacement	299,900	237,061	-	-	-	-	-	**-**
LB - Card Access Door Locks	65,000	8,222	-	-	-	-	-	**-**
LB - Roof Replacement	-	-	-	-	-	-	1,230,000	**-**
LB - Roof Replacement - Partial	85,000	-	85,000	-	-	-	-	**-**
LB - West Side Plaza Replacement	1,250,405	31,219	581,404	-	-	-	-	**-**
Total Library Building Renewal Fund	**1,700,305**	**276,502**	**666,404**	**-**	**-**	**-**	**1,230,000**	**1,896,404**
TIF District 3 Fund								
Water - Exterior Building Renovation	1,570,000	131,965	1,500,000	-	-	-	-	**1,500,000**
Total TIF District 3 Fund	**1,570,000**	**131,965**	**1,500,000**	**-**	**-**	**-**	**-**	**1,500,000**
Water Fund								
Water - Interior Building Renovation	20,000	27,006	-	-	-	575,000	-	**575,000**
Total Water Funds	**20,000**	**27,006**	**-**	**-**	**-**	**575,000**	**-**	**575,000**
Total Proposed Projects Funding Sources	**5,602,960**	**1,503,298**	**5,520,549**	**1,743,000**	**1,084,500**	**1,320,000**	**1,612,000**	**11,280,049**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
PW - Cold Storage Building	-	-	-	275,000	-	-	-	**275,000**
Total Other Projects	**-**	**-**	**-**	**275,000**	**-**	**-**	**-**	**275,000**

Project Description Worksheet

Project Name

Annex - Ejector Pumps

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Ejector pumps will be replaced in the Annex building due to age.

Justification

The current pumps are 20 years old and due for replacement.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$45,000	$0	$0	$0	$45,000
Total	$0	$45,000	$0	$0	$0	$45,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$45,000	$0	$0	$0	$45,000
Total	$0	$45,000	$0	$0	$0	$45,000

Project Description Worksheet

Project Name

CH - Lunchroom Renovation

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace tables, chairs and refridgerator in the City Hall lunchroom. Remove and replace ceiling tiles throughout lower level of City Hall.

Justification

Lunchroom tables and chairs are in disrepair. Tables are not level and parts to fix are no longer available. The lunchroom is used by City employees wishing to remain inside/not depart City Hall and also for Employee events. Furniture was originally purchased in 1994. Remove and replace ceiling tiles that are bowing.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$0	$43,000	$0	$0	$0	$43,000
Total	$0	$43,000	$0	$0	$0	$43,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$43,000	$0	$0	$0	$43,000
Total	$0	$43,000	$0	$0	$0	$43,000

Project Description Worksheet

Project Name

CH - Variable Frequency Drive Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Remove and replace motors and drives on the Air Handling units #1, 3 and 4

Justification

When the motors need to be replaced on the AHU, we will install Variable Frequency Drives (VFD) and motors rated for the VFD. The return on investment for the VFD is within one year.

Impact on Future Operating Budgets

Costs & Funding

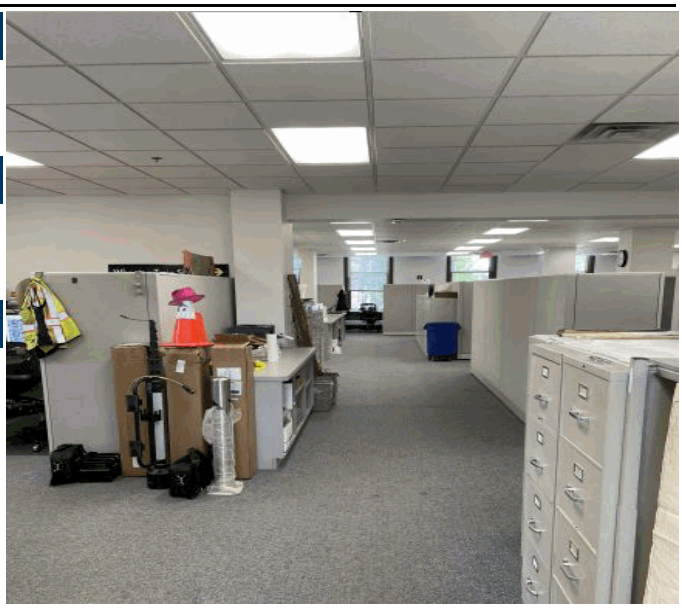
Project Costs	2025	2026	2027	2028	2029	Total
Materials	$0	$0	$85,000	$0	$0	$85,000
Total	$0	$0	$85,000	$0	$0	$85,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$85,000	$0	$0	$85,000
Total	$0	$0	$85,000	$0	$0	$85,000

Project Description Worksheet

Project Name

CH - Community Development Updates



Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Renovate the kitchen in the Building and Engineering Department. Paint and replace carpet in the Conley Room, Building, Engineering, Facilities Department.

Justification

Conley Room and Facilities last had updates in 1993. Building and Engineering was last remodeled in 2002. These areas are showing normal wear and tear and are in need of updating. Removal of existing carpet and replacing with carpet tiles throughout in addition to fresh paint. The kitchen was last remodeled 30 year ago and needs updating.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$200,000	$0	$200,000
Total	$0	$0	$0	$200,000	$0	$200,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$0	$200,000	$0	$200,000
Total	$0	$0	$0	$200,000	$0	$200,000

Project Description Worksheet

Project Name

CH - Building/Engineering Remodel

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The oldest part of the City Hall's office space needs to be revamped to create a more efficient working condition.

Justification

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$450,000	$0	$0	$0	$450,000
Total	$0	$450,000	$0	$0	$0	$450,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$450,000	$0	$0	$0	$450,000
Total	$0	$450,000	$0	$0	$0	$450,000

Project Description Worksheet

Project Name

CH - Window Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replaced rotted windows.

Justification

Windows cannot be fixed due to rotted wood.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$264,000	$0	$0	$264,000
Total	$0	$0	$264,000	$0	$0	$264,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$264,000	$0	$0	$264,000
Total	$0	$0	$264,000	$0	$0	$264,000

Project Description Worksheet

Project Name

Citywide Fire Alarm Replacement Program

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Fire alarm panels will need to be replaced in various buildings throughout the city. This program will provide to the maintenance as needed.

Justification

The city will replace the LED screen on the alarm at Fire Station 39 in 2025 for a total estimated cost of $25,000. The program will also include screen replacement for the fire alarm at the College Avenue Train Station in 2029 for an estimated cost of $22,000.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$25,000	$0	$0	$0	$22,000	$47,000
Total	$25,000	$0	$0	$0	$22,000	$47,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$25,000	$0	$0	$0	$22,000	$47,000
Total	$25,000	$0	$0	$0	$22,000	$47,000

Project Description Worksheet

Project Name

Citywide Code Compliance Program

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Based on adjustments to the city's building codes, several city buildings will require updates. This program will provide for all associated costs. Remove and replace old sprinkler heads at City Hall and Annex Building.

Justification

Per city current code, old sprinkler heads will need to be replaced and regularly tested. The city will also need to replace heat detectors at the Water Facility, as they are out of date. Below is a schedule the planned costs by building:2025: City Hall/Annex ($25,000) and Water ($35,000)2026: Fire ($55,000); Police ($25,000); and Public Works ($55,000)

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$35,000	$0	$0	$0	$0	$35,000
Other	$25,000	$105,000	$0	$0	$0	$130,000
Total	$60,000	$105,000	$0	$0	$0	$165,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$60,000	$105,000	$0	$0	$0	$165,000
Total	$60,000	$105,000	$0	$0	$0	$165,000

Project Description Worksheet

Project Name

Citywide Elevator Replacement Program

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Update and modernize the elevator with new cabling, equipment and controls.

Justification

The city maintains several elevators necessitating a replacement program to address significant repairs, upgrades, and full replacements.In 2028, the city is planning to replace the elevator at City Hall for $250,000. The unit is approaching the end of its useful life and parts are sometimes difficult for the service company to acquire. An updated elevator will keep this important capability available to residents in need and for Facilities to use. Staff will also need to complete upgrades to the elevators at the Police Department and Public Works facility in 2029 for a combined cost of $360,000.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$0	$0	$250,000	$360,000	$610,000
Total	$0	$0	$0	$250,000	$360,000	$610,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$0	$250,000	$360,000	$610,000
Total	$0	$0	$0	$250,000	$360,000	$610,000

Project Description Worksheet

Project Name

Citywide Gas Detection Program

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

This program will replace the gas detection equipment at all three fire stations and the Public Works facility.

Justification

grant for replacement

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$120,000	$0	$0	$0	$0	$120,000
Total	$120,000	$0	$0	$0	$0	$120,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$120,000	$0	$0	$0	$0	$120,000
Total	$120,000	$0	$0	$0	$0	$120,000

Project Description Worksheet

Project Name

FD 37 - Roof Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Install new roof on Fire Station #37. Replace old roof which was installed when the station was built in 1998.

Justification

This facility (6,855 sq. ft.) houses one company of Firefighter/Paramedics. Fire station #37 roof has reached the end of its useful life, it is curling and has recently been fixed for leaking. New roof will have a 20 year warranty. It is recommended to use a 20-year shingle for durability which will minimize future maintenance.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$150,000	$0	$0	$0	$150,000
Total	$0	$150,000	$0	$0	$0	$150,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$150,000	$0	$0	$0	$150,000
Total	$0	$150,000	$0	$0	$0	$150,000

Project Description Worksheet

Project Name

FD - Fire Station 37 Renovation

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Renovate and upgrade the bathroom and kitchen for Fire Station 37.

Justification

Renovation of the bathroom is needed due to buckling and cracking of floor tiles. The project will include the removal and replacement of the tile floor, as well removal of a plastic shower insert that will be replaced with shower tile. Additionally, the station's kitchen will be remodeled to remove and replace the kitchen cabinets and counter tops, which are in poor condition due to age. The kitchen has not been updated since it was initially constructed in 1998.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$175,000	$0	$0	$0	$0	$175,000
Total	$175,000	$0	$0	$0	$0	$175,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$175,000	$0	$0	$0	$0	$175,000
Total	$175,000	$0	$0	$0	$0	$175,000

Project Description Worksheet

Project Name

FD - Fire Station 39 Repairs

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace condensing units for all three units at Fire Station 39, as well as all piping and a coil. Staff will also change the Radio room mini-mate unit to a split ductless unit and replace air handler in mechanical room. The station's kitchen will also be renovated, including cabinets, flooring, appliances, countertops, fixtures, ductwork, and diffusers.

Justification

Station 39 is the oldest fire facility and requires significant updates. Only basic maintenance has been done on the building since construction. The largest upgrade will be replacing the condensing units, which is near the end of useful life. The units consist of one four-ton for administration, one two-ton unit for the lunchroom and one 1.5-ton unit for the radio room. While addressing the condensing units, staff also intends on renovating several areas of the facility.

Impact on Future Operating Budgets

None.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$475,000	$0	$0	$0	$475,000
Engineering Design	$0	$20,000	$0	$0	$0	$20,000
Materials	$0	$45,000	$0	$0	$0	$45,000
Total	$0	$540,000	$0	$0	$0	$540,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$540,000	$0	$0	$0	$540,000
Total	$0	$540,000	$0	$0	$0	$540,000

Project Description Worksheet

Project Name

FD 39 - Drive Approach

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Removal and replacement of concrete drive approach.

Justification

The existing concrete is 17 years old. Due to the weight of the fire trucks and equipment, the concrete has cracked in places. The concrete has been repaired and patched with asphalt over the years,

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$200,000	$0	$0	$0	$0	$200,000
Total	$200,000	$0	$0	$0	$0	$200,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$200,000	$0	$0	$0	$0	$200,000
Total	$200,000	$0	$0	$0	$0	$200,000

Project Description Worksheet

Project Name

FD - Office Furniture

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace the furniture in the offices. New chairs needed in the training room.

Justification

Current furniture is old and the laminate is missing and draws do not operate properly.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$75,000	$0	$0	$0	$0	$75,000
Total	$75,000	$0	$0	$0	$0	$75,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$75,000	$0	$0	$0	$0	$75,000
Total	$75,000	$0	$0	$0	$0	$75,000

Project Description Worksheet

Project Name

FD 39 - Apparatus Floor Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Repair apparatus floor at Fire Station 39.

Justification

Flood has cracked and salt is eating away the concrete. The floor needs to be repaired and resurfaced with an epoxy coating added to protect the area from future damage.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$65,000	$0	$0	$0	$65,000
Total	$0	$65,000	$0	$0	$0	$65,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$65,000	$0	$0	$0	$65,000
Total	$0	$65,000	$0	$0	$0	$65,000

Project Description Worksheet

Project Name

FD 39 - Panelboard Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace fuse box with breakers at Fire Station 39

Justification

Parts are outdated and hard to find

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$15,000	$0	$0	$0	$0	$15,000
Total	$15,000	$0	$0	$0	$0	$15,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$15,000	$0	$0	$0	$0	$15,000
Total	$15,000	$0	$0	$0	$0	$15,000

Project Description Worksheet

Project Name

FD 37 - Parking Lot Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

R&R parking lot

Justification

The parking lot is showing its age and is in need of replacement.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$35,000	$0	$0	$0	$35,000
Total	$0	$35,000	$0	$0	$0	$35,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$35,000	$0	$0	$0	$35,000
Total	$0	$35,000	$0	$0	$0	$35,000

Project Description Worksheet

Project Name

PD - Generator Replacement

Managing City Department

Public Works Fleet Services

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Engineering services and replacement of an existing standby power generator for the Police Department. The diesel fuel for this unit is stored in an underground tank which will also need to be replaced at the time the generator is replaced.

Engineering services still need to be bid and awarded as of May 2024.

Justification

The PD Generator (City Generator 2) is diesel fueled and put into service in 1990. Electrical power supplied by the generator is critical to maintaining public safety operations during a power outage. Generator 2 replacement was recommended as part of the generator assessment completed in 2020. Currently, exhaust fumes from the generator have been entering the fresh air supply of the building. The issue will be addressed with this project.

Impact on Future Operating Budgets

No additional impact since this is a replacement of an existing generator. Fueling, routine maintenance, and periodic testing will occur as needed.

Costs & Funding

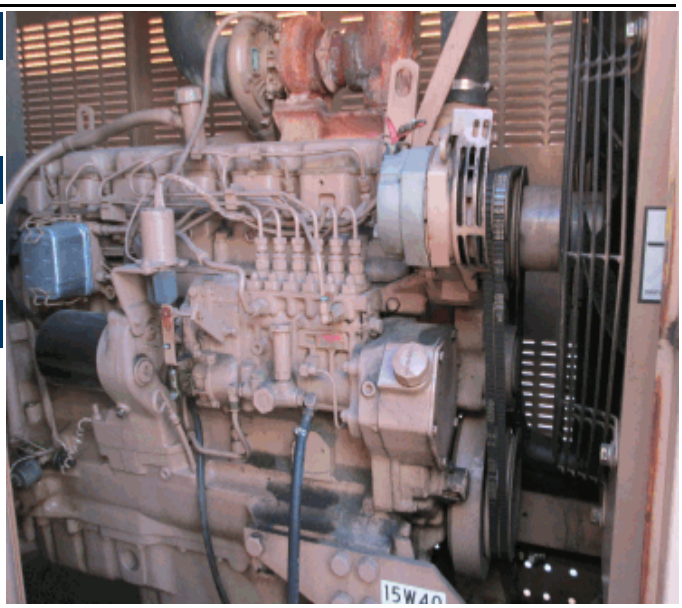
Project Costs	2025	2026	2027	2028	2029	Total
Construction	$115,000	$0	$0	$0	$0	$115,000
Engineering Construction	$10,000	$0	$0	$0	$0	$10,000
Equipment	$171,000	$0	$0	$0	$0	$171,000
Total	$296,000	$0	$0	$0	$0	$296,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$296,000	$0	$0	$0	$0	$296,000
Total	$296,000	$0	$0	$0	$0	$296,000

Project Description Worksheet

Project Name

FD 38 - Generator Replacement



Managing City Department

Public Works Fleet Services

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Engineering services and replacement of an existing standby power generator at Fire Station 38.

Engineering services are requested to be deferred until 2025.

Justification

The Fire Station 38 Generator (City Generator 3) was put into service in 1994. Electrical power supplied by this generator is critical to maintaining public safety operations during a power outage. The multi- location facility generator analysis that was conducted in the Fall of 2020 by Kluber Architects and Engineers recommends replacement of the generator unit based on age and condition between 2025 and 2030.

Impact on Future Operating Budgets

No additional impact since this is a replacement of an existing generator. Fueling, routine maintenance, and periodic testing will occur as needed.

Costs & Funding

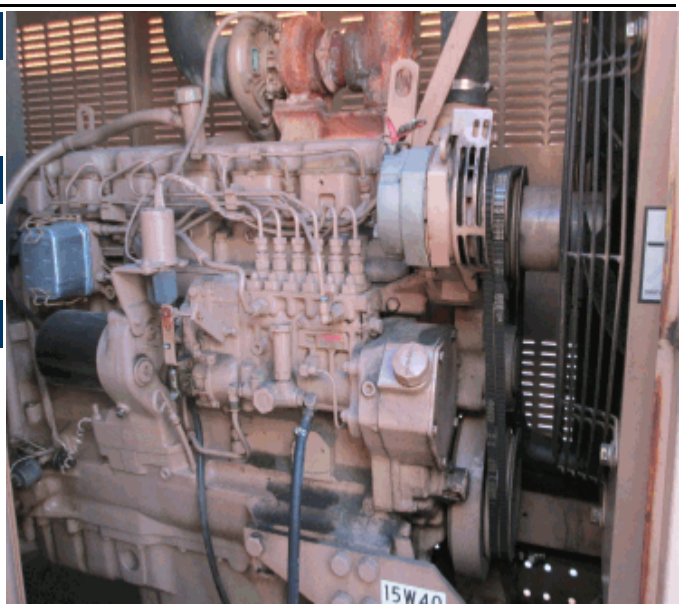
Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$16,500	$0	$0	$0	$0	$16,500
Equipment	$145,000	$0	$0	$0	$0	$145,000
Total	$161,500	$0	$0	$0	$0	$161,500

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$161,500	$0	$0	$0	$0	$161,500
Total	$161,500	$0	$0	$0	$0	$161,500

Project Description Worksheet

Project Name

FD 37 - Generator Replacement



Managing City Department

Public Works Fleet Services

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Engineering services and replacement of an existing standby power generator at Fire Station 37.

Justification

The Fire Station 37 Generator (City Generator #5) was put into service in 1998. Electrical power supplied by this generator is critical to maintaining public safety operations during a power outage. The multi- location facility generator analysis that was conducted in the Fall of 2020 by Kluber Architects and Engineers recommends replacement of the generator unit based on age and condition between 2028 and 2033.

Impact on Future Operating Budgets

No additional impact since this is a replacement of an existing generator. Fueling, routine maintenance, and periodic testing will occur as needed.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$110,000	$0	$110,000
Engineering Design	$0	$0	$16,500	$0	$0	$16,500
Total	$0	$0	$16,500	$110,000	$0	$126,500

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$16,500	$110,000	$0	$126,500
Total	$0	$0	$16,500	$110,000	$0	$126,500

Project Description Worksheet

Project Name

LB - West Side Plaza Replacement

Managing City Department

Library

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The west side plaza is in total disrepair and needs major work. An expected grant will partially contribute to expanding the upper plaza & rebuilding the stairs so that the plaza looks outward to the Adams Park will allow the Plaza to be used in a greater capacity. Repair work is still required. Limestone panels cleaned, tuckpointed and replaced along with new drainage. Cracked banding on lower section of plaza & stairs will be replaced.

Justification

The plaza, in its current state, is unsafe and replacing and repairing it will safety incidences. By rebuilding the upper plaza and expanding it, the library's plaza will be a destination for all to enjoy and well as an opportunity to enhance Adams Park. Grant funding is shown as of the latest available estimate.

Impact on Future Operating Budgets

Repairing and replacing portions of the plaza will save the City from future maintenance costs and will lower the risk of those using the plaza.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,331,404	$0	$0	$0	$0	$1,331,404
Total	$1,331,404	$0	$0	$0	$0	$1,331,404

Funding Source	2025	2026	2027	2028	2029	Total
Grants	$750,000	$0	$0	$0	$0	$750,000
Library Building Renewal	$581,404	$0	$0	$0	$0	$581,404
Total	$1,331,404	$0	$0	$0	$0	$1,331,404

Project Description Worksheet

Project Name

LB - Roof Replacement - Partial

Managing City Department

Library

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace section of roof where the chillers are housed.

Justification

A Roof study was performed and infrared scan completed. This section of roof is almost completely saturated with water. Study recommendation was to wait until chillers were replaced to fix the entire roof. However, due to the current condition, replace roof area that houses the area where new chillers will be installed. Included is cost to perform Kalwall translucent panel maintenance.

Impact on Future Operating Budgets

Doing replacement in 2024 with the new chillers will save costs over time.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$85,000	$0	$0	$0	$0	$85,000
Total	$85,000	$0	$0	$0	$0	$85,000

Funding Source	2025	2026	2027	2028	2029	Total
Library Building Renewal	$85,000	$0	$0	$0	$0	$85,000
Total	$85,000	$0	$0	$0	$0	$85,000

Project Description Worksheet

Project Name

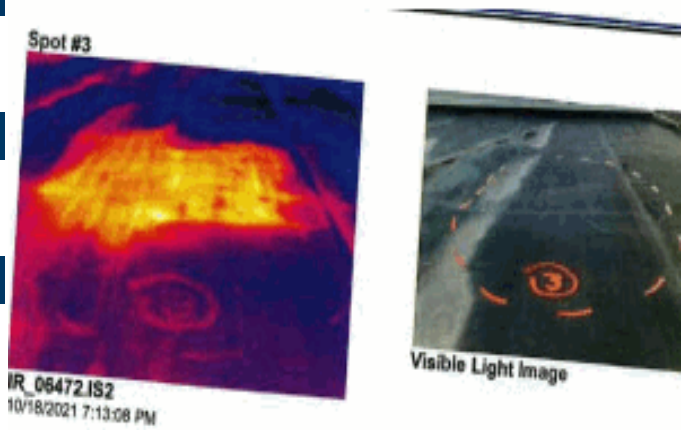
LB - Roof Replacement

Managing City Department

Library

Project Type

☐ New ☑ Replacement ☐ Maintenance



Project Scope

Replace the entire Wheaton Public Library roof. A full description of the projected repair options are outlined in the Wheaton Public Library Roofing Assessment, November 8, 2021 study.

Justification

It is anticipated that the roof has approximately 5 years of life remaining from the date of the study done in 2021. A roof replacement will be needed in order to keep the library safe from the outside elements possibly causing leaks, mold and other problems which could further damage the contents of the inside of the library.

Impact on Future Operating Budgets

A roof replacement done in a timely fashion will decrease any future costs of maintenance and/or damage.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$0	$0	$0	$0	$1,230,000	$1,230,000
Total	$0	$0	$0	$0	$1,230,000	$1,230,000

Funding Source	2025	2026	2027	2028	2029	Total
Library Building Renewal	$0	$0	$0	$0	$1,230,000	$1,230,000
Total	$0	$0	$0	$0	$1,230,000	$1,230,000

Project Description Worksheet

Project Name

PD - Training Room & Restroom Renovation

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Training Room: Removal/replacement of lights, tile and tables. Repaint walls and ceiling. Restroom: Removal/replacement of fixtures, partitions, lights and tile. Paint walls and ceilings in both areas.

Justification

These rooms were part of the original construction in 1990 and have original outfitting. This renovation and minor re-modeling of the men's and women's restrooms will include replacing items in disrepair: countertops, facility fixtures, mirrors, sinks, broken tiles, etc.

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$250,000	$0	$0	$250,000
Engineering Design	$0	$20,000	$0	$0	$0	$20,000
Total	$0	$20,000	$250,000	$0	$0	$270,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$20,000	$250,000	$0	$0	$270,000
Total	$0	$20,000	$250,000	$0	$0	$270,000

Project Description Worksheet

Project Name

PD - Carpet Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Removal and re-installation all carpet at Police Department all administrative offices, detectives area and Training room. There is a total of 6,561 sq. ft. Replace current carpet with carpet squares on the 2nd floor of the facility.

Justification

The carpet is original that was installed when the building was built in 1990. The current carpet is not available. The carpet glue is starting to breakdown after 35 years and the edges are curling up.

Impact on Future Operating Budgets

Costs & Funding

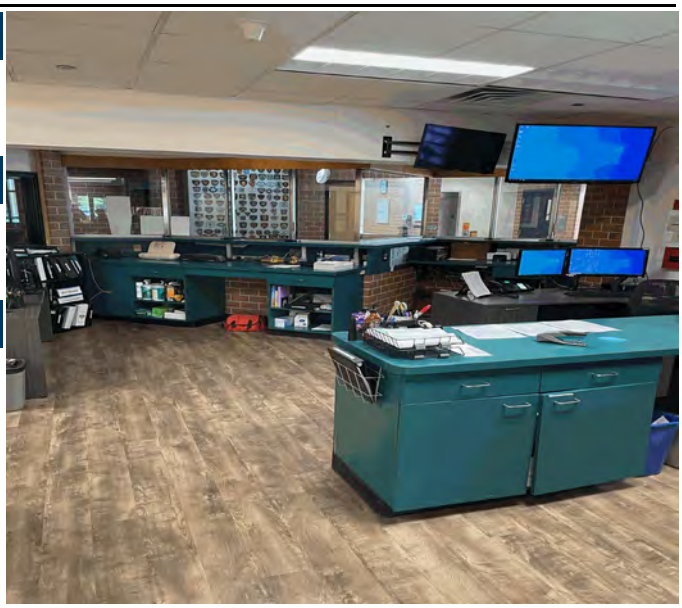
Project Costs	2025	2026	2027	2028	2029	Total
Construction	$38,000	$0	$0	$0	$0	$38,000
Total	$38,000	$0	$0	$0	$0	$38,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$38,000	$0	$0	$0	$0	$38,000
Total	$38,000	$0	$0	$0	$0	$38,000

Project Description Worksheet

Project Name

PD - PSR Area Renovation



Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Remodel Police Department PSR area with new floor tile, desks and counters.

Justification

This project provides for cosmetic renovations to the PSR area. Improvements include floor tile, paint, casework/shelving, and associated fire/life safety, mechanical, electrical, and plumbing code compliance requirements. The work also includes the creation of a temporary office space as well as subsequent removal and restoration of the temporary office space after final occupancy of staff back to the PSR area.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$200,000	$0	$0	$0	$200,000
Engineering Design	$15,000	$0	$0	$0	$0	$25,000
Total	$15,000	$200,000	$0	$0	$0	$215,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$15,000	$125,000	$0	$0	$0	$140,000
Capital Equip Replacemen	$0	$75,000	$0	$0	$0	$75,000
Total	$15,000	$200,000	$0	$0	$0	$215,000

Project Description Worksheet

Project Name

PD - SWAT Room Renovation

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Removal of SWAT room supplies. Remodel room to fit Police Department needs with equipment and supplies.

Justification

City of Wheaton no longer has a SWAT team. Those responsibilities have been moved to MIRET. The space can be repurposed for department needs.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$85,000	$0	$0	$0	$0	$85,000
Total	$85,000	$0	$0	$0	$0	$85,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$85,000	$0	$0	$0	$0	$85,000
Total	$85,000	$0	$0	$0	$0	$85,000

Project Description Worksheet

Project Name

PD - Sallly Port Floor

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Repaint floor in sally port, booking, and cells.

Justification

Floor is showing wear and has not been painted in more than 15 years.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$35,000	$0	$35,000
Materials	$0	$0	$0	$25,000	$0	$25,000
Total	$0	$0	$0	$60,000	$0	$60,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$0	$60,000	$0	$60,000
Total	$0	$0	$0	$60,000	$0	$60,000

Project Description Worksheet

Project Name

Roof Replacement on Stair Towers

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project will repair and replace the roof of the facility at Wesley Streett and Cross Street.

Justification

the roof has come to its end of useful life.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$50,000	$0	$0	$50,000
Total	$0	$0	$50,000	$0	$0	$50,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$50,000	$0	$0	$50,000
Total	$0	$0	$50,000	$0	$0	$50,000

Project Description Worksheet

Project Name

PD - Gates

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace second floor gates.

Justification

Gates will be 25 years old and require more maintenance.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$35,000	$0	$0	$0	$35,000
Total	$0	$35,000	$0	$0	$0	$35,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$35,000	$0	$0	$0	$35,000
Total	$0	$35,000	$0	$0	$0	$35,000

Project Description Worksheet

Project Name

PW - Concrete Floor Renovation

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Remove existing coating and install a new durable floor coating for the PW ground floor (excluding section offices), including a protective coating partially up the wash bay walls; approximately 69,000 sq ft. Repair/Replace deteriorating concrete particularly the sections which include drains. Replace broken drains as needed.

Justification

The floor coating is peeling throughout the PW facility and may be dangerous when wet. It is necessary to have the existing coating removed prior to the new coating's application in order to achieve the maximum duration and life. Many of the current drains are either inoperable or in serious disrepair. Much of the concrete surrounding the drain systems is broken up or has significantly settled. This causes water to enter into the bay area and creates a slipping hazard. The replacement drains will be twice the width allowing better water flow. The new coating will provide some degree of friction, so that melted snow will be less of a hazard.

Impact on Future Operating Budgets

The estimated costs to repair the floor at the Public Works facility is $1.5 million. No funding sources have been identified to complete the project. Staff will continue to monitor the floor and explore repair options, as needed.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$1,500,000	$0	$1,500,000
Total	$0	$0	$0	$1,500,000	$0	$1,500,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$0	$0	$0	$1,500,000	$0	$1,500,000
Total	$0	$0	$0	$1,500,000	$0	$1,500,000

Project Description Worksheet

Project Name

PW - Cold Storage Building

Managing City Department

Public Works Streets Division

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Build a 60' x 120' cold storage building on the west side of the Public Works Material Yard.

Justification

Equipment that does not fit inside the main Public Works garage sits outside in the Public Works Yard. All plows and salt box spreaders sit outside in the sun and rain. UV rays break down plastics and rubber, causing cracking on the polyethylene moldboards and hydraulic hoses of the snowplows. Uncovered equipment is exposed to rain and moisture, which increases corrosion on all of the metal items. Traffic control items such as barricades, horses and signs are exposed to the elements year-round which cause them to deteriorate quicker. Storing these items in a building will protect the equipment from sun and moisture damage, allowing for a longer service life.

Impact on Future Operating Budgets

Minimal future costs except for routine maintenance and electric utility cost. Equipment stored in the new building will last longer, providing a longer service life for stored equipment.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$275,000	$0	$0	$0	$275,000
Total	$0	$275,000	$0	$0	$0	$275,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$0	$275,000	$0	$0	$0	$275,000
Total	$0	$275,000	$0	$0	$0	$275,000

Project Description Worksheet

Project Name

PW - Fueling Facility Renovation

Managing City Department

Public Works Fleet Services

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replacement of the City's fueling station at Public Works including underground fuel storage tanks, dispensers, and all associated equipment. A study and evaluation of the project was completed to determine need.

Engineering design is in progress in early 2024. Project is on schedule with construction to be awarded in 2024.

Justification

The City's licensed repair contractor evaluated the Public Works fueling site in 2020 and recommended the complete replacement of all components around 2024 to avoid unexpected failures. The fueling facility was constructed around 1998 with used fuel tanks and has undergone one partial restoration in 2013. Damage to the canopy that occurred in June 2021 has necessitated that the renovation is moved to 2023-2024. Due to new regulations, a new canopy cannot be constructed without removing and excavating under the existing fuel island.

Impact on Future Operating Budgets

Once the project is completed annual cost will be for upkeep only for approximately 15-20 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$850,000	$0	$0	$0	$0	$850,000
Engineering Construction	$38,645	$0	$0	$0	$0	$38,645
Total	$888,645	$0	$0	$0	$0	$888,645

Funding Source	2025	2026	2027	2028	2029	Total
Fleet Services Fund	$888,645	$0	$0	$0	$0	$888,645
Total	$888,645	$0	$0	$0	$0	$888,645

Project Description Worksheet

Project Name

PW - Overhead Doors

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace Public Works Overhead Doors #1-9. Remove and replace all doors Install new operators, 3” track and 50K springs life cycle. Install new overhead doors with 4 windows in one panel.

Justification

The overhead doors and operators were installed in 1989. Operators are no longer being made and there is a difficult time finding replacement parts which lead to higher maintenance requirements. The door operators have exceeded their useful life and parts have become obsolete.

Impact on Future Operating Budgets

none

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$185,000	$0	$0	$185,000
Total	$0	$0	$185,000	$0	$0	$185,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$185,000	$0	$0	$185,000
Total	$0	$0	$185,000	$0	$0	$185,000

Project Description Worksheet

Project Name

PW - Carpet Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Remove and replace the 2nd floor carpet in the Public Works Administrative offices and conference room.

Justification

The carpet is approaching 35 years old, it is original to the build in 1989. The carpet glue is breaking down and the edges are curling up. The carpet has reached its useful life.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$0	$0	$39,000	$0	$0	$39,000
Total	$0	$0	$39,000	$0	$0	$39,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$39,000	$0	$0	$39,000
Total	$0	$0	$39,000	$0	$0	$39,000

Project Description Worksheet

Project Name

PW - Roof Maintenance Program

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace storage yard roofs.

Justification

In 2026, this program will cover preventative maintenance work on the Public Work Facility roof to keep with the 20-year warranty. In 2029, staff will replace the storage yard roofs, which are more than 35 years old and need to be replaced.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$45,000	$0	$0	$0	$0	$45,000
Materials	$150,000	$0	$0	$0	$0	$150,000
Other	$15,000	$0	$0	$0	$0	$15,000
Total	$210,000	$0	$0	$0	$0	$210,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$210,000	$0	$0	$0	$0	$210,000
Total	$210,000	$0	$0	$0	$0	$210,000

Project Description Worksheet

Project Name

PW - Painting

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Repaint wall inside the hallways and offices.

Justification

Itsbeen 20+ year the walls have not been painted

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Other	$0	$30,000	$30,000	$0	$0	$60,000
Total	$0	$30,000	$30,000	$0	$0	$60,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$30,000	$30,000	$0	$0	$60,000
Total	$0	$30,000	$30,000	$0	$0	$60,000

Project Description Worksheet

Project Name

PW - Yard roof replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Remove and replace roof in the PW yard bins.

Justification

roof is original from when the buildings we built. Trucks have hit the roof causing the seams to split and water to soak the insulation.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$200,000	$0	$0	$0	$0	$200,000
Total	$200,000	$0	$0	$0	$0	$200,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$200,000	$0	$0	$0	$0	$200,000
Total	$200,000	$0	$0	$0	$0	$200,000

Project Description Worksheet

Project Name

Water - Exterior Building Renovation

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Repair/replace exterior Drivet surface at Water Division building and well.

Justification

This facility was built in 1925 with additions/renovations occurring in 1960, 1962 and 1990. The last maintenance on the exterior Drivet occurred around 1993. The exterior is cracking and some panels are warping due to water finding its way behind the material in some panels. The appearance of the building is becoming unsightly; particularly as it lays adjacent to the downtown streetscape project and Courthouse Square Project Development.

Impact on Future Operating Budgets

Minimal impact except for routine maintenance and repair costs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,500,000	$0	$0	$0	$0	$1,500,000
Total	$1,500,000	$0	$0	$0	$0	$1,500,000

Funding Source	2025	2026	2027	2028	2029	Total
TIF District #3	$1,500,000	$0	$0	$0	$0	$1,500,000
Total	$1,500,000	$0	$0	$0	$0	$1,500,000

Project Description Worksheet

Project Name

Water - Interior Building Renovation

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Renovation of the entire interior of the Water Division facility on Reber Street.

Justification

This is one of the City's oldest facilities and there has been minimal maintenance occuring for over 30 years. Flooring is old and in disrepair, restrooms are in poor condition & light fixtures are dated. File cabinets and desks are in poor condition and in some cases inoperable.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$575,000	$0	$575,000
Engineering Design	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$125,000	$0	$125,000
Total	$0	$0	$0	$700,000	$0	$700,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Equip Replacemen	$0	$0	$0	$125,000	$0	$125,000
Water Fund	$0	$0	$0	$575,000	$0	$575,000
Total	$0	$0	$0	$700,000	$0	$700,000

Project Description Worksheet

Project Name

RTU Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace RTU

Justification

The unit is 20 years old and having service problems.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$0	$165,000	$0	$0	$165,000
Total	$0	$0	$165,000	$0	$0	$165,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$0	$0	$165,000	$0	$0	$165,000
Total	$0	$0	$165,000	$0	$0	$165,000

Project Description Worksheet

Project Name

Water - Concrete Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Project will repair bad concrete in the parking lot of the Water Facility on Reber Street, as well as the TOT lot, which is spald and cracking.

Justification

The concrete within the lots is deteriorating and require attention to address safety concerns.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$40,000	$25,000	$0	$0	$0	$65,000
Total	$40,000	$25,000	$0	$0	$0	$65,000

Funding Source	2025	2026	2027	2028	2029	Total
Building Renewal Fund	$40,000	$25,000	$0	$0	$0	$65,000
Total	$40,000	$25,000	$0	$0	$0	$65,000

Overview

The City is responsible for maintaining structures and grounds within its corporate boundaries. City grounds must be maintained regularly to remain functional. Projects in this category include:

- Adams Park Pathway Renovation and Master Plan Implementation
- Cole Avenue Headwall Project
- Main Street Pedestrian Improvements
- Roosevelt Road Infrastructure Improvements
- The Streams Lakes Meander Project
- Transition Improvements (Streetscape)

Adams Park Renovation Implementation.

Adams Park was originally given to the City with the specific intent that it become a "public park" in 1943. Ms. Annette Hoyt Flanders was hired to design a plan for Adams Park in 1948. While her plan was never fully realized, it has served as a general guide for the park. The park fell into disrepair in the 1960s, but in the 1970s and 1980s, there was a push to revitalize and restore the park, so it could be enjoyed. Since the mid-1980s, our Public Works staff has maintained, and at times, updated select sections of the park including renovating the walkways with brick pavers in the late 1980's.

As time passed, Adams Park's main walkway to enter the park required replacement. The existing brick sidewalks around the outer boundaries of the park were sinking, exposing the metal edging and creating an uneven, unsafe surface for pedestrians. The sidewalks became a tripping hazard and non-compliant with the 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG). An accessibility review of Adams Park was conducted, and a Transition Plan Report was generated for future planning and removal of accessibility barriers. The main walkways and their elements were identified as the priority for updating. In 2019, work was completed to replace the main pathways (concrete and brick paver) with stamped concrete. The area surrounding the fountain was also replaced and a river rock bed was created to assist with stormwater and general wetness in the southeast quadrant. More than half of the project's cost was funded through a grant from the Illinois Department of Commerce & Economic Opportunity (DCEO).

Future renovations will address the four quadrants of the park to connect with the new outer pathway update the landscaping and add additional features in each area. The next phase of renovations is expected to begin in 2026.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Other Public Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Adams Park Renovation Implementation	-	-	-	275,000	-	-	-	275,000
Cole Avenue Headwall Project	150,000	121,340	-	-	-	-	-	-
Downtown Strategic Plan and Streetscape Plan	497,676	148,752	-	-	-	-	-	-
Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
Total Proposed Projects Expenses	**807,676**	**270,092**	**-**	**275,000**	**-**	**-**	**-**	**275,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
Adams Park Renovation Implementation	-	-	-	275,000	-	-	-	275,000
Cole Avenue Headwall Project	150,000	121,340	-	-	-	-	-	-
Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
Total Capital Projects Fund	**310,000**	**121,340**	**-**	**275,000**	**-**	**-**	**-**	**275,000**
TIF District 2 Fund								
Downtown Strategic Plan and Streetscape Plan	263,000	109,553	-	-	-	-	-	-
Total TIF District 2 Fund	**263,000**	**109,553**	**-**	**-**	**-**	**-**	**-**	**-**
2018 GO Bond Fund								
Downtown Strategic Plan and Streetscape Plan	234,676	39,199	-	-	-	-	-	-
Total 2018 GO Bond Fund	**234,676**	**39,199**	**-**	**-**	**-**	**-**	**-**	**-**
Total Proposed Projects Funding Sources	**807,676**	**270,092**	**-**	**275,000**	**-**	**-**	**-**	**275,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Other Public Improvements

Project Name

Adams Park Renovation Implementation

Managing City Department

Public Works Forestry

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The Scope of this project is to schedule Phases of the Adams Park Master Plan. In 2026, Phase 4 will include concrete paving, seat walls and gazebo renovation to the northwest & northeast quadrants of the Park.

Justification

The City Council approved a Master Plan and implementation plan in 2018. The City approved construction of phase 1 and 2 in 2019 to leverage a State capital funding grant of $225,000 for Phase 1 in 2019. The improvements completed in 2019 addressed the replacement of the main pathway and outer pathway with stamped concrete surface to comply with ADA requirements. It included enhanced landscaping around the fountain and partial installation of a river rock feature in the detention area. The Master plan has a total of seven (7) Phases to address all quadrants of the Park in future years as funding is available. In 2021 metal benches were installed along the outer pathway.

Impact on Future Operating Budgets

Annual maintenance expenditures include maintenance of the fountain, gazebos and landscape including turf, perennials and annual plantings.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$275,000	$0	$0	$0	$275,000
Total	$0	$275,000	$0	$0	$0	$275,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$0	$275,000	$0	$0	$0	$275,000
Total	$0	$275,000	$0	$0	$0	$275,000

Overview

The City owns and maintains parking facilities and lots for commuters, shoppers, and employees. The City manages two multi-level garages, as well as nine parking lots. Maintenance of the facilities is reliant on the revenues the city collects through daily fees, meters, parking permits, and parking fines generated through each facility.

Downtown Parking

Downtown Wheaton has several parking options available for visitors, including two garages and three lots. Parking locations include:

Parking Garages

- Wheaton Place Garage (232 W. Wesley St.)
- Willow Avenue (220 S. Cross St.)

Parking Lots

- Lot 2
- Lot 3
- Lot 5

Time-Limited On-Street Parking

- Wesley Street
- Front Street
- Hale Street
- Main Street
- Liberty Drive

Commuter Parking

The City also provides lots for communities near the city's two Metra Union Pacific West lines, which occur at the Downtown Wheaton Train Station (402 W. Front St.) and College Avenue Station (303 N. President St.).

Parking for the Downtown Wheaton Train Station is available along Front Street, Liberty Drive, Lot 9, and Carlton Ave. While the College Avenue Station offers parking in lots 6, 7, 8, and 10, and along Crescent Street.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Parking Facilities/Lots Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Garage Sealant Replacement	25,000	14,400	25,000	25,000	25,000	25,000	25,000	**125,000**
Garage Stairwell Coating	115,000	120,000	-	-	-	-	-	**-**
Parking Garages 5-Year Repair	-	-	-	25,000	450,000	-	-	**475,000**
Parking Lot #9 Resurfacing	-	-	30,000	-	-	-	420,000	**450,000**
Sealcoating City Parking Lots	-	-	53,000	-	-	-	-	**53,000**
TS - Concrete Replacement	150,000	-	-	-	-	-	-	**-**
TS - College Ave. Gate	-	-	-	22,000	-	-	-	**22,000**
TS - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
Wheaton Place Garage Floor Drains	-	-	25,000	-	-	-	-	**25,000**
Total Proposed Projects Expenses	**290,000**	**134,400**	**283,000**	**72,000**	**475,000**	**25,000**	**445,000**	**1,300,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Parking Fund								
Garage Sealant Replacement	25,000	14,400	25,000	25,000	25,000	25,000	25,000	**125,000**
Garage Stairwell Coating	115,000	120,000	-	-	-	-	-	**-**
Parking Garages 5-Year Repair	-	-	-	25,000	450,000	-	-	**475,000**
Parking Lot #9 Resurfacing	-	-	30,000	-	-	-	420,000	**450,000**
Sealcoating City Parking Lots	-	-	53,000	-	-	-	-	**53,000**
TS - Concrete Replacement	150,000	-	-	-	-	-	-	**-**
TS - College Ave. Gate	-	-	-	22,000	-	-	-	**22,000**
TS - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
Wheaton Place Garage Floor Drains	-	-	25,000	-	-	-	-	**25,000**
Total Parking Fund	**290,000**	**134,400**	**283,000**	**72,000**	**475,000**	**25,000**	**445,000**	**1,300,000**
Total Proposed Projects Funding Sources	**290,000**	**134,400**	**283,000**	**72,000**	**475,000**	**25,000**	**445,000**	**1,300,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

Garage Sealant Replacement

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The 2025 Program will remove and replace sealant at the Willow Avenue garage.

Justification

The garage must be maintained following winter and snow operations where the sealant is damaged from the weather and plowing. Failure to appropriately caulk and seal the joints would lead to future damages to the garage and a shortened useful life.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Total	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Total	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000

Project Description Worksheet

Project Name

Parking Garages 5-year Repair

Managing City Department

Facilities

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The project scope includes inspection and repairs to City owned parking garages at 220 S. Cross Street (Willow Avenue) and at 232 W. Wesley Street (Wheaton Place).

Justification

Every five years, a consultant with structural expertise evaluates all structural components and floors for corrosion and exposed reinforcement bars on all City owned parking structures. A structural report is prepared following inspection of both facilities which identifies locations of all defects followed by a recommendation on appropriate repairs to keep the facilities structurally sound and safe for public use. Recommendation for repairs include patching concrete surfaces with exposed reinforcement bars, and bead blasting floors and wall surfaces in preparation of applying a protective sealer.

Impact on Future Operating Budgets

Ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$450,000	$0	$0	$450,000
Engineering Construction	$0	$25,000	$0	$0	$0	$25,000
Total	$0	$25,000	$450,000	$0	$0	$475,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$0	$25,000	$450,000	$0	$0	$475,000
Total	$0	$25,000	$450,000	$0	$0	$475,000

Project Description Worksheet

Project Name

Parking Lot #9 Resurfacing

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The scope of this project is to design and resurface Lot #9, a commuter lot located at Carlton Ave. and Liberty Dr. This project will include paving and striping.

Justification

Parking Lot #9 provides leased and daily parking for commuters using the Downtown Train Station (402 W. Front St.). This lot was last resurfaced in 2002 and is located at the corner of Liberty Dr. and Carlton Avenue. The current parking lot is deteriorating due to age and requires updates to sidewalks and parking areas to meet current American with Disability Act (ADA) requirements. This project is scheduled for the summer of 2029. In advance of the future project the Street Division will perform asphalt patching in high use areas of the lot where asphalt has deteriorated.

Impact on Future Operating Budgets

Routine maintenance costs for sealcoating and striping every 3-5 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$30,000	$0	$0	$0	$420,000	$450,000
Total	$30,000	$0	$0	$0	$420,000	$450,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$30,000	$0	$0	$0	$420,000	$450,000
Total	$30,000	$0	$0	$0	$420,000	$450,000

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

Sealcoating City Parking Lots

Managing City Department

Public Works Streets Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The scope of this project includes crack filling, sealcoating, and striping seven parking lots in 2025. The project will occur in the parking lots of the Library, City Hall, Police Department, Commuter lot 10, and lots 3, 4 and 5 located off of Liberty Drive.

Estimates for 2025 are $13,000 for Library lot, $7,000 for City Hall lot, $10,000 for Police lot, $17,000 for Lot 10, $2,500 for lot 3, $2,500 for lot 4, and $1,000 for lot 5.

Justification

Parking Lot 3 was paved in 2022 and serves employee and customer parking for adjacent businesses. Parking Lots 4 and 5 were paved in 2021 and serve employee and customer parking for the adjacent businesses. The parking lots for the Library, City Hall, Police, and Commuter lot 10 were last seal coated and striped in 2020 and will need it again in 2025. Sealcoating the parking lots will extend the life of the pavement by giving it a new wearing surface, and reducing cracks by keeping moisture, UV rays, and vehicle oils from infiltrating the asphalt.

Impact on Future Operating Budgets

Routine maintenance costs for sealcoating and striping approximately every 5 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$53,000	$0	$0	$0	$0	$53,000
Total	$53,000	$0	$0	$0	$0	$53,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$53,000	$0	$0	$0	$0	$53,000
Total	$53,000	$0	$0	$0	$0	$53,000

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

TS - College Ave. Gate

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Repair gate to dumpster enclosure.

Justification

Gate and fence are showing age and needs to be replaced.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$22,000	$0	$0	$0	$22,000
Total	$0	$22,000	$0	$0	$0	$22,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$0	$22,000	$0	$0	$0	$22,000
Total	$0	$22,000	$0	$0	$0	$22,000

Project Description Worksheet

Project Name

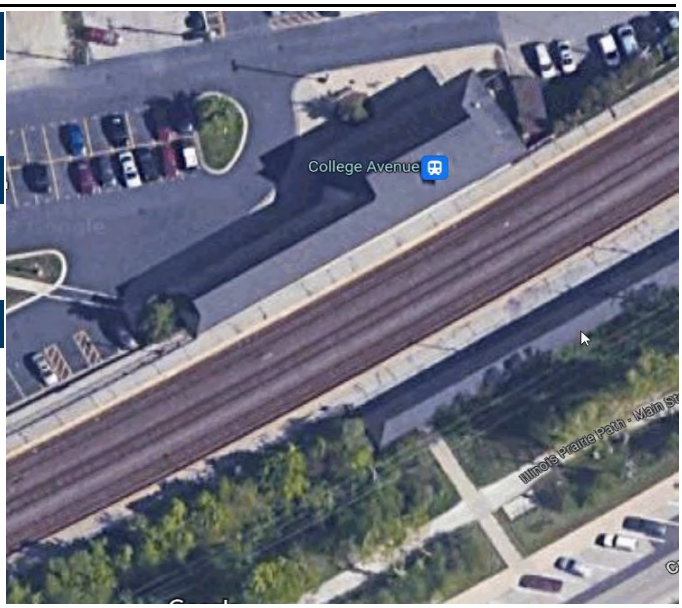
TS - Roof Replacement

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance



Project Scope

Removal and disposal of the current roofs and the installation of a new roofs for both train stations (402 W. Front Street & 303 N. President Street.

Justification

Current roofs are reaching end of useful life and need to be replaced soon. Additionally, there is a crack that is on one of the main beams that need to be looked at on the facility's southside at College Avenue Train Station (303 N. President).

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Construction	$150,000	$0	$0	$0	$0	$150,000
Total	$150,000	$0	$0	$0	$0	$150,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$150,000	$0	$0	$0	$0	$150,000
Total	$150,000	$0	$0	$0	$0	$150,000

Project Description Worksheet

Project Name

Wheaton Place Garage Floor Drains

Managing City Department

Facilities

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The floor drain piping to water main at the Wheaton Place garage will be replaced.

Justification

After many years of salt sitting in the cast iron pipe, the drains are rusting out and all runs will need to be replaced to the main.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$25,000	$0	$0	$0	$0	$25,000
Total	$25,000	$0	$0	$0	$0	$25,000

Funding Source	2025	2026	2027	2028	2029	Total
Parking Fund	$25,000	$0	$0	$0	$0	$25,000
Total	$25,000	$0	$0	$0	$0	$25,000

Overview

Wheaton's current pavement inventory includes 166 miles of centerline of pavement comprised of asphalt and concrete material. Roughly 4.3% of the pavement network contains concrete streets. The City is responsible for the maintenance of the entire roadway network and includes tasks such as pothole patching, roadway paving, and roadway restoration following repairs to City-owned utilities. The plan includes pavement rehabilitation, reconstruction, and resurfacing to maintain the current pavement rating of *good condition* and to allow the pavement to reach a useful life.

The primary funding source for road improvements is Motor Fuel Taxes (MFT). The City receives monthly MFT distributions from the State of Illinois on a per capita basis. Municipalities may only use this revenue for road maintenance and other improvements authorized by the State and the Illinois Department of Transportation (IDOT). On July 1, 2019, the State increased the MFT rates from $0.19 per gallon to $0.38 per gallon for gasoline and $0.215 per gallon to $0.455 per gallon for diesel fuel. This was the first increase in the MFT rates since 1990. Future increases will occur on July 1 of each subsequent year by an amount equal to the percentage increase, if any, in the Consumer Price Index for All Urban Consumers for all items published by the United States Department of Labor for the 12 months ending in March of each year.

State Motor Fuel Tax Rates

Date	Type	Rate	Annual ($)	Annual (%)
Jan 1, 1990 – June 30, 2019	Gasoline	$ 0.190	-	-
	Diesel	$ 0.215	-	-
Jan 1, 2019 – June 30, 2020	Gasoline	$ 0.380	$ 0.190	100.0%
	Diesel	$ 0.455	$ 0.240	111.6%
Jan 1, 2020 – June 30, 2021	Gasoline	$ 0.387	$ 0.007	1.8%
	Diesel	$ 0.462	$ 0.007	1.5%
Jan 1, 2021 – June 30, 2022	Gasoline	$ 0.392	$ 0.005	1.3%
	Diesel	$ 0.467	$ 0.005	1.1%
Jan 1, 2022 – Dec 31, 2022	Gasoline	$ 0.392	-	-
	Diesel	$ 0.467	-	-
Jan 1, 2023 – June 30, 2023	Gasoline	$ 0.423	$ 0.031	7.9%
	Diesel	$ 0.498	$ 0.031	6.6%
July 1, 2023 – June 30, 2024	Gasoline	$ 0.454	$ 0.031	7.3%
	Diesel	$ 0.529	$ 0.031	6.2%
July 1, 2024 – June 30, 2025	Gasoline	$ 0.470	$ 0.016	3.5%
	Diesel	$ 0.545	$ 0.016	3.0%

In 2019, the State approved a $45 billion Rebuild Illinois capital plan providing funding for infrastructure improvements over six years for local governments. Beginning in 2020, the State disbursed a total of $3.5 million to the City over three (3) years. In 2022, the City received the last disbursement from the

Rebuild Illinois program. These funds are restricted to being used only for bondable capital improvements. In general, bondable capital improvement projects have a useful life of greater than 13 years and are generally limited to new construction (i.e., road reconstruction, new construction of roads, bridges, bridge replacement and/or major bridge rehabilitation, and permanent ADA sidewalk/ramp improvements). The last of the Rebuild Illinois funding will be used in 2024.

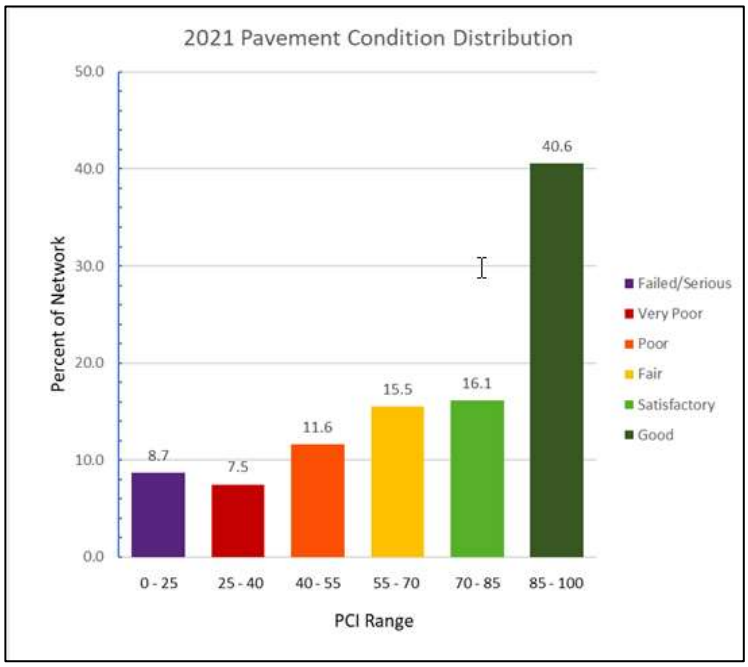
Evaluation of the pavement network in 2021 indicated the rating of all City-owned pavements being in good condition, which met the Council's strategic initiative of having the network in "good" condition. Staff would expect the pavement ratings to decline if the number of miles resurfaced or reconstructed ceases or is reduced on an annual basis. The current cost for materials and labor will determine the number of miles resurfaced on an annual basis. It is estimated the value of streets requiring reconstruction is an additional $38 million based on the results of the performance rating in 2021. This estimate considers the reconstruction of all streets in the failed category. The total elimination of streets in this category is not recommended as there should be some backlog of pavement for the distribution of ratings.

Asphalt Street Reconstruction vs. Resurfacing and Rehabilitation

Roadway resurfacing involves the removal of the top-wearing surface. Typically, the depth ranges between two-to-three inches. Replacement of the wearing surface assists in the prevention of degrading the pavement structure to a point where pavement reconstruction becomes necessary. Roadway rehabilitation is similar to a pavement resurfacing project; however, this process includes the replacement of some curbs and gutters along with some minor base patch repairs. Roadway reconstruction is more extensive and includes the removal of pavement and the base of the roadway before installing the new pavement. All these activities are performed under contract which is overseen by the Department of Engineering.

During the early 1990s, the City began rating all the pavement inventory to determine which roadways required resurfacing, rehabilitation, and reconstruction. The goal was to assume the pavement surface life of 18 years before warranting resurfacing. Based on this, it was determined to focus on resurfacing eight miles of pavement. This amount did not include consideration of reconstruction or rehabilitation. During the early 2000s cost for materials escalated while Motor Fuel Tax revenue remained the same. The recession of 2008 further reduced the number of miles addressed which resulted in a backlog of streets that required some action.

The 2021 overall rating of the pavement system is presented below. The graph represents the breakdown of streets which are classified from good to failed.



The report memorandum presented to the City Council in 2021 showed a modest increase in the overall pavement network rating system. The recommendation is to continue funding an additional $1.0 million from the current $2.5 million to $3.5 million for 10 years. In addition, the report recommended adding another $1.0 million for pavement reconstruction to reduce the backlog which is indicated in the graph under the serious/failed category.

The proposed list of asphalt pavements scheduled for reconstruction in 2025 includes Crescent Street between Hill Avenue and the President Street, and Gables Boulevard between Commerce drive and Childs Street.

Continuing the current funding will maintain the pavement ratings to 70 out of a possible 100, which is considered good. The model does not take into account work performed by the City's Public Works' Street Division which addresses pavement maintenance and resurfacing of streets in the pavement network that warrant resurfacing but does not appear on the 5-year road capital plan.

Concrete Street Reconstruction and Rehabilitation

The City has had limited resources to reconstruct concrete pavements. The Street Division performed pavement patching on concrete panels that were deteriorated and created a hazard for motorists; however, this program was suspended in 2009 due to staff reductions. The average life of a concrete street ranges between 30-60 years depending on traffic volumes. Concrete streets in the network average 40 years of age.

Concrete pavements comprise 4.3% or seven miles of the entire pavement network. Approximately three miles of these streets require extensive rehabilitation or reconstruction due to the poor pavement rating. The allocation of additional funds for reconstruction will include adding some concrete streets for reconstruction soon. Patching streets will be funded separately as part of a

concrete panel replacement program on streets which rated fair and do not require reconstruction. The City continues to develop plans to replace concrete panels on several roadways during 2024. The total replacement of distressed panels did not exceed 40% of the total area which met the criteria for this program for $150,000. Several roadways are scheduled for replacement in future years.

The list of concrete pavements reconstructed in 2022 includes Papworth Street between Amy Lane and Thomas Street and Reber Street between Illinois Street and Willow Avenue. Reconstruction of North Path between President Street and Blanchard Street and Harwarden Street between Prospect Street and Traverse Avenue was completed in 2023. The City recently scheduled the resurfacing of concrete pavements using more modern techniques. The criteria for selection of roadways for resurfacing includes some patching of defective panels followed by grinding the concrete pavement and placement of 3 inches of asphalt. This has proven successful in addressing concrete street repairs. Several concrete streets are scheduled for 2025, including Hale Street between Arbor Avenue and Elm Street and James Court between Park Avenue and Elm Street.

The ideal plan is to maintain the average pavement condition rating while reducing the percentage of streets on the backlog. This can only be accomplished by budgeting funds for pavement reconstruction in addition to funds budgeted for pavement resurfacing/rehabilitation maintenance.

Federal Aide Urban Street (F.A.U.) Program

The City has received Federal funding to cover a percentage of the total construction cost for resurfacing collector streets classified as F.A.U. routes. The percentage of Federal funding ranges between 50 percent to 75 percent of the total construction cost. Federal funding does not cover engineering costs for design services but covers a percentage of Engineering oversight on selected roadways. The City has applied for Federal assistance for the resurfacing and reconstruction of additional FAU routes and received funding to resurface Lorraine Road between Route 38 and Hill Avenue for 2023 and reconstruct Gary Avenue between Harrison Street and Jewell Road for 2024. The City has applied for funding for 22nd Street between Lorraine Road and Blanchard Street, and President Street between Crescent Street and Harrison Avenue (2027).

Federal Aide Urban Street (F.A.U.) Program

Street	Year	% Split City/Federal	City Construction Costs	Federal Construction Costs	Total Construction Costs
Lorraine Road	2023	30/70	$ 160,000	$ 373,333	**$ 533,333**
Gary Avenue	2024	40/60	$ 1,760,000	$ 2,640,000	**$ 4,400,000**
Totals			**$ 1,920,000**	**$ 3,013,333**	**$ 4,933,333**

*** Applications currently in progress with DMCC for the following streets:**

22nd Street (2027)
President Street (2027)

Public Works Street Division Pavement Resurfacing and Patching

The Public Works Street Division coordinates with the City's Engineering Department to determine streets in need of resurfacing and patching. Using in-house crews, Street Division patches and overlay pavements that require maintenance but are not included in the City's Five-Year pavement resurfacing forecast. Streets selected are in fair condition and require maintenance. The amount of pavement resurfaced, or patches supplements the approximately 8 miles performed on the annual Road Program and assists in meeting the strategic initiative for roadways.

Pavement Maintenance.

The Public Works Street Division contracts pavement rejuvenation and a portion of crack sealing as a part of a maintenance program. Pavement rejuvenation is applied the year following resurfacing and again in five years to allow the pavement to remain flexible during freeze/thaw cycles and extend pavement life. Pavement crack filling is performed the year following resurfacing to prevent moisture from penetrating the pavement layers through open joints or cracks. Accepted as preventative maintenance, it is considered good practice and an effective tool for preventing premature pavement failures.

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Alley DD Reconstruction	-	-	200,000	-	-	-	-	**200,000**
Collector Street Resurfacing Project (LAFO/FAUS)	240,000	3,500	100,000	100,000	960,000	1,200,000	-	**2,360,000**
Concrete Streets Panel Replacement	150,000	-	150,000	150,000	-	-	-	**300,000**
Gary Avenue Reconstruction - FAU Routes - Roads	1,760,000	849,000	1,840,000	-	-	-	-	**1,840,000**
Parkway Improvements in High Knob Subdivision	-	-	25,000	90,000	-	-	-	**115,000**
Pavement Condition Rating Analysis	45,000	33,850	-	-	38,000	-	-	**38,000**
PW - Road Maintenance Program	400,000	400,000	400,000	400,000	400,000	400,000	400,000	**2,000,000**
Road, Sewer, Water Rehab Program - Roads	2,140,000	2,074,813	2,140,000	2,140,000	2,140,000	2,140,000	2,140,000	**10,700,000**
Roosevelt Road Sidewalk (REBUILD IL GRANT)	266,987	-	-	-	-	-	-	**-**
Street Reconstruction	60,000	67,456	1,260,000	1,160,000	1,200,000	1,260,000	500,000	**5,380,000**
Street Reconstruction (REBUILD IL GRANT)	314,000	580,987	-	-	-	-	-	**-**
Surface Treatment Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	**500,000**
Total Proposed Projects Expenses	**5,475,987**	**4,109,606**	**6,215,000**	**4,140,000**	**4,838,000**	**5,100,000**	**3,140,000**	**23,433,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Motor Fuel Tax Fund								
Road, Sewer, Water Rehab Program - Roads	2,100,000	2,074,813	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	**10,500,000**
Roosevelt Road Sidewalk (REBUILD IL GRANT)	266,987	-	-	-	-	-	-	**-**
Street Reconstruction (REBUILD IL GRANT)	314,000	580,987	-	-	-	-	-	**-**
Street Reconstruction	-	-	-	270,000	260,000	290,000	450,000	**1,270,000**
Total Motor Fuel Tax Fund	**2,680,987**	**2,655,800**	**2,100,000**	**2,370,000**	**2,360,000**	**2,390,000**	**2,550,000**	**11,770,000**
Capital Projects Fund								
Alley DD Reconstruction	-	-	200,000	-	-	-	-	**200,000**
Collector Street Resurfacing Project (LAFO/FAUS)	240,000	3,500	100,000	100,000	960,000	1,200,000	-	**2,360,000**
Concrete Streets Panel Replacement	150,000	-	150,000	150,000	-	-	-	**300,000**
Gary Avenue Reconstruction - FAU Routes - Roads	1,760,000	849,000	1,840,000	-	-	-	-	**1,840,000**
Parkway Improvements in High Knob Subdivision	-	-	25,000	90,000	-	-	-	**115,000**
Pavement Condition Rating Analysis	45,000	33,850	-	-	38,000	-	-	**38,000**
PW - Road Maintenance Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	**500,000**
Road, Sewer, Water Rehab Program - Roads	40,000	-	40,000	40,000	40,000	40,000	40,000	**200,000**
Street Reconstruction	60,000	67,456	1,260,000	890,000	940,000	970,000	50,000	**4,110,000**
Surface Treatment Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	**500,000**
Total Capital Projects Fund	**2,495,000**	**1,153,806**	**3,815,000**	**1,470,000**	**2,178,000**	**2,410,000**	**290,000**	**10,163,000**
General Fund								
PW - Road Maintenance Program	300,000	300,000	300,000	300,000	300,000	300,000	300,000	**1,500,000**
Total General Fund	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**	**1,500,000**
Total Proposed Projects Funding Sources	**5,475,987**	**4,109,606**	**6,215,000**	**4,140,000**	**4,838,000**	**5,100,000**	**3,140,000**	**23,433,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

Alley DD Reconstruction

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project scope is to reconstruct this alley which includes replacement of a 30-inch diameter storm sewer. The new alley will be constructed with asphalt.

Justification

The current alley is constructed in concrete and is over 50 years old. The alley has several potholes which are attributed to the failure of the 30-inch storm sewer pipe located below the pavement. The storm sewer pipe cannot be lined due to the severe fragmentation of the outer and inner walls. As a result, this will need to be replaced in conjunction with this work.

Impact on Future Operating Budgets

The alley serves as an access to the surrounding businesses for deliveries. Improvement of the storm sewer will prevent any collapse and potential backups of storm water during weather related events.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$450,000	$0	$0	$0	$0	$450,000
Engineering Construction	$50,000	$0	$0	$0	$0	$50,000
Engineering Design	$50,000	$0	$0	$0	$0	$50,000
Total	$550,000	$0	$0	$0	$0	$550,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$200,000	$0	$0	$0	$0	$200,000
Storm Sewer Fund	$350,000	$0	$0	$0	$0	$350,000
Total	$550,000	$0	$0	$0	$0	$550,000

Project Description Worksheet

Project Name

Parkway Improvements in High Knob Subdivision

Managing City Department

Public Works Streets Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

A 60 ft long retaining wall on High Knob Dr is leaning, and a 230 ft long retaining wall on Carrol Gate Rd is crumbling and leaning. Design is proposed for 2025 with removal and parkway grading in 2026.

Justification

Two block retaining walls were built in the parkway in 1997. They are both deteriorating and need removal. The current walls have lasted 27 years and are nearing the end of their useful life. The desired outcome would be for a parkway to not have any block walls along the back of curb or along a sidewalk to avoid future wall maintenance. Having a design for grading parkway slopes or evaluating other viable options is best for finding the lowest cost of maintaining the parkway. If retaining walls are rebuilt instead of removed, the city will likely have to rebuild or remove them in another 25 to 30 years.

Impact on Future Operating Budgets

If nothing is done for the retaining walls within the next couple of years the retaining walls will fail. A stabilized slope is needed to protect the sidewalk and road.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Construction	$0	$90,000	$0	$0	$0	$90,000
Engineering Design	$25,000	$0	$0	$0	$0	$25,000
Total	$25,000	$90,000	$0	$0	$0	$115,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$25,000	$90,000	$0	$0	$0	$115,000
Total	$25,000	$90,000	$0	$0	$0	$115,000

Project Description Worksheet

Project Name

Concrete Streets Panel Replacement

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Concrete street patching includes replacement of concrete panels as defined by a construction joint in the pavement. Patching a street will be determined by the amount of pavement required for patching versus the total area on a street. Patching will not exceed 30 percent of the total area. The Engineering Department will assess all concrete pavements City-wide and determine streets qualified for this work.

Justification

Approximately 7 percent of the City pavement network is comprised of concrete. Concrete street maintenance is performed at a much longer interval than asphalt streets. Several streets have panels which require patching or replacement and are currently repaired with asphalt to make the roadway safe for motorists.

Impact on Future Operating Budgets

Replacing panels on concrete streets will save on staff and resources used to patch localized pavement failures.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$150,000	$150,000	$0	$0	$0	$300,000
Total	$150,000	$150,000	$0	$0	$0	$300,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$150,000	$150,000	$0	$0	$0	$300,000
Total	$150,000	$150,000	$0	$0	$0	$300,000

Project Description Worksheet

Project Name

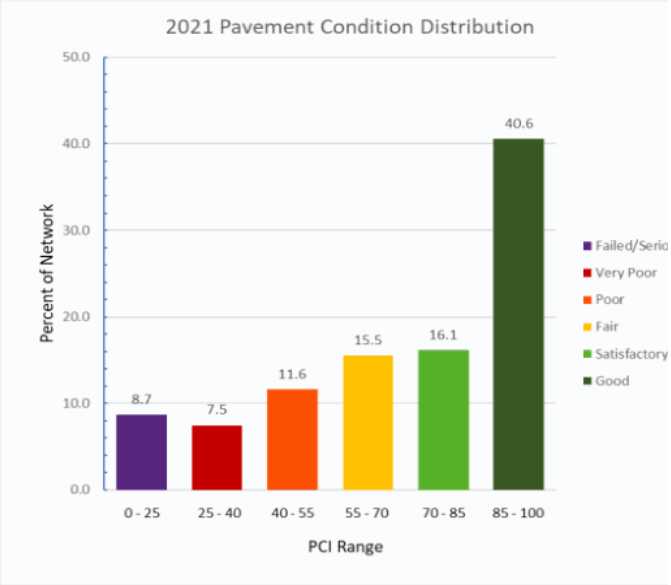
Pavement Condition Rating Analysis

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance



Project Scope

To evaluate and rate the existing pavement network in the City and update the pavement database in accordance with Strategic Goal #2.

Justification

Rating of pavement City-wide assists with determining the current behavior of pavement wear anddetermines performance of pavement following resurfacing or reconstruction. City streets were ratedin 2024 and recommended every 3 years. The data also is used to develop the Five-Year CapitalImprovement Program for the Engineering and Public Works Departments. The evaluation includes runningmodels to determine the optimum cost to budget annually in order to maintain the desired pavementnetwork rating.

Impact on Future Operating Budgets

Reduce staff time on maintenance of premature pavement failures and save on materials used to make repairs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$0	$0	$38,000	$0	$0	$38,000
Total	$0	$0	$38,000	$0	$0	$38,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$0	$0	$38,000	$0	$0	$38,000
Total	$0	$0	$38,000	$0	$0	$38,000

Project Description Worksheet

Project Name

PW - Road Maintenance Program

Managing City Department

Public Works Streets Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Overlay and patch asphalt streets throughout the City of Wheaton.

Justification

The goal of this program is to help improve the condition of the asphalt roads. Streets that are not scheduled for reconstruction are patched or paved to extend their service life. Streets are identified using our pavement management system, then these streets are checked against the road program that the engineering department has established and then a list is compiled to address for that year. This is done before each construction season so that all new information is used to the best effect. The goal is to effectively address street conditions in the hope of reducing the number of streets that are considered in "poor" to "fair" condition.

Impact on Future Operating Budgets

Continuing priority as needs develop.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$400,000	$400,000	$400,000	$400,000	$400,000	$2,000,000
Total	$400,000	$400,000	$400,000	$400,000	$400,000	$2,000,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
General Fund	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Total	$400,000	$400,000	$400,000	$400,000	$400,000	$2,000,000

Project Description Worksheet

Project Name

Road, Sewer, Water Rehab Program - Roads

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

This annual project includes roadway resurfacing and rehabilitation at various locations throughout the City.

Justification

Every year, the City selects certain roads within the community for resurfacing and rehabilitation using a pavement management software system. The software provides information to determine the street's condition and need for resurfacing. The current resurfacing interval ranges between 15 to 18 years dependent on funding levels. The overall rating of street pavements in the City is desired to be in good condition as established by the Council's Strategic Goal.

Impact on Future Operating Budgets

Resurfacing pavements will increase pavement life and reduce repair costs. Normal pavement operations will be performed such as surface treatment and crack filling to extend pavement life.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$10,500,000
Engineering Design	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
Total	$2,140,000	$2,140,000	$2,140,000	$2,140,000	$2,140,000	$10,700,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
Motor Fuel Tax Fund	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$10,500,000
Total	$2,140,000	$2,140,000	$2,140,000	$2,140,000	$2,140,000	$10,700,000

Project Description Worksheet

Project Name

Street Reconstruction

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The scope of this work includes total pavement reconstruction identified as failed in the pavement condition report. Streets selected may not be included in the annual road program but instead bid as separate projects. Tentatively scheduled for 2025 is Crescent Street and Gables Boulevard.

Justification

One of the Council's Strategic goals includes maintenance of the current pavement network to achieve a rating of "good" condition. The current rating below this goal due to current streets which warrant total reconstruction. This program will include reconstruction of concrete pavements. Continual patching or resurfacing do not allow for pavement longevity and impacts the overall rating.

Impact on Future Operating Budgets

Pavement reconstruction reduces the immediate need for maintenance and materials to patch roads.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,200,000	$1,100,000	$1,200,000	$1,200,000	$500,000	$5,200,000
Engineering Design	$60,000	$60,000	$0	$60,000	$0	$180,000
Total	$1,260,000	$1,160,000	$1,200,000	$1,260,000	$500,000	$5,380,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$1,260,000	$890,000	$940,000	$970,000	$50,000	$4,110,000
Motor Fuel Tax Fund	$0	$270,000	$260,000	$290,000	$450,000	$1,270,000
Total	$1,260,000	$1,160,000	$1,200,000	$1,260,000	$500,000	$5,380,000

Project Description Worksheet

Project Name

Surface Treatment Program

Managing City Department

Public Works Streets Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

A surface treatment is applied to newly resurfaced or reconstructed streets after one year and every five years to prolong life cycles of new streets.

Justification

Pavement degradation for new streets starts right after they are constructed. The oils start to dry out and when that happens, the surface starts to crack. The Surface Treatment program is designed to bring those oils back to the pavement and control cracking. The mix design that the State of Illinois requires us to use has less oil and uses more recycled material which also contributes to more loss of oil and more cracking. The cost of a surface treatment program is considerably less than patching or paving, and this is maintenance we can do to keep PCI scores in a higher range for a longer period of time, thereby extending the life of the pavement.

Impact on Future Operating Budgets

Ongoing.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Project Description Worksheet

Project Name

Collector Street Resurfacing Project (LAFO/FAUS)

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Resurface collector and arterial pavements classified as Federal Aid Urban System Routes (FAUS) which are located and maintained by the City. Work includes upgrading or replacing sewer structures and water main as deemed necessary.

Justification

The City has received Federal funding to cover a percentage of the total cost to resurface certain streets which were classified as FAUS routes. Federal funding ranges between 50% to 70% of the total road construction cost. The streets scheduled for resurfacing were constructed in the late 1990's to early 2000 and necessitate resurfacing at this time. Federal participation will provide most of the funds to resurface multiple arterial and collector streets and the City will apply for funding for 22nd, President, Wiesbrook and Warrenville Roads for resurfacing through the DMMC.

Impact on Future Operating Budgets

Reduce the need to patch the pavement saving staff and material resource required to perform this work.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$100,000	$100,000	$800,000	$1,200,000	$0	$2,200,000
Engineering Construction	$0	$0	$80,000	$0	$0	$80,000
Engineering Design	$0	$0	$80,000	$0	$0	$80,000
Total	$100,000	$100,000	$960,000	$1,200,000	$0	$2,360,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$100,000	$100,000	$960,000	$1,200,000	$0	$2,360,000
Total	$100,000	$100,000	$960,000	$1,200,000	$0	$2,360,000

Project Description Worksheet

Project Name

Gary Avenue Reconstruction - FAU Routes - Roads

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project scope includes reconstruction of Gary Avenue between Harrison Avenue and Jewell Road with widening of the roadway at the intersection of Prairie Avenue to install a northbound turn lane and signalize the intersection to improve the flow of traffic. Bike lanes and other pedestrian facilities are part of this improvement.

Justification

The City has applied for federal funds to cover a percentage of the cost to reconstruct the roadway. The range of federal funding ranges between 50% and 70% of the total construction price with opportunity to receive funding for construction engineering at the same percentage for construction. The total cost to install these improvements is expected to be approximately 4MM. It is anticipated the City's responsibility will be between $1.4MM - 2MM.

Impact on Future Operating Budgets

The installation of signals and widening of the intersection will provide better traffic flow during peak hour of traffic and improve the free flow of northbound traffic.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,590,000	$0	$0	$0	$0	$1,590,000
Engineering Construction	$250,000	$0	$0	$0	$0	$250,000
Total	$1,840,000	$0	$0	$0	$0	$1,840,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$1,840,000	$0	$0	$0	$0	$1,840,000
Total	$1,840,000	$0	$0	$0	$0	$1,840,000

Overview

The City is responsible for the maintenance and operation of 167 miles of sanitary sewer collection system and six lift stations. The system collects wastewater flows from the City of Wheaton with a total population of nearly 53,000 people. The City's sewer lines act as collectors of sewage, conveying wastewater to interceptor lines operated by Wheaton Sanitary District and Woodridge-Greene Valley Wastewater Treatment Facility. Wheaton Sanitary District treats sewage from approximately 80% of the City and the remainder is treated by the Woodridge-Greene Valley Wastewater Treatment Facility.

Lift Stations and Force Mains

The City's collection system also includes six pump stations, ranging from pumping capacities of 0.2 to 3.2 million gallons per day. The force mains are cast iron, ductile iron, and HDPE, totaling approximately 2.3 miles. The following table summarizes selected statistical information about the City's lift stations.

Table 1: Lift Station

Name	Address	Year of Last Rehab	Type	Pumps		Electric Service		Forcemain
				Quantity	HP	Volts	Phase	Dia (in)
Albright Lift Station	2373 Albright Lane	2002	Vacuum prime pumps in fiberglass building	2	7.5	240	3	4
Blacksmith Lift Station	2187 Blacksmith Drive	2005	Submersible in steel wet well	2	7.5	240	3	6
Blockhouse Lift Station	1476 S Lorraine Road	2006	Submersible in concrete wet well, concrete control building	2	15	240	3	6
Elm & Blanchard Lift Station	1321 E Elm Street	2015	Submersible in concrete wet well	2	75	480	3	(2) 8 & 10
Lorraine & Eaton Lift Station	Lorraine Road south of Eaton Court	2018	Submersible in concrete wet well	2	7.5	240	3	6
Morse St Lift Station	1400 Morse Street	2019	Concrete wet well with submerisble pumps	2	5	240	3	4

The Sanitary Sewer Fund is managed in a way to be self-sustaining where the cost of conveying wastewater to the interceptors is financed through usage charges that are based on billed water usage. Residents within City limits are billed monthly for sewer service charges at a current rate of $1.40 for every 100 cubic feet of water used. The sanitary sewer rate has remained at the current rate since 7/1/2007. Treatment of wastewater is performed and billed by Wheaton Sanitary District and DuPage County.

The sanitary sewer collection system is comprised of approximately 167 miles of pipe and 4,000 manholes. The piping in the system is comprised of polyvinyl chloride (PVC), high-density polyethylene (HDPE) truss, reinforced concrete pipe (RCP), vitrified clay pipe (VCP), and ductile iron (DI) and cast iron (CI). CI and DI are typically used at stream crossings and in the pressure force mains. Until 1975 VCP was the dominant material used in gravity sanitary sewer construction and the majority of the City's

system was built before 1975. The age of the VCP pipe in the sewer system has required that a large percentage of the system be rehabilitated with CIPP and DS liners. A breakdown of current sewer main materials and diameters is shown in Table 1 and Table 2, respectively. Since 1980 PVC has become the dominant material used in gravity sewer construction.

Table 2: City of Wheaton Pipe Material Distribution

Material	Length (miles)
HDPE/Truss	13
RCP	1
PVC	29
VCP	29
CI/DI	1
CIPP Liner	92
DS	2
Total	167

Approximately 80% of the pipes in the system are less than or equal to 8 inches in diameter and only about 3% are 15 inches or greater in diameter.

Table 3: City of Wheaton Pipe Size Distribution

Diameter (inches)	Length (miles)
<8	1
8	140
10	15
12	6
15	2
18 to 30	3
Total	167

Annual Rehabilitation Programs

The Public Works Sewer Division assesses the condition of pipes and manholes during regular inspections. From those inspections, the Sewer Division prioritizes candidates for rehabilitation and replacement and then utilizes an annual program to ensure a reliable collection system.

VCP sewer mains are typically the oldest pipes and are generally priority candidates for rehabilitation. Before 2011, the City had rehabilitated approximately 20,000 feet of sanitary sewer per year since 1989. Since that time the City has reduced the length of sewer main rehabilitated per year to approximately 4,000 feet.

Manholes at or near the end of their useful life are typically replaced as part of the annual road program. Brick and block manholes that are at or near the end of their useful life are replaced with precast manholes or rehabilitated when their location or depth does not make replacement economically feasible.

Sanitary Sewer Capacity Assurance Plan

The City, along with the Wheaton Sanitary District, partnered to share the cost of an engineering study to develop a wet weather plan for the District's wastewater treatment plant and the sanitary sewer collection system, of which 65% of the sanitary sewer collection system tributary is owned and maintained by the City. Due to its condition and age, the Wheaton sanitary sewer collection system is susceptible to inflow and infiltration of clear water (stormwater runoff and groundwater). The additional flows in the sewer system cause certain segments of the system to reach and exceed sewer pipe capacity resulting in surcharging and back-ups. When the sewer flow exceeds pipe capacity and flows out of the system into lower levels of buildings and onto the ground this situation is referred to as sanitary sewer overflow and violates the Federal Clean Water Act.

Data collection, modeling, and analysis in priority basins 3 and 4 by the City's engineering consultant have resulted in a refined recommendation that includes wet-weather flow reduction methods and capacity improvement project locations. These flow reduction methods include sewer main and service lateral rehabilitation or replacement. The capacity improvement projects include the installation of larger sanitary sewers that begin at the Southside Interceptor and extend into the Basin 3 discharge area and well into Basin 4. The combination of these efforts will decrease the sanitary sewer backups and overflows in these priority areas.

Sewer Lining Process

The City's Public Works Department uses video cameras to monitor the condition of the sewage collection system and identify old, deteriorated pipes that need repair. Instead of excavating and replacing pipes that need repair, the City uses a trenchless pipe rehabilitation technology known as cured-in-place pipe lining.

Pipelining rehabilitates and extends the useful life of sewer lines by installing a resin-infused felt tube into a deteriorated pipe. This process is fast and cost-effective when compared with other methods of repair. It results in a seamless, jointless pipe within a pipe that has a smooth inner surface. Additionally, by using this process, sewer line problems are solved without significantly disrupting traffic or service to sewer customers.

The sewer line rehabilitation program has proven to be effective for the City and is performed annually to ensure a reliable sewer collection system.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Sanitary Sewer Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
6" Bypass Pump	200,000	179,284	-	-	-	-	-	**-**
Albright Lift Station Rehabilitation	-	-	250,000	-	-	-	-	**250,000**
Blacksmith Wetwell Rehabilitation	300,000	-	300,000	-	-	-	-	**300,000**
College Avenue Utility Replacement	375,000	-	375,000	-	-	-	-	**375,000**
Downtown Strategic Plan and Streetscape Plan	-	3,344	-	-	-	-	-	**-**
Road, Sewer, Water Rehab Program - Sanitary	10,000	27,415	10,000	10,000	10,000	10,000	10,000	**50,000**
Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	**-**
Sanitary Manhole Rehabilition	75,000	83,272	75,000	75,000	75,000	75,000	75,000	**375,000**
Sanitary Sewer Cap. Assurance - Flow Metering	50,000	-	-	60,000	60,000	60,000	-	
Sanitary Sewer Rehabilitation Program	200,000	156,235	100,000	200,000	200,000	200,000	200,000	**900,000**
Sanitary Sewer Replacement (HDPE)	200,000	-	-	150,000	150,000	150,000	150,000	**600,000**
Service Lateral Rehab - Chemical Grouting	500,000	341,950	300,000	300,000	100,000	100,000	100,000	**900,000**
SSCAP - Basin 3 & 4 Discharge Improvements	200,000	164,330	3,750,000	-	-	-	-	**3,750,000**
Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,000,000	**1,000,000**
Total Proposed Projects Expenses	**2,160,000**	**1,000,200**	**5,160,000**	**795,000**	**595,000**	**595,000**	**1,535,000**	**8,680,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Sanitary Sewer Fund								
6" Bypass Pump	200,000	179,284	-	-	-	-	-	**-**
Albright Lift Station Rehabilitation	-	-	250,000	-	-	-	-	**250,000**
Blacksmith Wetwell Rehabilitation	300,000	-	300,000	-	-	-	-	**300,000**
College Avenue Utility Replacement	375,000	-	375,000	-	-	-	-	**375,000**
Downtown Strategic Plan and Streetscape Plan	-	3,344	-	-	-	-	-	**-**
Road, Sewer, Water Rehab Program - Sanitary	10,000	27,415	10,000	10,000	10,000	10,000	10,000	**50,000**
Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	
Sanitary Manhole Rehabilition	75,000	83,272	75,000	75,000	75,000	75,000	75,000	**375,000**
Sanitary Sewer Cap. Assurance - Flow Metering	50,000	-	-	60,000	60,000	60,000	-	**180,000**
Sanitary Sewer Rehabilitation Program	200,000	156,235	100,000	200,000	200,000	200,000	200,000	**900,000**
Sanitary Sewer Replacement (HDPE)	200,000	-	-	150,000	150,000	150,000	150,000	**600,000**
Service Lateral Rehab - Chemical Grouting	500,000	341,950	300,000	300,000	100,000	100,000	100,000	**900,000**
SSCAP - Basin 3 & 4 Discharge Improvements	200,000	164,330	3,750,000	-	-	-	-	**3,750,000**
Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,000,000	**1,000,000**
Total Sanitary Sewer Fund	**2,160,000**	**1,000,200**	**5,160,000**	**795,000**	**595,000**	**595,000**	**1,535,000**	**8,680,000**
Total Proposed Projects Funding Sources	**2,160,000**	**1,000,200**	**5,160,000**	**795,000**	**595,000**	**595,000**	**1,535,000**	**8,680,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

Sanitary Sewer Replacement (HDPE)

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replacement of various sewer mains that were lined with HDPE in 1989. The replacement of these sewer mains is to occur in conjunction with or prior to the resurfacing or reconstruction of roadways. The 2024 sewer main replacement project is expected to occur on Cross St between Harrison Ave and Oak St.

Justification

15,000 feet of sanitary sewer mains were rehabilitated with HDPE liners in 1989, prior to the City's utilization of cured-in-place pipe liners. The HDPE liners were installed under tension with clamps at both ends. Many of those clamps have since broken loose and allowed the HDPE liners to gradually retract within the sanitary sewer mains. This has occasionally severed the connections of sewer main to service lateral connections resulting in residential basement backups. To mitigate this risk the City has performed increased maintenance on these sewer mains. These sewer mains also contribute higher rates of excess flow than typically found in other sewer mains.

Impact on Future Operating Budgets

The replacement of these sewer mains with new pipes is expected to decrease maintenance costs and reduce excess flow.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$150,000	$150,000	$150,000	$150,000	$600,000
Total	$0	$150,000	$150,000	$150,000	$150,000	$600,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$0	$150,000	$150,000	$150,000	$150,000	$600,000
Total	$0	$150,000	$150,000	$150,000	$150,000	$600,000

Project Description Worksheet

Project Name

Road, Sewer, Water Rehab Program - Sanitary

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project scope includes replacing sanitary sewer frames and grates, replacement of brick and block manholes to precast structures, and installation of seals along the frame and structure interface in an effort to reduce inflow and infiltration into the sanitary sewer system on areas where the RSW program is planned.

Justification

The Sanitary Sewer Capacity Assurance Program outlines several manhole maintenance procedures to reduce infiltration into the sanitary sewer system. Some recommendations include lining and pipe replacement in an effort to achieve this goal.

Impact on Future Operating Budgets

Reduction of infiltration into the sanitary sewer system will reduce sanitary sewer overflows (SSO) decreasing clean up efforts following a storm event and reduce the cost to treat ground water at the treatment plant.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Total	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Total	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000

Project Description Worksheet

Project Name

Sanitary Manhole Rehabilitation

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Rehabilitation of various manholes which are at the end of their useful life and are located in areas such as backyard easements and parkways, or are abnormally deep, resulting in conventional replacement being exponentially more expensive.

Justification

Sanitary manhole rehabilitation has been contracted out occasionally within the City since 2008. Sanitarymanhole rehabilitation has been effective for structurally rehabilitating manholes and protecting against future microbial induced corrosion. Manhole rehabilitation is typically done on brick and block structuresthat are more than 50 years old located in backyard easements or parkways.

Impact on Future Operating Budgets

Rehabilitation of sanitary sewer manholes is typically done as a proactive measure that will reduce future sewer repair costs due to collapse (especially emergency repairs), and routine maintenance needs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Total	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Total	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000

Project Description Worksheet

Project Name

Sanitary Sewer Cap. Assurance - Flow Metering

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Short-term flow metering plan to verify the flow reduction goal for Basin 3 & 4 was achieved.

Justification

The City is performing significant service lateral rehabilitation in Basin 3 and 4. To confirm the method of rehabilitation is performing as expected, and before continuing the chemical grouting method to other areas of the City, flow metering will verify the effectiveness.

Impact on Future Operating Budgets

Verification of the chemical grouting as a method for service lateral rehabilitation prior to expanding to other areas in need of inflow and infiltration reduction.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$0	$60,000	$60,000	$60,000	$0	$180,000
Total	$0	$60,000	$60,000	$60,000	$0	$180,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$0	$60,000	$60,000	$60,000	$0	$180,000
Total	$0	$60,000	$60,000	$60,000	$0	$180,000

Project Description Worksheet

Project Name

Sanitary Sewer Rehabilitation Program

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Structural rehabilitation of various sanitary sewer mains which are near the end of their useful life using a cast in place (CIP) pipe lining process. Rehabilitation will reduce maintenance on pipes and ensure reliable sewage collection. Sewer main to service lateral connection are also sealed as part of this process to reduce the flow migration that occurs with lining.

Justification

The sewer main rehabilitation program has been an annual program since 1990; it has been effective at ensuring a reliable sewage collection system by installation of a new pipe within the existing deteriorated pipe.This process is fast and cost-effective. By using this process, sewer main problems are solved without significantly disrupting traffic, service to customers, other City assets, and the environment. Sewer mains and sewer main to service lateral connections are also grouted to reduce the flow migration that occurs with lining while also re-bedding the sewer main and sewer main to service lateral connection to extend life expectancy of these pipes.

Impact on Future Operating Budgets

Rehabilitation is a proactive measure that reduces future sewer repair costs due to collapsed pipes.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$100,000	$200,000	$200,000	$200,000	$200,000	$900,000
Total	$100,000	$200,000	$200,000	$200,000	$200,000	$900,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$100,000	$200,000	$200,000	$200,000	$200,000	$900,000
Total	$100,000	$200,000	$200,000	$200,000	$200,000	$900,000

Project Description Worksheet

Project Name

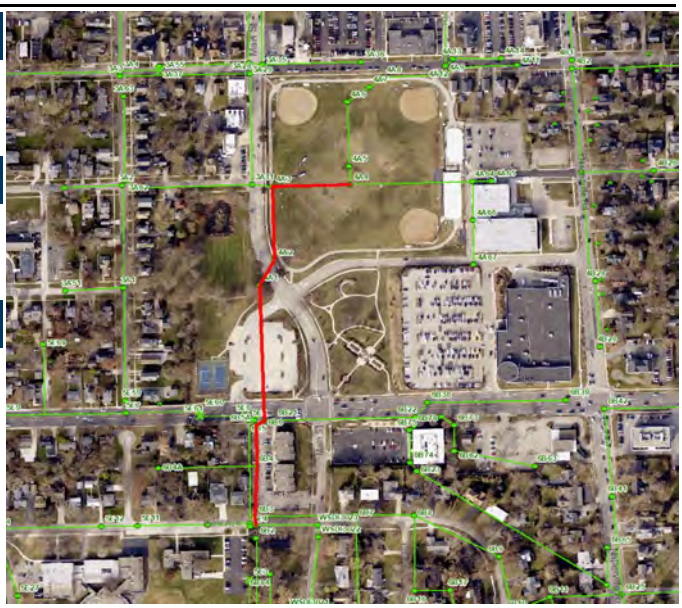
SSCAP - Basin 3 & 4 Discharge Improvement

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance



Project Scope

Replace the Basin 3 and 4 discharge pipes from Illinois Street/Willow Street to the Southside Interceptor (SSI), approximately 2500 feet.

Justification

When the SSI was installed, the depth of the new pipe at the upstream end was installed approximately five feet deeper than the old pipe. The City can take advantage of this additional elevation by installing a new discharge, from Basin 3 and 4, at an adequate slope. Sections of the current pipe are flat or back-pitched and do not maintain self-cleansing velocities. A new pipe installed at an adequate slope will increase the flow out of Basin 3 and 4 reducing overflows and backups in the area. Grouting and public sector improvements will be utilized in Basin 5 and 6 to reduce I&I.

Impact on Future Operating Budgets

Replacement of the Basin 3 and 4 discharge pipes will reduce operating expenses by reducing the cleaning frequency for these sewer mains (annually vs every 5 years).

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$3,500,000	$0	$0	$0	$0	$3,500,000
Engineering Construction	$200,000	$0	$0	$0	$0	$200,000
Engineering Design	$50,000	$0	$0	$0	$0	$50,000
Total	$3,750,000	$0	$0	$0	$0	$3,750,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$3,750,000	$0	$0	$0	$0	$3,750,000
Total	$3,750,000	$0	$0	$0	$0	$3,750,000

Project Description Worksheet

Project Name

Service Lateral Rehab - Chemical Grouting

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Rehabilitation of service laterals, including their connection to the sewer main, in Basin 3 and 4 with chemical grouting. Service laterals will be chemical grouted from the sewer main to 4 feet up the service laterals. All applicable VCP service laterals within Basin 3 and 4, not currently scheduled to be replaced as part of sewer main replacement projects, will be grouted.

Justification

One of the City Council's Strategic Priorities is to maintain reliable infrastructure systems that support the high level of community expectations. Reducing excess flow from service laterals in Basin 3 and 4 will reduce basement backups and overflows.

Impact on Future Operating Budgets

Reducing sanitary sewer basement backups and overflows will reduce the flood response from City staff during wet weather events while also reducing the likelihood of future regulatory action that typically includes significant system upgrades during a relatively short period of time.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$300,000	$300,000	$100,000	$100,000	$100,000	$900,000
Total	$300,000	$300,000	$100,000	$100,000	$100,000	$900,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$300,000	$300,000	$100,000	$100,000	$100,000	$900,000
Total	$300,000	$300,000	$100,000	$100,000	$100,000	$900,000

Project Description Worksheet

Project Name

Blacksmith Wetwell Rehabilitation

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The Blacksmith lift station includes a steel wet well that is nearing the end of its useful life. The project will rehabilitate the wetwell using a structural polyurethane lining.

Justification

The current wetwell is beginning to deteriorate beyond the capabilities of Public Works to repair. The steel makeup of the wetwell is corroded and rusting. The deterioration of the steel is beginning to make holes a structural failure within the wetwell and electronic control panel. If the wetwell is not rehabilitated, we would risk an environmental hazard in the area of the Scottsdale and Blacksmith subdivision.

Impact on Future Operating Budgets

Rehabilitation of this wetwell is a proactive measure that will reduce future sewer repair costs due to lift station failures (especially emergency repairs), and routine maintenance needs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$300,000	$0	$0	$0	$0	$300,000
Total	$300,000	$0	$0	$0	$0	$300,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$300,000	$0	$0	$0	$0	$300,000
Total	$300,000	$0	$0	$0	$0	$300,000

Project Description Worksheet

Project Name

College Avenue Utility Replacements

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Relocation of 300 feet of 8 inch sanitary sewer main at Kingston St and College Ave.

Justification

The current sanitary sewer main must be removed and relocated to clean up contaminated soils by a private business. The sewer main will then be relocated to an existing easement and right-of-way.

Impact on Future Operating Budgets

The relocation of this sewer main will make it more accessible for future maintenance. One of the current sewer mains is located beneath a building and any emergency excavation will be challenging.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$300,000	$0	$0	$0	$0	$300,000
Engineering Design	$75,000	$0	$0	$0	$0	$75,000
Total	$375,000	$0	$0	$0	$0	$375,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$375,000	$0	$0	$0	$0	$375,000
Total	$375,000	$0	$0	$0	$0	$375,000

Project Description Worksheet

Project Name

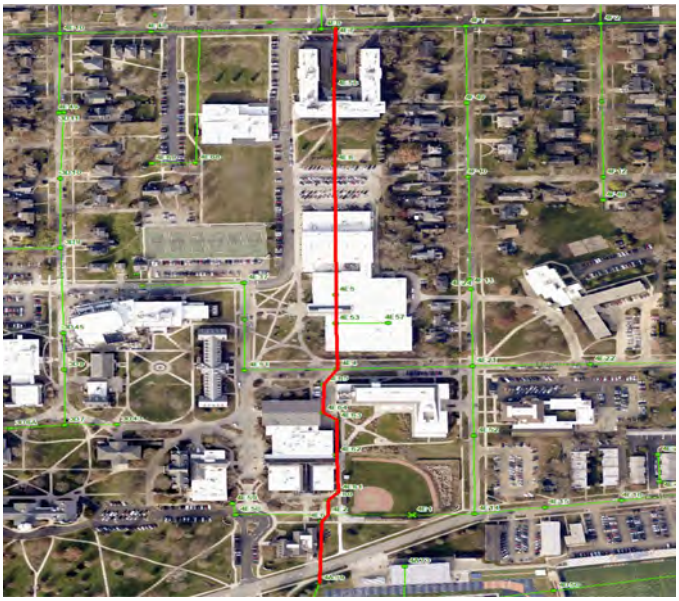
Wheaton College Sanitary Sewer Main Relocation

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance



Project Scope

Relocation of 3000 feet of sanitary sewer mains from College Ave at Chase St to Harrison Ave at Santa Rosa Ave.

Justification

The sanitary sewer mains currently flow under Wheaton College buildings and large sections are not accessible in the event an emergency repair is required.

Impact on Future Operating Budgets

Reduction in future maintenance and repair costs in the event of an emergency repair.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$0	$800,000	$800,000
Engineering Design	$0	$0	$0	$0	$200,000	$200,000
Total	$0	$0	$0	$0	$1,000,000	$1,000,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$0	$0	$0	$0	$1,000,000	$1,000,000
Total	$0	$0	$0	$0	$1,000,000	$1,000,000

Project Description Worksheet

Project Name

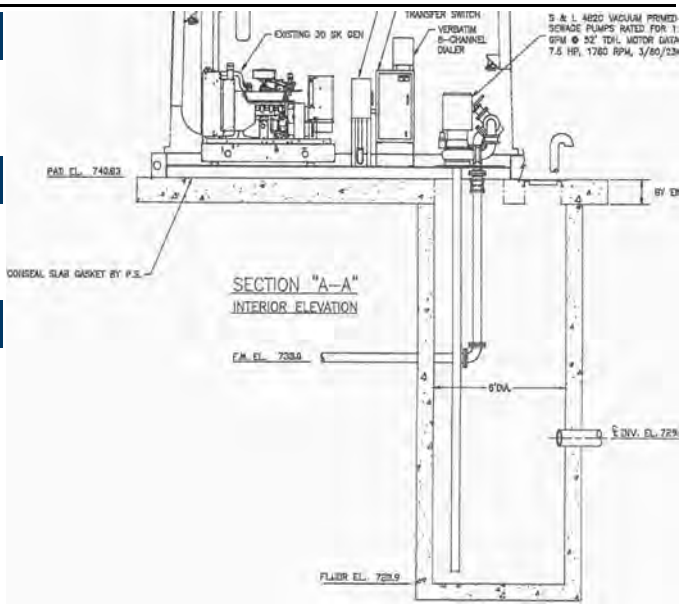
Albright Lift Station Rehabilitation

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance



Project Scope

The Albright lift station was constructed in 1980 and utilizes vacuum pumps to pump wastewater. In the time since the vacuum pumps were installed, submersible pumps have become the standard in lift stations. The rehabilitation project will remove the vacuum pumps and install submersible pumps.

Justification

The current vacuum pumps in the lift station were installed in 2002 and are near the end of their useful life. Maintenance of these pumps is outside of the capabilities of the Sewer Division and currently occasional maintenance is performed by a Contractor.

Impact on Future Operating Budgets

The project will reduce maintenance and the likelihood of lift station outages by installing a system that Sewer Division is capable of maintaining.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$200,000	$0	$0	$0	$0	$200,000
Engineering Construction	$20,000	$0	$0	$0	$0	$20,000
Engineering Design	$30,000	$0	$0	$0	$0	$30,000
Total	$250,000	$0	$0	$0	$0	$250,000

Funding Source	2025	2026	2027	2028	2029	Total
Sanitary Sewer Fund	$250,000	$0	$0	$0	$0	$250,000
Total	$250,000	$0	$0	$0	$0	$250,000

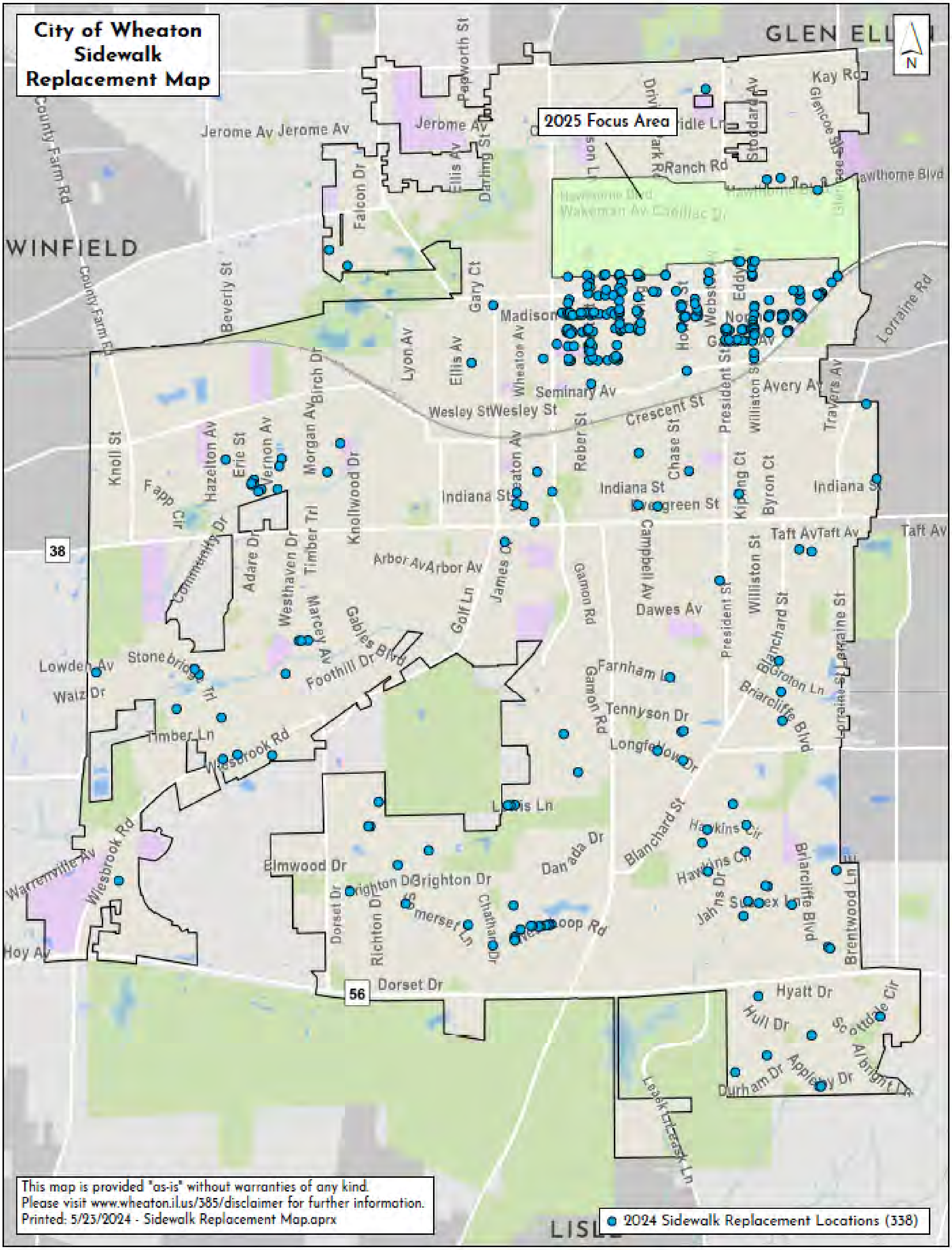
Overview

The City maintains 268 miles of sidewalks and pathways within its corporate boundaries.

New Sidewalk Program. The City's Comprehensive Plan aims to increase pedestrian connectivity throughout the City. For the initial Sidewalk Program (2018-2020), the City Council annually budgeted $350,000 to construct new sidewalks. Following a methodical process focusing on areas close to Wheaton grade schools without sidewalks, work was completed on 15 street segments.

As a follow-up to the previous 3-year program, Staff reviewed all City streets to determine areas where a sidewalk did not exist on at least one side of the street. One hundred and seventy street segments were identified throughout the City. Staff used Safety as the driving factor for the criteria used to create the prioritized list. “Safety” includes Street Classification, Arterial/Collector Proximity, Street Geometry, and Separation from Travel Lane. Points were also awarded for Proximity to a Destination of a pedestrian generator and Connectivity. After this year’s sidewalk program is complete (Fall of 2024), there will be approximately 60 street segments remaining. The goal is to complete sidewalk installation on one side of these remaining street segments by the Fall of 2027 by doing one New Sidewalk Program every year.

Sidewalk Replacement Program. The City established a Sidewalk Replacement Policy in 2012. Annually, a designated area was selected for inspection, and sidewalk squares that met the City’s “highly defective” definition were scheduled for replacement. Repairing these sidewalks has resulted in a safer, more pleasant pedestrian environment as well as reduced liability exposure. Highly defective sidewalks have significant elevation differences, and show cracking, gaps, joint spalling, obstructions, settlement, slope, or surface defects. For 2024, inspections and sidewalk replacement work were completed in the northeast quadrant of the City north of Union Avenue and College Avenue, south of Forest Avenue, and east of Main Street (see map on the following page). The Public Works Department also responded to resident complaints around the City with the 2024 project. In 2025, sidewalk inspection and replacement will focus on the area north of Forest Avenue, south of Parkway Drive and Hawthorne Boulevard, and east of Main Street.


City of Wheaton Sidewalk Replacement Map
2025 Focus Area
GLEN ELLYN
WINFIELD
LISLE
Jerome Av
Roosevelt Rd
Seminary Av
Wesley St
Crescent St
Indiana St
Evergreen St
Taft Av
Arbor Av
Dawes Av
Farnham Ln
Tennyson Dr
Longfellow Dr
Lowden Av
Walz Dr
Timber Ln
Wiesbrook Rd
Warrenville Av
Hoy Av
Elmwood Dr
Brighton Dr
Dorset Dr
Hyatt Dr
Hull Dr
Durham Dr
Appleby Dr
Albright Ln
Scottdale Cir
Leask Ln
Blanchard St
President St
Williston St
Lorraine St
Brentwood Ln
Briarcliffe Blvd
Gamon Rd
Campbell Av
Chase St
Kipling Ct
Byron Ct
Travers Av
Avery Av
Reber St
Wheaton Av
Ellis Av
Lyon Av
Gary Ct
Madison
County Farm Rd
Knoll St
Beverly St
Hazelton Av
Erie St
Vernon Av
Morgan Av
Birch Dr
Knollwood Dr
Timber Trl
Westhaven Dr
Adare Dr
Marcey Av
Gables Blvd
Foothill Dr
Golf Ln
James Ct
Stonebridge Trl
Falcon Dr
Papworth St
Darling St
Kay Rd
Glencoe St
Hawthorne Blvd
Wakeman Av
Cadillac Dr
Ranch Rd
Stoddard Av
Dan Ada Dr
Hawkins Cir
Hawkins Ct
Sussex Ln
Jahns Dr
Somerset Ln
Chatham Dr
Richton Dr
Loop Rd
38
56
N
This map is provided "as-is" without warranties of any kind.
Please visit www.wheaton.il.us/385/disclaimer for further information.
Printed: 5/23/2024 - Sidewalk Replacement Map.aprx
2024 Sidewalk Replacement Locations (338)

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Sidewalk Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
New Sidewalk Program	1,720,000	1,134,456	2,020,000	2,020,000	2,020,000	-	-	**6,060,000**
Roosevelt Rd. Improvements - Sidewalk	500,000	645,095	-	-	-	-	-	**-**
Sidewalk Replacement Program	250,000	226,013	250,000	250,000	250,000	250,000	250,000	**1,250,000**
Total Proposed Projects Expenses	**2,470,000**	**2,005,564**	**2,270,000**	**2,270,000**	**2,270,000**	**250,000**	**250,000**	**7,310,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
New Sidewalk Program	1,720,000	1,134,456	2,020,000	2,020,000	2,020,000	-	-	**6,060,000**
Roosevelt Rd. Improvements - Sidewalk	-	145,095	-	-	-	-	-	
Sidewalk Replacement Program	250,000	226,013	250,000	250,000	250,000	250,000	250,000	**1,250,000**
Total Capital Projects Fund	**1,970,000**	**1,505,564**	**2,270,000**	**2,270,000**	**2,270,000**	**250,000**	**250,000**	**7,310,000**
Grant Fund								
Roosevelt Rd. Improvements - Sidewalk	500,000	500,000	-	-	-	-	-	**-**
Total Grant Fund	**500,000**	**500,000**	**-**	**-**	**-**	**-**	**-**	**-**
Total Proposed Projects Funding Sources	**2,470,000**	**2,005,564**	**2,270,000**	**2,270,000**	**2,270,000**	**250,000**	**250,000**	**7,310,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

Sidewalk Replacement Program

Managing City Department

Public Works Streets Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

This program replaces defective sidewalk in a targeted area for the particular year and also addresses any complaints of defective sidewalk that may fit in the criteria that the City Council and the City Manager has established. In 2025, sidewalk inspection and replacement will focus on the area north of Forest Avenue, south of Parkway Dr and Hawthorne Blvd, and east of Main Street.

Justification

The nature of our weather and the effects of tree roots cause sidewalks to move and heave. This movement may result in hazards occurring, and these need to be fixed to avoid liabilities. The Federal Government also changes the scope of the ADA from year to year, and this requires us to make sure we are correcting any walks that do not comply with these changes. Sidewalk review is a continual process that occurs annually due to the impact of weather and other changing variables.

Impact on Future Operating Budgets

Ongoing.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000
Total	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000
Total	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000

Project Description Worksheet

Sidewalk Improvements

Project Name

New Sidewalk Program

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

The project scope includes engineering design and installation of new sidewalks in areas where sidewalks do not currently exist on either side of the street as per City Council's goal of having a sidewalk on one side of every street in Wheaton.

Justification

The City's Comprehensive Plan encourages sidewalks on all Wheaton Streets. In June of 2021, staff presented the Council with revised metrics to rank a list of streets for sidewalks with streets selected for this program ranked by applying revised metrics which include proximity to a major arterial or collector streets, schools, roadway geometry and connection to existing sidewalk infrastructure.

Impact on Future Operating Budgets

The addition of new sidewalk will add to the network of sidewalk inventory.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,800,000	$1,800,000	$1,800,000	$0	$0	$5,400,000
Engineering Design	$220,000	$220,000	$220,000	$0	$0	$660,000
Total	$2,020,000	$2,020,000	$2,020,000	$0	$0	$6,060,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$2,020,000	$2,020,000	$2,020,000	$0	$0	$6,060,000
Total	$2,020,000	$2,020,000	$2,020,000	$0	$0	$6,060,000

Overview

The City is responsible for the maintenance and operations of 185 miles of storm sewer collection systems, 5,247 storm sewer structures, and two pumping stations. The number of ditch and culvert systems amounts to approximately 21 miles or 11% of the collection system and discharges into one of four watersheds in the City which eventually discharges into the waterways of the US.

Historically, the revenues for the Storm Sewer Fund were collected from stormwater rates based on water usage and a fixed fee. In 2023, staff conducted an internal review of the stormwater rates and developed a new stormwater utility fee, which replaced the previous rates, beginning in August 2024. The new utility fee is charged based on the amount of impervious surface area on a property. An impervious area is any area that prevents stormwater from draining into the soil, such as buildings, houses, parking lots, walkways, driveways, pools, and patios. The billing rate for the fee will be called an equivalent runoff unit (ERU). The ERU reflects the average amount of impervious area on single-family residential properties in the City.

The City has developed a Stormwater Management Program Plan (SMPP) to meet the standards required by the United States Environmental Protection Agency (USEPA) under the National Pollutant Discharge Elimination System (NPDES) Phase II program. Federal regulations through the USEPA require that all municipalities with separate storm sewer systems obtain stormwater permits for their discharges into receiving waters. The SMPP consists of policies, programs, and practices that implement and enforce stormwater management throughout the City. The goal of the plan is to reduce the discharge of pollutants from our stormwater system to the maximum extent practicable and to protect water quality thus contributing to the following amenities:

- cleaner lakes and streams,
- improved recreational opportunities and tourism,
- flood damage reduction,
- better aesthetics and wildlife habitat, and
- a safer and healthier environment for the citizens.

The SMPP identifies the following best management practices to be implemented:

- Public Education and Outreach,
- Public Participation/Involvement,
- Construction Site Runoff Control,
- Post-Construction Runoff Control,
- Illicit Discharge Detection and Elimination, and
- Pollution Prevention/Good Housekeeping

Pumping Stations and Force Mains

The City has 2 pumping stations that pump stormwater into force mains which either are cast iron or ductile iron. The table below summarizes selected statistical information about the City's pumping stations.

Pumping Stations

Name	Address	Year Last Rehab	Type	Pumps		Electric Service		Forcemain
				Qty	Hp	Volts	Phase	(inches)
Morse St. Storm Station	1400 Morse St	2000	Submersible pumps in concrete wet well	4	5/20	240	3	12
Lake A Storm Station	1637 Darwin Ct	2005	Simplex storm water pump station, submersible pump in concrete wet well	1	20	480	3	10

1. Pipe-Based Drainage System Projects

Storm Sewer Rehabilitation

The Sanitary Sewer Capacity Assurance Program recommends rehabilitation of some storm sewer mains and manholes to reduce the amount of stormwater entering the sanitary sewer system and reduce the potential for sanitary sewer overflows. The project includes replacing storm sewer mains which are at the end of their useful life. Storm sewer main rehabilitation is typically done as a reactionary measure in which only mains that are at the end of their useful life are rehabilitated.

Road, Sewer, and Water Rehabilitation Program – Storm Sewer

During the annual Road, Sewer, and Water Rehabilitation Program, storm sewer mains and structures are inspected and reviewed to determine if they need rehabilitation. This includes the replacement of storm sewer frames and grates, the replacement of brick and block manholes, and the replacement of defective storm sewer pipes.

Sewer Lining Process

The City's Public Works Department uses video cameras to monitor the condition of the storm collection system and identify old, deteriorated pipes that need repair. Instead of excavating and replacing pipes that need repair, the City uses a trenchless pipe rehabilitation technology known as pipelining.

Pipelining rehabilitates and extends the useful life of storm sewer lines by installing a resin-infused felt tube into a deteriorated pipe. This process is fast and cost-effective when compared with other methods of repair. It results in a seamless, jointless pipe within a pipe that has a smooth inner surface. Additionally, by using this process, storm sewer line problems are solved without significantly disrupting traffic or service to sewer customers.

2. Earthen-Based Drainage System Projects

Ditch Maintenance Program

With a network measuring over 21 miles, ditches are a crucial part of the storm sewer system in Wheaton. This network requires repair, and, in some instances, the ditches have gone untouched and

unmaintained for over 50 years. During this time, the ditches have become filled in, and silted to the point of lacking the proper pitch to drain properly, and culverts have become partially or completely blocked. This causes the system to become inadequate for transferring stormwater and in its current state, water tends to collect and become stagnate.

Just like storm sewers act as the convenience drainage system for a curb and gutter street, ditches act as the convenience drainage system on rural cross-section streets. The ditches allow landowners to direct their runoff and groundwater to them for stormwater to flow through a watershed in a managed way. A recent evaluation of the ditch network indicates that bringing all the ditches into working order in the next 20 years would take approximately $660,000 a year. Included in the cost is the regrading of the ditch, any new culvert pipe under driveways and streets, and the replacement of storm structures connecting the ditches to a piped conveyance system.

By rehabilitating and reconstructing the ditch network, the City would not only see an improvement in convenient drainage for residents but also an increase in pavement longevity for the adjacent street. The City currently maintains the storm sewer mains but has no program in place to maintain ditches. The City Council would need to enact a Ditch Maintenance Program for the above project to commence.

Springbrook 1 Rehabilitation

Springbrook 1 (previously known as Union Drainage Ditch 1) is a man-made channel created approximately in the 1890s by the Union Drainage District 1 to convey stormwater to the West Branch of the DuPage River. The watershed tributary to Springbrook 1 is roughly half the City of Wheaton and in 1973, the City passed an ordinance to assume the assets, duties, powers, obligations, and jurisdiction of the Union Drainage Districts 1 and 2. The channel has a history of siltation issues and current estimates of siltation range between two (2’) and four (4’) feet from the Atten Park Farm Bridge to the Kelly Park headwall. The excessive siltation occurring can be linked to a myriad of issues including harming stormwater conveyance in the channel, water quality impairments, and odor from the decay of organic sediment. Also, continued deferral of any maintenance could eventually dramatically reduce upstream storm sewer capacity and increase flooding upstream near downtown Wheaton.

A project to correct the siltation issue is not as simple as just dredging the creek. A total rehabilitation of the creek needs to be performed to prevent the blockage of storm sewer outfalls in the future. The creek cannot be dredged to the original depths due to many restrictions including the addition of new bridges and current county and state regulations.

A rehabilitation of Spring Brook 1 will need to begin with hiring an engineer to create plans needed to return to creek to a manageable state while still not increasing flood depths to downstream neighbors. The resulting construction costs will range between 20-28 million dollars and will most likely include some dredging, re-stabilization of the banks, removal of a large quantity of all woody vegetation, and changes in the characteristics of the stream bed and the shape of the channel. This will be additionally difficult because the City does not have access rights across private property to perform such a project on the channel.

The Streams Dredging Project

The east lake of the Streams Subdivision accumulates excessive sediment over half the lake system at the location where velocities decrease. The build-up of sediment will cause issues with stormwater conveyance, water quality impairments, and odor from decay of organic sediment which impact residents living adjacent to the lake. The result of dredging will reduce immediate maintenance costs for Public Works Staff to remove debris from the top surface of the lake. Dredging last occurred in 2023.

Streams Lake Meander Project

The Streams Lakes were constructed in the late 1960s to early 1970s. While constructed for general aesthetics by the developer of the area, they act as a sedimentation basin requiring frequent maintenance. The Streams Lake Meander project would eliminate the sedimentation problem by eliminating the lakes and restoring a channel with a slight meander. The project would restore the channel, prevent sedimentation, significantly reduce maintenance costs, and improve the water quality and habitat surrounding this area. IEPA 319 and DuPage County Water Quality Grants are available for this type of work.

3. Flood Prone Capital Projects

Capital Improvement Projects identified in the City of Wheaton Flood Resiliency Investigation have started to be slated for construction. These projects vary in scope but are all initiated to decrease overland flooding into private residences.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Storm Sewer Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Alley DD Reconstruction	-	-	350,000	-	-	-	-	**350,000**
Flood Prone Project - Cadillac/Wakeman	3,800,000	3,865,993	-	-	-	-	-	**-**
Glendale Floodprone Capital Project	27,000	34,600	225,000	-	-	-	-	**225,000**
Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	**390,000**
Mayo Floodprone Capital Project	-	-	-	-	-	95,000	900,000	**995,000**
Overland Flooding Cost-Share Program	-	25,000	100,000	100,000	100,000	100,000	100,000	**500,000**
Pershing East Floodprone Capital Project	-	-	-	756,000	5,040,000	-	-	**5,796,000**
Road, Sewer, Water Rehab Program - Storm	200,000	147,575	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	**-**
Storm Replacement Program	165,000	165,000	215,000	215,000	215,000	215,000	242,000	**1,102,000**
Storm Sewer Rehabilitation Program	100,000	96,760	100,000	100,000	100,000	100,000	100,000	**500,000**
Streams Lakes Meander	-	-	-	250,000	3,300,000	15,000	15,000	**3,580,000**
TCR Floodprone Capital Project	-	-	-	2,160,000	-	-	-	**2,160,000**
The North Main Street Dredging Project	50,000	66,972	430,000	-	-	-	-	**430,000**
The Streams Dredging Project	850,000	288,669	-	-	-	-	-	**-**
Thomas Floodprone Capital Project	-	-	-	-	450,000	3,000,000	-	**3,450,000**
Thomas Road Drainage Improvement Project	-	-	290,000	-	-	-	-	**290,000**
Yard Flooding Cost-Share Program	-	15,000	50,000	50,000	50,000	50,000	50,000	**250,000**
Total Proposed Projects Expenses	**5,242,000**	**4,749,939**	**1,960,000**	**3,831,000**	**9,455,000**	**3,775,000**	**1,997,000**	**21,018,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
Flood Prone Project - Cadillac/Wakeman	1,568,205	1,462,604	-	-	-	-	-	**-**
Total Capital Projects Fund	**1,568,205**	**1,462,604**	**-**	**-**	**-**	**-**	**-**	**-**
Grant Fund								
Flood Prone Project - Cadillac/Wakeman (ARPA)	1,731,795	1,903,389	-	-	-	-	-	**-**
Flood Prone Project - Cadillac/Wakeman (DuPage)	500,000	500,000	-	-	-	-	-	**-**
TCR Floodprone Capital Project	-	-	-	500,000	-	-	-	**500,000**
Total Grant Fund	**2,231,795**	**2,403,389**	**-**	**500,000**	**-**	**-**	**-**	**500,000**
Storm Sewer Fund								
Alley DD Reconstruction	-	-	350,000	-	-	-	-	**350,000**
Glendale Floodprone Capital Project	27,000	34,600	225,000	-	-	-	-	**225,000**
Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	**390,000**
Mayo Floodprone Capital Project	-	-	-	-	-	95,000	900,000	**995,000**
Overland Flooding Cost-Share Program	-	25,000	100,000	100,000	100,000	100,000	100,000	**500,000**
Pershing East Floodprone Capital Project	-	-	-	756,000	5,040,000	-	-	**5,796,000**
Road, Sewer, Water Rehab Program - Storm	200,000	147,575	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Sandbag Loading Machine (2)	50,000	44,370	-	-	-	-	-	**-**
Storm Replacement Program	165,000	165,000	215,000	215,000	215,000	215,000	242,000	**1,102,000**
Storm Sewer Rehabilitation Program	100,000	96,760	100,000	100,000	100,000	100,000	100,000	**500,000**
Streams Lakes Meander	-	-	-	250,000	3,300,000	15,000	15,000	**3,580,000**
TCR Floodprone Capital Project	-	-	-	1,660,000	-	-	-	**1,660,000**
The North Main Street Dredging Project	50,000	66,972	430,000	-	-	-	-	**430,000**
The Streams Dredging Project	850,000	288,669	-	-	-	-	-	**-**
Thomas Floodprone Capital Project	-	-	-	-	450,000	3,000,000	-	**3,450,000**
Thomas Road Drainage Improvement Project	-	-	290,000	-	-	-	-	**290,000**
Yard Flooding Cost-Share Program	-	15,000	50,000	50,000	50,000	50,000	50,000	**250,000**
Total Storm Sewer Fund	**1,442,000**	**883,946**	**1,960,000**	**3,331,000**	**9,455,000**	**3,775,000**	**1,997,000**	**20,518,000**
Total Proposed Projects Funding Sources	**5,242,000**	**4,749,939**	**1,960,000**	**3,831,000**	**9,455,000**	**3,775,000**	**1,997,000**	**21,018,000**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Storm Sewer Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
Creek Channel Outfall Maintenance	-	-	175,000	50,000	50,000	50,000	50,000	**375,000**
Ditch Maintenance Program	-	-	660,000	660,000	660,000	660,000	660,000	**3,300,000**
Pumping Station Rehabilitation - Lake "A"	-	-	50,000	325,000	-	-	-	**375,000**
Spring Brook #1 Rehabilitation	-	-	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	**11,500,000**
Total Other Projects	**-**	**-**	**3,185,000**	**3,335,000**	**3,010,000**	**3,010,000**	**3,010,000**	**15,550,000**

Project Description Worksheet

Project Name

Alley DD Reconstruction

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project scope is to reconstruct this alley which includes replacement of a 30-inch diameter storm sewer. The new alley will be constructed with asphalt.

Justification

The current alley is constructed in concrete and is over 50 years old. The alley has several potholes which are attributed to the failure of the 30-inch storm sewer pipe located below the pavement. The storm sewer pipe cannot be lined due to the severe fragmentation of the outer and inner walls. As a result, this will need to be replaced in conjunction with this work.

Impact on Future Operating Budgets

The alley serves as an access to the surrounding businesses for deliveries. Improvement of the storm sewer will prevent any collapse and potential backups of storm water during weather related events.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$450,000	$0	$0	$0	$0	$450,000
Engineering Construction	$50,000	$0	$0	$0	$0	$50,000
Engineering Design	$50,000	$0	$0	$0	$0	$50,000
Total	$550,000	$0	$0	$0	$0	$550,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$200,000	$0	$0	$0	$0	$200,000
Storm Sewer Fund	$350,000	$0	$0	$0	$0	$350,000
Total	$550,000	$0	$0	$0	$0	$550,000

Project Description Worksheet

Project Name

Creek Channel Outfall Maintenance

Managing City Department

Public Works

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Contractors will remove debris & blockages from the channel/slopes of Winfield Creek, Springbrook, and Windsor Channel. Damaged/dead trees will be removed to prevent future blockages. The total length of the channels (approx. 7.3 miles) will be cleared during the first 2 years of the program. The program continues with 1 mile cleared on an annual basis.

Justification

The responsibility of maintenance to the creek channels is unclear and not managed. Channels should be unblocked and free-flowing in order to serve residents with a functional storm sewer network and prevent flooding. Currently, the Sewer Division monitors debris and fallen trees in strategic locations and responds on an as-needed basis to address complaints and incidents.

Impact on Future Operating Budgets

$50,000 per year after initial clearing services are rendered.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Other	$175,000	$50,000	$50,000	$50,000	$50,000	$375,000
Total	$175,000	$50,000	$50,000	$50,000	$50,000	$375,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$175,000	$50,000	$50,000	$50,000	$50,000	$375,000
Total	$175,000	$50,000	$50,000	$50,000	$50,000	$375,000

Project Description Worksheet

Project Name

Ditch Maintenance Program

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Repair or maintenance work is needed to keep the ditches working properly. The costs associated with this project are based on a 25-year cycle in which all the ditches in the City would be maintained or repaired. This would include the regrading of the ditch, new culvert pipe under streets and driveways, and the replacement of stormwater structures. A Ditch Maintenance Program needs to be created by City Council in order for this to occur.

Justification

Supports Strategic Priority 2: The City has over 21 miles of ditches that have not been maintained for, in some cases, for over 50 years. Ditches are the official stormwater conveyance device for rural cross section streets and act like a storm sewer pipe would on a curb and gutter street. The need for repair and improvements are crucial and will not only have a positive impact on stagnated water in the right-of-way, but will most notably have a significant improvement in roadway life.

Impact on Future Operating Budgets

Ditch maintenance would lead to a longer life span for adjacent street pavement.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$600,000	$600,000	$600,000	$600,000	$600,000	$3,000,000
Engineering Design	$60,000	$60,000	$60,000	$60,000	$60,000	$300,000
Total	$660,000	$660,000	$660,000	$660,000	$660,000	$3,300,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$660,000	$660,000	$660,000	$660,000	$660,000	$3,300,000
Total	$660,000	$660,000	$660,000	$660,000	$660,000	$3,300,000

Project Description Worksheet

Storm Sewer Improvements

Project Name

Spring Brook #1 Rehabilitation

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Work includes the rehabilitation of Spring Brook #1 (formally known as Union Drainage Ditch #1). Included would be the removal of a large quantity of woody vegetation, dredging of the channel, re-stabilization of the banks, and changes to the characteristics of the stream bed and shape of the channel.

Justification

Spring Brook #1 was created in the 1890's as a man-made channel for the purpose of conveying storm water to the West Branch of the DuPage River. It has a tributary watershed encompassing approximately half of the City of Wheaton and records show it was last dredged in 1952. Spring Brook #1 has issues of stream bank erosion and siltation, and current estimates range between two (2') and four (4') feet of sediment has accumulated for most of the channel between Atten Park Farm Bridge and the Kelly Park Headwall. Continued deferral of any maintenance could eventually dramatically reduce upstream storm sewer capacity and increase flooding upstream near downtown Wheaton.

Impact on Future Operating Budgets

Rehabilitation of the Spring Brook #1 will decrease storm sewer maintenance costs and prevent increased maintenance costs in the future.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$11,500,000
Total	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$11,500,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$11,500,000
Total	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$11,500,000

Project Description Worksheet

Project Name

Overland Flooding Cost-Share Program

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

This cost-share program would provide residents a financial reimbursement for projects that eliminate overland flooding. City participation will be reimbursed to a resident when they undertake an approved project to protect their home. This program would be managed by the Engineering Department and target site specific overland flooding areas.

Justification

The City of Wheaton Flood Resiliency Investigation determined that there are currently 145 Site Specific Overland Flooding locations where homes receive overland flooding but are not located in a floodplain or flood prone area. City Council's Strategic Priority 2, Goal B: “Use Innovative Methods to Address Flooding Issues”, is directly focused on improving flooding conditions in the City. This Program will be developed to address reducing this component of Overland Flooding in the City of Wheaton through Small Scale Regrading Projects or Floodproofing.

Impact on Future Operating Budgets

Operational call-outs would be reduced during and after a storm event.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Project Description Worksheet

Project Name

Pumping Station Rehabilitation - Lake "A"

Managing City Department

Public Works

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Rehabilitate the Lake "A" Storm Pumping Station. Lake "A" provides rainfall storage and runoff control to minimize flooding for areas on the east side of Wheaton near Lorraine and Elm and west to President and Elm.

Justification

The Storm Sewer System includes pumping stations to move storm water runoff from low lying areas which require pumping to a higher elevation where it can then flow by gravity. Lake "A" pumping station has been in service since the early 1970's and requires new controls in an outdoor enclosure with a new pump control panel. A variable frequency drive (VFD) pump motor control is recommended to optimize pump performance and efficiency. This lift station has reached its useful life and failure of this lift station would result in street flooding. The CIP includes this design/build rehabilitation project.

Impact on Future Operating Budgets

Minimal impact except for routine maintenance and repair costs.

Costs & Funding

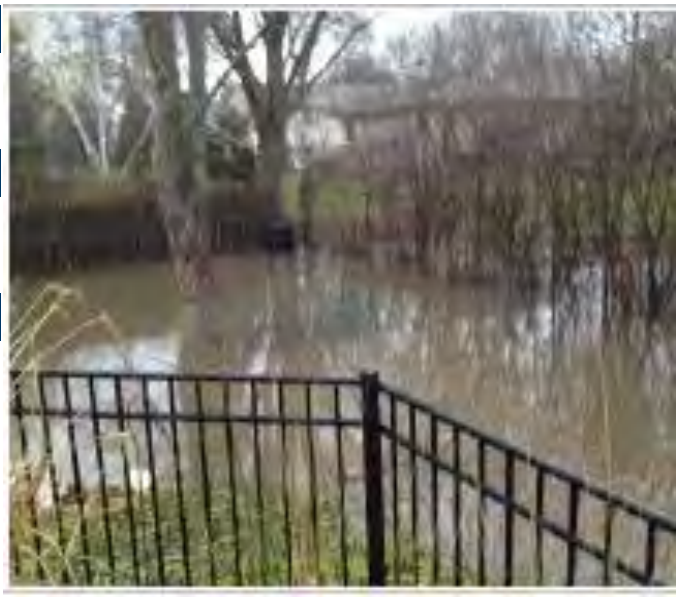
Project Costs	2025	2026	2027	2028	2029	Total
Construction	$50,000	$325,000	$0	$0	$0	$375,000
Total	$50,000	$325,000	$0	$0	$0	$375,000

Funding Source	2025	2026	2027	2028	2029	Total
Other Projects	$50,000	$325,000	$0	$0	$0	$375,000
Total	$50,000	$325,000	$0	$0	$0	$375,000

Project Description Worksheet

Project Name

Yard Flooding Cost-Share Program



Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

This cost-share program would provide residents a 50% financial reimbursement for a project up to $10,000. City participation will not exceed $5,000 and will be reimbursed to a resident when they undertake an approved project to reduce flooding in their rear yard. This program would be managed by the Engineering Department and be open to residents City wide.

Justification

There are many areas in Wheaton where stormwater conveyance was not designed into the subdivision and water accumulates and is stored on private property. City Council's Strategic Priority 2, Goal B: “Use Innovative Methods to Address Flooding Issues”, is directly focused on improving flooding conditions in the City. This program has been developed to improve yard flooding in any area of the City of Wheaton through the construction of private storm sewer services.

Impact on Future Operating Budgets

This program would reduce operational call-outs during and after a storm event.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Total	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Total	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000

Project Description Worksheet

Project Name

Road, Sewer, Water Rehab Program - Storm

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The project scope includes replacing storm sewer frame and grates, replacement of brick and block manholes with precast structures, and replacement of defective sewer pipe in conjunction with work performed on the roadway.

Justification

The Sanitary Sewer Capacity Assurance Program recommends rehabilitation of some storm sewer and manholes in an effort to reduce storm water entering into the sanitary sewer system and reducing the potential for sanitary sewer overflows.

Impact on Future Operating Budgets

Reduction of infiltration into the sanitary sewer system will reduce potential sanitary sewer overflows (SSO) resulting in a savings to treat storm water at the treatment plant.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$200,000	$200,000	$200,000	$200,000	$200,000	$1,000,000
Total	$200,000	$200,000	$200,000	$200,000	$200,000	$1,000,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$200,000	$200,000	$200,000	$200,000	$200,000	$1,000,000
Total	$200,000	$200,000	$200,000	$200,000	$200,000	$1,000,000

Project Description Worksheet

Project Name

Storm Replacement Program

Managing City Department

Public Works

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

The Sewer Division has identified several lines of storm sewer main deemed critical for replacement (liner not suitable). The Sewer Division has also discovered over 340 structures tagged for replacement. The Sewer Division would lease one excavator and one truck from April - September for the purpose of removing/installing storm sewer main and replacing storm sewer structures.

Justification

Performing storm sewer asset replacement gives increased longevity over lining an existing sewer. With the cost of lining a sewer main by a contractor being comparable to replacing the sewer main within house crews, it is in the City's best interest to replace the sewer main over lining it. Having city crews replace old VCP, RCP, and other pipe materials with PVC allows us to strengthen the storm sewer system; whereas lining is temporarily keeping old material in service slightly longer.

Impact on Future Operating Budgets

Replacing the sewer mains and structures will limit repairs needed on the storm sewer system and lower the cost of repairs on a damaged line. Pipe and structure replacement will result in less debris being cleaned when the system is cleaned. With the cost of leasing heavy equipment rising, we may see an increase in rental fees annually.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$160,000	$160,000	$160,000	$160,000	$172,000	$812,000
Vehicles	$55,000	$55,000	$55,000	$55,000	$70,000	$290,000
Total	$215,000	$215,000	$215,000	$215,000	$242,000	$1,102,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$215,000	$215,000	$215,000	$215,000	$242,000	$1,102,000
Total	$215,000	$215,000	$215,000	$215,000	$242,000	$1,102,000

Project Description Worksheet

Project Name

Storm Sewer Rehabilitation Program

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Structural rehabilitation of various storm sewer mains which are at the end of their useful life. Storm sewer main rehabilitation is typically done as a reactionary measure in which only mains that are at the end of their useful life are rehabilitated.

Justification

The sewer main rehabilitation program is an annual program effective for ensuring a reliable stormwater collection system by installing a new pipe within the existing deteriorated pipe. This process is fast and cost-effective. By using this process, storm sewer main problems are solved without significantly disrupting traffic, service to customers, other city assets, and the environment. The storm sewer main rehabilitation budget is typically a lesser amount but the Sewer Division currently has a backlog of storm sewer mains that need rehabilitation.

Impact on Future Operating Budgets

Rehabilitation of storm sewer mains occurs as a reactionary measure when pipes are at the end of their useful life. Rehabilitation is less expensive than conventional replacement. Rehabilitation will reduce future sewer repair costs due to collapsed pipes (especially emergency repairs), and routine maintenance needs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Total	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Project Description Worksheet

Project Name

The North Main Street Dredging Project

Managing City Department

Engineering

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The project scope includes removal of excessive sediment filling the channel spanning North Main Street.

Justification

The culvert spanning North Main Street at Winfield Creek was replaced in 2013 to reduce the frequency of roadway closures during a record rain event. This work included re-shaping the channel and adding a hard surface bottom to assist with removal of sediment in the future. Excess sediment is deposited in the channel since being constructed and requires removal to ensure unobstructed conveyance of storm water downstream and to minimize the frequency of storm water overtopping the roadway.

Impact on Future Operating Budgets

The result of dredging will reduce immediate maintenance costs for Public Works personnel to remove debris from the top surface.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$400,000	$0	$0	$0	$0	$400,000
Engineering Construction	$30,000	$0	$0	$0	$0	$30,000
Total	$430,000	$0	$0	$0	$0	$430,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$430,000	$0	$0	$0	$0	$430,000
Total	$430,000	$0	$0	$0	$0	$430,000

Project Description Worksheet

Project Name

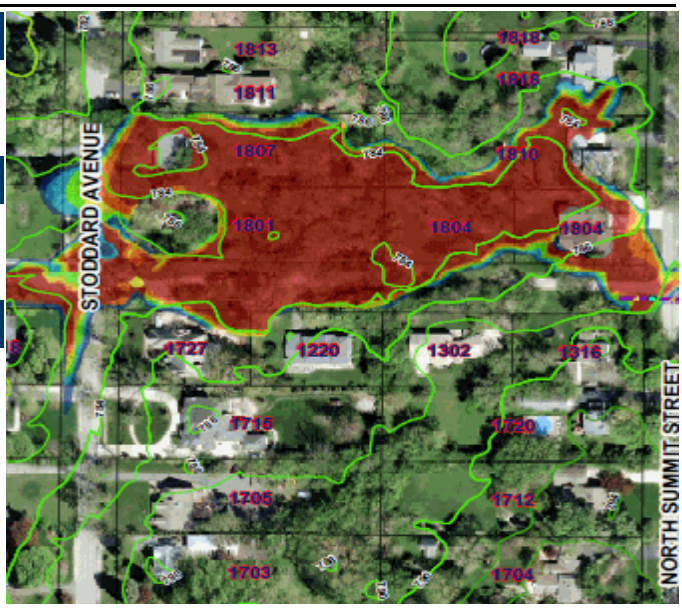
Thomas Road Drainage Improvement Project

Managing City Department

Public Works

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Install a new storm sewer in the on Thomas Rd, between President & Summit, in order to mitigate rainwater impacts on the community.

Justification

Adding a storm sewer to Thomas Rd is crucial due to its significant role in mitigating the adverse effects of heavy rainfall and reducing the risk of flooding. Thomas Rd is susceptible to water accumulation and run-off during storms, leading to potential property damage, infrastructure deterioration, and even threats to human safety. A storm sewer will efficiently collect, direct and discharge rainwater away from the area, preventing waterlogging and facilitating proper drainage. This infrastructure helps safeguard the community, preserves property values, and enhances overall resilience to severe weather events.

Impact on Future Operating Budgets

Low cleaning and maintenance cost with adding less than 2,500 feet of additional storm sewer.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$100,000	$0	$0	$0	$0	$100,000
Equipment	$65,000	$0	$0	$0	$0	$65,000
Materials	$125,000	$0	$0	$0	$0	$125,000
Total	$290,000	$0	$0	$0	$0	$290,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$290,000	$0	$0	$0	$0	$290,000
Total	$290,000	$0	$0	$0	$0	$290,000

Project Description Worksheet

Project Name

Streams Lakes Meander

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Convert the Streams Lakes to a naturalized channel with a riparian buffer.

Justification

The Streams Lakes are artificial man-made lakes created circa 1969/1970 by widening the channel of Springbrook#1 between Creekside Drive and the Wheaton Sanitary District Plant. The widening slows the velocity of the water, causing sediments to sink. This has been a repetitive issue over the last 50 years which has required removal via dredging. The dredging has occurred in 1977, 1982, 1987, 1998, 2009, 2016, and 2024. The cost of the dredging in 2016 was over $750,000. Converting the lakes back into a naturalized channel will maintain velocity preventing sedimentation from occurring. A DuPage County Water Quality Grant and an IEPA 319 Grant is available which could reduce costs by 80%.

Impact on Future Operating Budgets

Converting to a naturalized channel will prevent the need to perform future dredging, reducing future costs to the City.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$3,000,000	$5,000	$5,000	$3,010,000
Engineering Construction	$0	$0	$300,000	$10,000	$10,000	$320,000
Engineering Design	$0	$250,000	$0	$0	$0	$250,000
Total	$0	$250,000	$3,300,000	$15,000	$15,000	$3,580,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$0	$250,000	$3,300,000	$15,000	$15,000	$3,580,000
Total	$0	$250,000	$3,300,000	$15,000	$15,000	$3,580,000

Project Description Worksheet

Project Name

TCR Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Turf, Countryside, & Ranch Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Turf, Countryside, & Ranch Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1. A Community Project appropriation Grant was applied for in 2024 which could reduce costs by $500,000.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$2,160,000	$0	$0	$0	$2,160,000
Total	$0	$2,160,000	$0	$0	$0	$2,160,000

Funding Source	2025	2026	2027	2028	2029	Total
Grants	$0	$500,000	$0	$0	$0	$500,000
Storm Sewer Fund	$0	$1,660,000	$0	$0	$0	$1,660,000
Total	$0	$2,160,000	$0	$0	$0	$2,160,000

Project Description Worksheet

Project Name

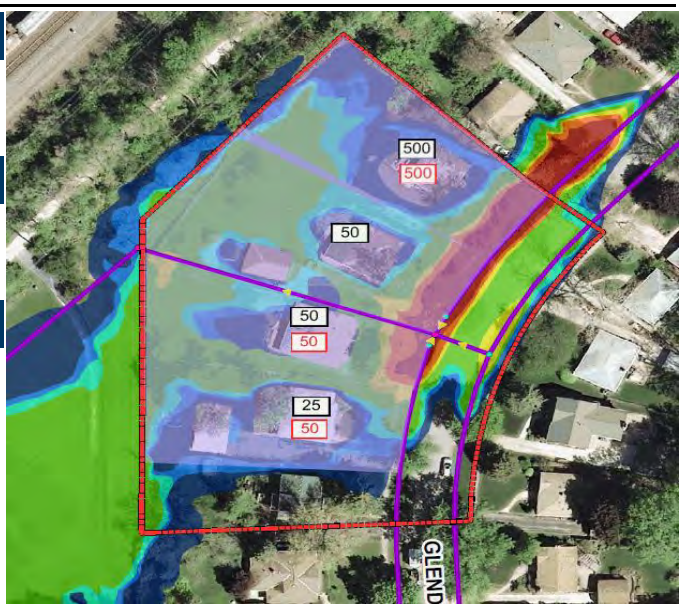
Glendale Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Glendale Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Glendale Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$225,000	$0	$0	$0	$0	$225,000
Total	$225,000	$0	$0	$0	$0	$225,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$225,000	$0	$0	$0	$0	$225,000
Total	$225,000	$0	$0	$0	$0	$225,000

Project Description Worksheet

Storm Sewer Improvements

Project Name

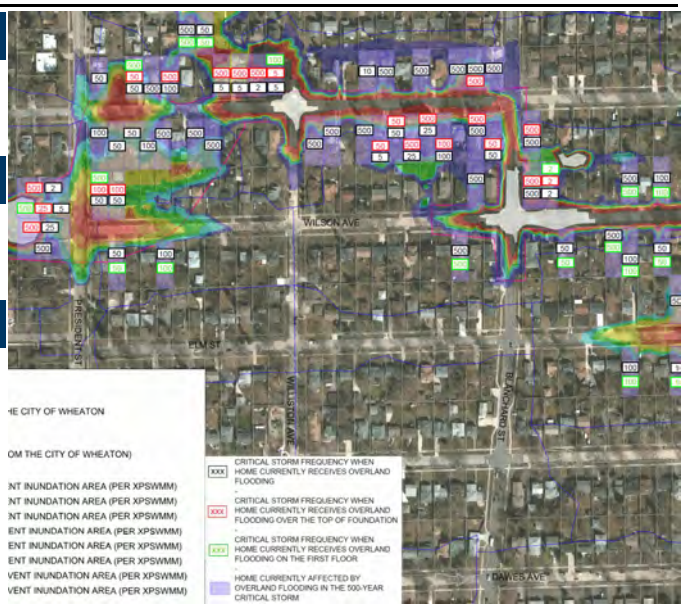
Pershing East Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Pershing East Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Pershing East Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1. A FEMA BRIC Grant has been applied for. If awarded, then project costs would be reduced by 75%.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$5,040,000	$0	$0	$5,040,000
Engineering Design	$0	$756,000	$0	$0	$0	$756,000
Total	$0	$756,000	$5,040,000	$0	$0	$5,796,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$0	$756,000	$5,040,000	$0	$0	$5,796,000
Total	$0	$756,000	$5,040,000	$0	$0	$5,796,000

Project Description Worksheet

Project Name

Thomas Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Thomas Overland Flow Path Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Thomas Overland Flow Path Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$3,000,000	$0	$3,000,000
Engineering Design	$0	$0	$450,000	$0	$0	$450,000
Total	$0	$0	$450,000	$3,000,000	$0	$3,450,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$0	$0	$450,000	$3,000,000	$0	$3,450,000
Total	$0	$0	$450,000	$3,000,000	$0	$3,450,000

Project Description Worksheet

Storm Sewer Improvements

Project Name

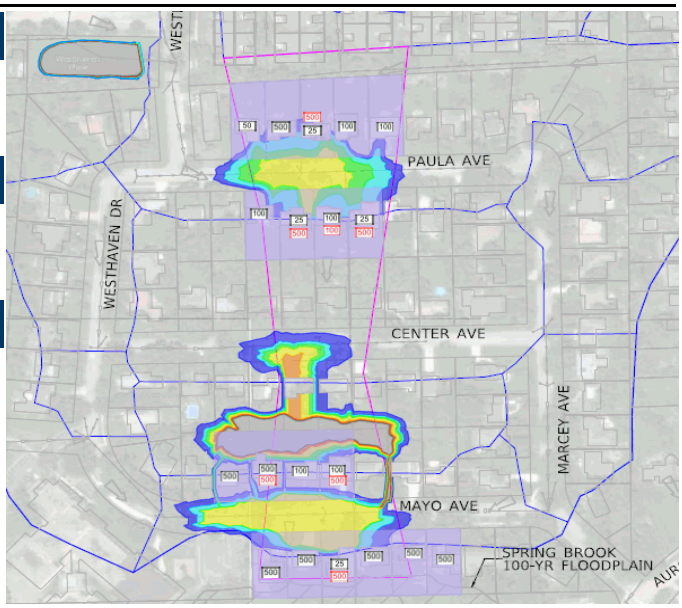
Mayo Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Mayo Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Mayo Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$0	$900,000	$900,000
Engineering Design	$0	$0	$0	$95,000	$0	$95,000
Total	$0	$0	$0	$95,000	$900,000	$995,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$0	$0	$0	$95,000	$900,000	$995,000
Total	$0	$0	$0	$95,000	$900,000	$995,000

Project Description Worksheet

Storm Sewer Improvements

Project Name

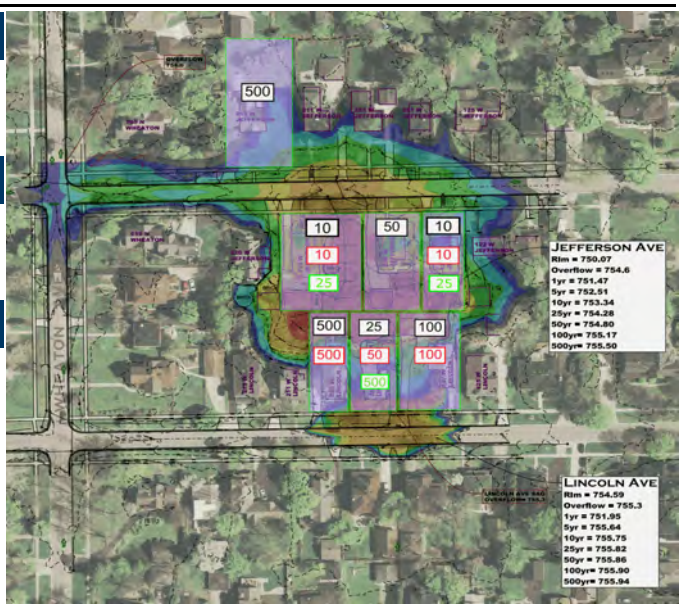
Jefferson Avenue Floodprone Capital Project

Managing City Department

Engineering

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Construct the capital project identified as a quality capital project to reduce overland flooding into structures as per the City of Wheaton Flood Resiliency Investigation for the Jefferson Avenue Floodprone Area.

Justification

Strategic Priority 2: Enhanced Infrastructure, Goal B.1 is: Apply best practices to prevent recurring overland flooding of structures in identified flood-prone and flood-plain areas. The capital project identified as quality project as per the City of Wheaton Flood Resiliency Investigation is the best practice proposed to reduce or eliminate overland flooding into structures in the Thomas Overland Flow Path Floodprone Area. Some Floodprone Areas do not have an identified quality project and as such will need Buyouts or Floodproofing to achieve Strategic Priority 2 Goal B.1.

Impact on Future Operating Budgets

Storm response will still be necessary but will be at a reduced frequency decreasing staff time spent. The new infrastructure installed will require ongoing maintenance.

Costs & Funding

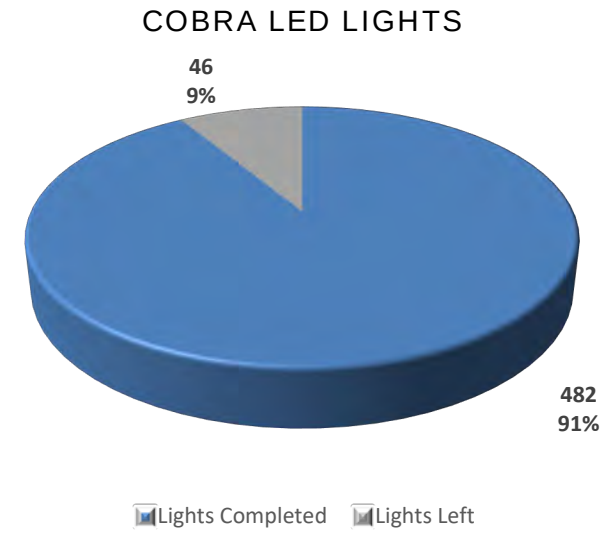
Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$0	$0	$0	$0	$390,000	$390,000
Total	$0	$0	$0	$0	$390,000	$390,000

Funding Source	2025	2026	2027	2028	2029	Total
Storm Sewer Fund	$0	$0	$0	$0	$390,000	$390,000
Total	$0	$0	$0	$0	$390,000	$390,000

Overview

The City of Wheaton owns and maintains 2,871 street lights, traffic signals at 14 intersections, and six school zone warning flashers.

LED Street Light Replacement. The City currently is in the process of changing the high-pressure sodium bulbs with energy-efficient LED lighting. The wattage requirements will decrease from 118 Watts to 40 Watts per fixture. The City is replacing fixtures starting in the older subdivisions which have fixtures that are over 40 years old. The current energy savings are over 50% and will continue to save the City in energy costs over time. LED transitions for both Cobra and Coach Street lights are shown below.



City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Traffic/Streetlight Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Antique Streetlight Pole Painting	-	-	50,000	50,000	50,000	50,000	-	200,000
LED Streetlight Replacements	190,730	190,730	75,000	75,000	75,000	75,000	75,000	375,000
Total Proposed Projects Expenses	**190,730**	**190,730**	**125,000**	**125,000**	**125,000**	**125,000**	**75,000**	**575,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
LED Streetlight Replacements	75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Total Capital Projects Fund	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**
Grants								
LED Streetlight Replacements	115,730	115,730	-	-	-	-	-	-
Total Grants	**115,730**	**115,730**	**-**	**-**	**-**	**-**	**-**	**-**
General Fund								
Antique Streetlight Pole Painting	-	-	50,000	50,000	50,000	50,000	-	200,000
Total General Fund	**-**	**-**	**50,000**	**50,000**	**50,000**	**50,000**	**-**	**200,000**
Total Proposed Projects Funding Sources	**190,730**	**190,730**	**125,000**	**125,000**	**125,000**	**125,000**	**75,000**	**575,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

LED Streetlight Replacements

Managing City Department

Public Works Streets Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

A multi-year project to replace High Pressure Sodium light fixtures located in residential areas with LED fixtures. The project goal is to replace approximately 65 LED Coach lantern style fixtures in 2025 and continue annually until the remaining 522 are replaced. This project does not include the Antique style fixtures and poles in and around the Central Business District.

Justification

The Public Works initiative to replace High Pressure Sodium (HPS) streetlight fixtures with energy efficient LED fixtures began in 2015. Streetlight fixtures/heads vary in age depending on the subdivision development. LED fixtures save over 50% in energy costs compared to the old fixtures and reduce maintenance costs for bulb replacements. The City owned fixture total is 2,852. To date, 482 cobra head fixtures have been replaced with 46 remaining on Roosevelt Road. There is a total of 522 Coach style fixtures remaining throughout the City to be replaced with LED fixtures. Replacement of these fixtures will be performed on an annual basis for the next 6 fiscal years. Energy Efficient Rebates are available through Com Ed to offset a small portion of the cost.

Impact on Future Operating Budgets

Reduce future energy and maintenance costs. Utilization of potential grant opportunities when available.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Materials	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Total	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000

Funding Source	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Total	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000

Project Description Worksheet

Project Name

Antique Streetlight Pole Painting

Managing City Department

Public Works Streets Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

The project involves cleaning and repainting 347 antique street light poles. Antique poles are located near and outside of the Downtown Streetscape roads that have newer poles.

Justification

Streetlight pole painting has not been done since 2019, and many of the antique poles along Main St and around the downtown are exhibiting varying degrees of rust and paint wear. The purpose to repaint the existing antique poles is to prevent further corrosion. Routine maintenance extends the structural integrity of the poles for many years of service. The maintenance cost will save on replacement of the antique poles and enhance the appearance in the downtown area and the gateway corridor.

Impact on Future Operating Budgets

Repair and painting will be an on-going maintenance activity.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Other	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Total	$50,000	$50,000	$50,000	$50,000	$0	$200,000

Funding Source	2025	2026	2027	2028	2029	Total
General Fund	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Total	$50,000	$50,000	$50,000	$50,000	$0	$200,000

Overview

The City of Wheaton's Water Division is responsible for the operation, maintenance, and repair of City-owned waterworks infrastructure, as well as the supply, treatment, storage, distribution, and testing of the drinking water. The Water Division supplies an average of 4.5 million gallons of water per day to Wheaton's 54,000+ residents, businesses, and visitors. The drinking water supply is Lake Michigan, treated by the City of Chicago, and purchased from the DuPage Water Commission (DWC).

The Water Division is responsible for the maintenance and repair of the water distribution system. The Division replaces, tests, and reads the 16,500 water meters in the system, and is also responsible for the operation and maintenance of the pumping and storage systems. The Division maintains two elevated tanks that hold a total of three million gallons of water, five ground storage reservoirs that hold 4.27 million gallons, three pump stations with 21 high-service pumps, six emergency backup wells, and three standby electrical generators. The Division performs monthly testing, preventative maintenance, and repairs on this equipment.

Water Rate Study

The City commissioned a Water Rate Study in 2012 to evaluate the impact of significant increases in purchased water rates, as well as the other expenses and revenues of the City's water operating budget. The study contained a detailed discussion of revenue requirements and capital improvement planning. The report commended the City for being proactive in recognizing the need for, and the implementation of, water main replacement capital improvement plans; however, it also highlighted that the current funding levels for water main replacement were expected to be inadequate to sustain the system and keep pace with the rate at which the City's mains will extend beyond their predicted useful lives. The study noted that at the current funding levels, it would take the City 268 years to replace its complete water main distribution system with a typical water main useful life estimated to be 80 to 100 years. The study indicated that a more realistic life span for budgeting water main replacement may be 100 to 150 years. In addition, the study recommended the water rate structure be modified to include a new, monthly fixed charge based on each customer's meter size. The fixed charge would provide revenue stability and recover a greater percentage of the City's fixed costs. The new fixed charge is billed in addition to a usage (consumption) charge.

Water Distribution System Hydraulic Analysis Report

In 2013, the City had a hydraulic analysis performed which involved preparing a current water model of the City's water distribution system, using the model to evaluate the performance of current and anticipated future conditions, identifying deficiencies, and making recommendations to improve the overall performance of the City's water distribution system. Recommendations from the study for investments in the water distribution system were:

1. Increase water main replacement capital projects. The City should increase its current water main replacement program to a sustainable level of replacing 2.3 miles of main per year at a funding level of $1.8 - $2.2 million per year. This represents an average rate of replacing the City's 233 miles of mains once every 100 years. The current replacement program is roughly 40% of the recommended amount. Over 12% of the City's distribution network is 60 years old or older. Over half of the mains are 6-inch diameter or smaller. Ten miles of mains have had 3 or more breaks.

2. Add Variable Speed Pumping at each Pressure Adjusting Station and Booster Station. Variable speed pumping offers flexibility, improved hydraulic performance, reduced water hammer leading to fewer main breaks, and reduced energy consumption. It was recommended that the City modify one PAS (DuPage Supply) pump and one booster pump (from ground storage) at each Lake Michigan Water receiving station for variable speed pumping.

DuPage Water Commission Connections

Countryside Drive Pumping Station & Pressure Adjusting Station

The Countryside Drive Pumping Station and Pressure Adjusting Station have two interconnected 1,000,000-gallon ground storage tanks. One tank was put into service in 1958 and the other in 2002. Four 1,150 gallons per minute (GPM), 75 horsepower booster pumps are used to pump water from the ground storage tanks to the distribution system. The site has a Pressure Adjusting Station connection to the DuPage Water Commission with three 1,200 GPM, 30-horsepower booster pumps that draw water from the DWC transmission main and pump it directly into Wheaton's distribution system.

Reber Street Pumping Station & Pressure Adjusting Station

The Reber Street Pumping Station & Pressure Adjusting Station has a 960,000-gallon ground storage tank which was put into service in 1990. The station has four booster pumps; two 1,750 GPM, 125 horsepower pumps and two 1,500 GPM, 100 horsepower pumps. The site has a Pressure Adjusting Station connection to the DuPage Water Commission with three 1,600 GPM, 50 horsepower booster pumps that draw water from the DWC transmission main and pump it directly into Wheaton's distribution system.

President Street Pumping Station & Pressure Adjusting Station

The President Street Pumping Station & Pressure Adjusting Station has two interconnected ground storage tanks; one is a 300,000-gallon tank built in 1974 and the other is a 1,000,000-gallon tank built in 1981. This station has four booster pumps; three 1,400 GPM, 100 horsepower pumps, and one 1,000 GPM, 50 horsepower pump. The site has a Pressure Adjusting Station connection to the DuPage Water Commission with three 1,600 GPM, 50 horsepower booster pumps that draw water from the DWC transmission main and pump it directly into Wheaton's distribution system.

Elevated Water Storage Tanks

Manchester Road Elevated Storage Tank

The Manchester Road Elevated Storage Tank (1955 Manchester Road) is a 1,500,000-gallon ellipsoidal elevated water storage tank, constructed in 1957.

Orchard Road Elevated Storage Tank

The Orchard Road Elevated Storage Tank (71 Marywood Trail) is a 1,500,000-gallon ellipsoidal elevated water storage tank, constructed in 1976.

Emergency Backup Supply Wells

There are 6 well pumps located throughout the City's water system. The wells are only used during routine exercising to keep the wells ready for service and emergency use if the DWC supply is interrupted.

Well	Depth (ft)	Flow Rate (gpm)	Horsepower	Pumps to
#3	350	1,400	75	Reber St. Reservoir
#6	368	2,200	125	Reber St. Reservoir
#7	324	1,100	60	President St. Reservoir
#9	320	650	30	Countryside Dr. Reservoir
#11	405	1,400	150	Distribution System
#12	350	2,500	200	Distribution System

Distribution System

Water Mains and Appurtenances

The City has 230 miles of water mains, with 215 miles being City-owned. These water mains vary in size from 4" to 16" in diameter, and in age from over 100 years to less than a year old. The water main material is cast iron, ductile iron, or PVC. There are approximately 2,600 fire hydrants, 3,100 mainline valves, and 16,500 water services.

Water Main Replacement Program

As previously mentioned, the City's water distribution system hydraulic analysis report outlined a replacement schedule for all water mains the City operates and maintains. The report recommended replacing 2.3 miles of water main with an annual funding level between $1.8 and $2.2 million. The cycle for the replacement of all water mains would then amount to every 100 years. The graph below illustrates the need to increase the annual amount to reduce the interval for water main replacement as the average life of a water main pipe is 80 years.

Installed or Replaced Year	Pipe Material	Estimated Replacement Year	Length of Pipe (Linear Feet)	% of Total Pipe	Replacement Cost
>60	Cast Iron	2017	120,873	10.02%	$18,856,235
40-60 years	Cast Iron	2042	150,480	12.47%	$23,474,880
20-40 years	Cast Iron	2062	79,200	6.56%	$12,355,200
20-40 years	Ductile Iron	2057	417,120	34.57%	$65,070,720
10-20 years	PVC	2102	2,640	0.22%	$411,840
10-20 years	Ductile Iron	2077	406,560	33.70%	$63,423,360
<10 years	Ductile Iron	2082	29,607	2.45%	$4,618,645
		Total	**1,206,480**	100%	**$188,210,880**

Water main replacement is typically completed in conjunction with the annual Road, Sewer, and Water Rehabilitation Program. Water main age, condition, and size are used to evaluate the need for replacement, along with information from the hydraulic analysis model. Investing in the replacement of aging water mains is expected to reduce more costly water main break repairs and the number of water main breaks over the long term.

Number of Water Main Breaks by Year										
Year	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
Number of Water Main Breaks by Year	57	35	36	47	68	56	54	69	89	55

Water Meter Replacement Program

The City's existing water meters were replaced to ensure that water use is fairly and accurately measured for customers. There are approximately 16,500 water meters throughout the City at a total cost of approximately $3.25 million. This program was completed at the end of 2021.

Number of Water Meters Replaced by Year								
Year	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Number of Water Meters Replaced by Year	1,000	2,361	3,030	2,554	2,236	2,634	843	1,790

Lead Service Line Replacements

While the City of Wheaton has a long history of delivering water that meets or exceeds all state and federal standards for water quality, construction activity to repair or replace water mains may loosen lead-containing particulate from lead water service lines, both public and private. The American Water Works Association recommends the replacement of entire lead service lines to minimize customers' exposure to lead in water. The Water Division estimates that there are approximately 900 City-owned lead service lines, 90 customer-owned lead/galvanized iron service lines, and 160 complete lead/galvanized iron service lines to be replaced over 10 years. The estimated cost for all lead service line replacements is $4MM. It is expected that since some water mains adjacent to the lead service lines may need replacement due to their age, the ending cost may be higher.

Number of Lead Water Service Lines Replaced by Year						
Year	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
Number of Lead Service Lines Replaced	36	34	45	18	41	103

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Expenses - Proposed Projects								
Advanced Metering Infrastructure	-	-	-	500,000	-	-	-	**500,000**
Chemical Scales/Pumps	30,000	36,274	-	-	-	-	-	**-**
College Avenue Utility Replacements	217,000	-	225,000	-	-	-	-	**225,000**
Concrete Saw	-	-	-	-	-	15,000	-	**15,000**
Downtown Strategic Plan and Streetscape Plan	-	2,369	-	-	-	-	-	**-**
Flow Control Valves	15,000	-	315,000	-	-	-	-	**315,000**
Impact Wrench Kit	-	-	15,000	-	-	-	-	**15,000**
Inspection - Well #11	-	-	-	-	-	75,000	-	**75,000**
Inspection - Well #6	-	-	-	-	80,000	-	-	**80,000**
Inspection - Well #7	-	-	65,000	-	-	-	-	**65,000**
Lead Service Line Replacements	668,000	625,377	668,000	486,000	486,000	-	-	**1,640,000**
Leak Correlator	-	-	-	-	-	40,000	-	**40,000**
Leak Loggers	-	-	-	40,000	-	-	-	**40,000**
Manchester Tower Foundation Repair	85,000	18,890	-	-	-	-	-	**-**
Orchard Tower Mixer Maintenance	-	-	-	15,000	-	-	-	**15,000**
Other	-	14,646	-	-	-	-	-	**-**
Permanent Leak Detection	-	-	-	-	-	750,000	-	**750,000**
President Street Pump Station Repairs	50,000	8,700	500,000	-	-	-	-	**500,000**
Road, Sewer, Water Rehab Program - Water	1,260,000	1,062,943	1,162,000	1,589,000	2,414,000	1,425,000	2,000,000	**8,590,000**
SCADA Replacement	-	-	-	-	-	-	30,000	**30,000**
Standby Generator Replacement Reber Pump Station	630,000	580,046	-	-	-	-	-	**-**
Trailer Replacements	20,000	-	-	-	-	-	-	**-**
Vacuum Excavator	-	-	-	350,000	-	-	-	**350,000**
Variable Frequency Drives - 3 Pump Stations	700,000	700,000	-	-	-	-	-	**-**
Water Asset Evaluation	-	-	50,000	-	-	-	-	**50,000**
Water Main Condition Assessment	-	-	-	-	-	-	500,000	**500,000**
Water Main Replacement Program	50,000	-	-	-	20,000	120,000	470,000	**610,000**
Water Meter Test Bench	45,000	-	-	-	-	-	-	**-**
Water Meters	59,160	-	-	-	-	-	-	**-**
Water Quality Monitoring	-	-	-	20,000	-	-	-	**20,000**
Total Proposed Projects Expenses	**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Project Funding Sources - Proposed Projects								
Water Fund								
Advanced Metering Infrastructure	-	-	-	500,000	-	-	-	**500,000**
Chemical Scales/Pumps	30,000	36,274	-	-	-	-	-	**-**
College Avenue Utility Replacements	217,000	-	225,000	-	-	-	-	**225,000**
Concrete Saw	-	-	-	-	-	15,000	-	**15,000**
Downtown Strategic Plan and Streetscape Plan	-	2,369	-	-	-	-	-	**-**
Flow Control Valves	15,000	-	315,000	-	-	-	-	**315,000**
Impact Wrench Kit	-	-	15,000	-	-	-	-	**15,000**
Inspection - Well #11	-	-	-	-	-	75,000	-	**75,000**
Inspection - Well #6	-	-	-	-	80,000	-	-	**80,000**
Inspection - Well #7	-	-	65,000	-	-	-	-	**65,000**
Lead Service Line Replacements	668,000	625,377	668,000	486,000	486,000	-	-	**1,640,000**
Leak Correlator	-	-	-	-	-	40,000	-	**40,000**
Leak Loggers	-	-	-	40,000	-	-	-	**40,000**
Manchester Tower Foundation Repair	85,000	18,890	-	-	-	-	-	**-**
Orchard Tower Mixer Maintenance	-	-	-	15,000	-	-	-	**15,000**
Other	-	14,646	-	-	-	-	-	**-**
Permanent Leak Detection	-	-	-	-	-	750,000	-	**750,000**
President Street Pump Station Repairs	50,000	8,700	500,000	-	-	-	-	**500,000**
Road, Sewer, Water Rehab Program - Water	1,260,000	1,062,943	1,162,000	1,589,000	2,414,000	1,425,000	2,000,000	**8,590,000**
SCADA Replacement	-	-	-	-	-	-	30,000	**30,000**
Standby Generator Replacement Reber Pump Station	630,000	580,046	-	-	-	-	-	**-**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2025 - 2029

Water Improvements

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Trailer Replacements	20,000	-	-	-	-	-	-	**-**
Vacuum Excavator	-	-	-	350,000	-	-	-	**350,000**
Variable Frequency Drives - 3 Pump Stations	700,000	700,000	-	-	-	-	-	**-**
Water Asset Evaluation	-	-	50,000	-	-	-	-	**50,000**
Water Main Condition Assessment	-	-	-	-	-	-	500,000	**500,000**
Water Main Replacement Program	50,000	-	-	-	20,000	120,000	470,000	**610,000**
Water Meter Test Bench	45,000	-	-	-	-	-	-	**-**
Water Meters	59,160	-	-	-	-	-	-	**-**
Water Quality Monitoring	-	-	-	20,000	-	-	-	**20,000**
Total Water Fund	**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**
Total Proposed Projects Funding Sources	**3,829,160**	**3,049,245**	**3,000,000**	**3,000,000**	**3,000,000**	**2,425,000**	**3,000,000**	**14,425,000**

Project Category	Budget 2024	Projected 2024	2025	2026	2027	2028	2029	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

Water Main Replacement Program

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace existing water main based on the recommendation of the 2013 Water Distribution Hydraulic Analysis Report. The report recommends that water mains should be replaced at an average rate of 2.3 miles per year.

Justification

The water main is being replaced based on the 2013 Water Distribution Hydraulic Analysis Report and the repeated water main breaks encountered during the winter. One of the objectives of a proactive main replacement program is to replace mains before they reach the end of their service life and start failing, thereby avoiding the need to implement a reactionary and reactive replacement program driven by high costs associated with main failures, repairs and unreliability of service from the continued use of mains that are beyond their service life.

Impact on Future Operating Budgets

Replacement of water main at this location will improve water distribution of the network and save on Water Division staff and expense in repairing water main breaks.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$0	$420,000	$420,000
Engineering Construction	$0	$0	$0	$100,000	$30,000	$130,000
Engineering Design	$0	$0	$20,000	$20,000	$20,000	$60,000
Total	$0	$0	$20,000	$120,000	$470,000	$610,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$20,000	$120,000	$470,000	$610,000
Total	$0	$0	$20,000	$120,000	$470,000	$610,000

Project Description Worksheet

Project Name

Road, Sewer, Water Rehab Program - Water

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replacement of water main is determined by the Water Distribution System Hydraulic Analysis report to improve reliability of the waterworks infrastructure. The report recommends that water mains should be replaced at an average rate of 2.3 miles per year. This 2013 analysis recommended investment of approximately $2,000,000 annually for water main replacement to cover the cost of the 2.3 miles of watermain replacement. Current 2024 costs for 2.3 miles of watermain exceeds $4,000,000.

Justification

Certain streets contain water mains which require replacement prior to resurfacing, rehabilitating or reconstructing roadways. The replacement is determined by the hydraulic analysis report and by Water Division documenting the history of water main breaks within a given period of time. One of the objectives of a proactive main replacement program is to replace mains before they reach the end of their service life and start failing, thereby avoiding the need to implement a reactionary and reactive replacement program driven by high costs associated with main failures, repairs and unreliability of service from the continued use of mains that are beyond their service life.

Impact on Future Operating Budgets

Replacement of water main reduces staff time and materials required to repair water main breaks.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$1,162,000	$1,589,000	$2,414,000	$1,425,000	$2,000,000	$8,590,000
Total	$1,162,000	$1,589,000	$2,414,000	$1,425,000	$2,000,000	$8,590,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$1,162,000	$1,589,000	$2,414,000	$1,425,000	$2,000,000	$8,590,000
Total	$1,162,000	$1,589,000	$2,414,000	$1,425,000	$2,000,000	$8,590,000

Project Description Worksheet

Project Name

President Street Pump Station Repairs

Managing City Department

Public Works Water Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Inspection and repairs at President Street Pump Station.

Justification

President Street Pump Station was constructed in 1975, with an additional water storage reservoir added in 1980, supplying water to the south side of Wheaton. The pumps, piping, motor control centers and water storage reservoirs need inspection and possible repairs to maintain water pumping operations and extend the life of the pump station.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$475,000	$0	$0	$0	$0	$475,000
Engineering Construction	$25,000	$0	$0	$0	$0	$25,000
Total	$500,000	$0	$0	$0	$0	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$500,000	$0	$0	$0	$0	$500,000
Total	$500,000	$0	$0	$0	$0	$500,000

Project Description Worksheet

Project Name

Inspection - Well #7

Managing City Department

Public Works Water Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Pull, inspect, repair, re-install, and test Well #7

Justification

Maintenance of standby wells provides a reliable emergency water supply in the event the DuPage Water Commission supply is disrupted. Well #7 is located at President St. Pump Station, connected to the President St. Pump Station standby generator. This inspection and repair will ensure that Well #7 is available for emergency operations. Well #7 was last inspected in 2012.

Impact on Future Operating Budgets

Inspections to be performed on a 12-year schedule.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$65,000	$0	$0	$0	$0	$65,000
Total	$65,000	$0	$0	$0	$0	$65,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$65,000	$0	$0	$0	$0	$65,000
Total	$65,000	$0	$0	$0	$0	$65,000

Project Description Worksheet

Project Name

Leak Loggers

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace leak loggers.

Justification

The Water Division surveys the water distribution system annually to detect leakage. Non-revenue water is reported to the Illinois Department of Natural Resources annually. This equipment was purchased in 2018 and is due for replacement in 2026.

Impact on Future Operating Budgets

Replacement every 7 to 8 years.

Costs & Funding

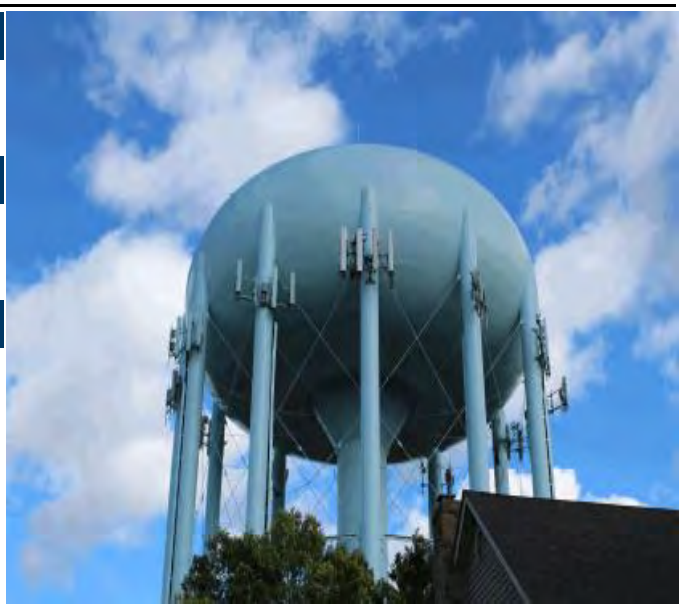
Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$40,000	$0	$0	$0	$40,000
Total	$0	$40,000	$0	$0	$0	$40,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$40,000	$0	$0	$0	$40,000
Total	$0	$40,000	$0	$0	$0	$40,000

Project Description Worksheet

Project Name

Orchard Tower Mixer Maintenance



Managing City Department

Public Works Water Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Maintenance and inspection of the tank mixer at Orchard Tower.

Justification

The tank mixer was installed at Orchard Tower in 2018 to improve water quality by constantly mixing water within the tower. This mixer requires periodic maintenance.

Impact on Future Operating Budgets

Maintenance to be performed every 7 to 8 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$15,000	$0	$0	$0	$15,000
Total	$0	$15,000	$0	$0	$0	$15,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$15,000	$0	$0	$0	$15,000
Total	$0	$15,000	$0	$0	$0	$15,000

Project Description Worksheet

Project Name

Water Quality Monitoring

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace water quality monitors at water pump stations.

Justification

Water quality monitoring equipment at the three water pump stations requires periodic replacement. These monitors were installed in 2018 and are scheduled for replacement in 2026.

Impact on Future Operating Budgets

Replacement every 8 to 10 years.

Costs & Funding

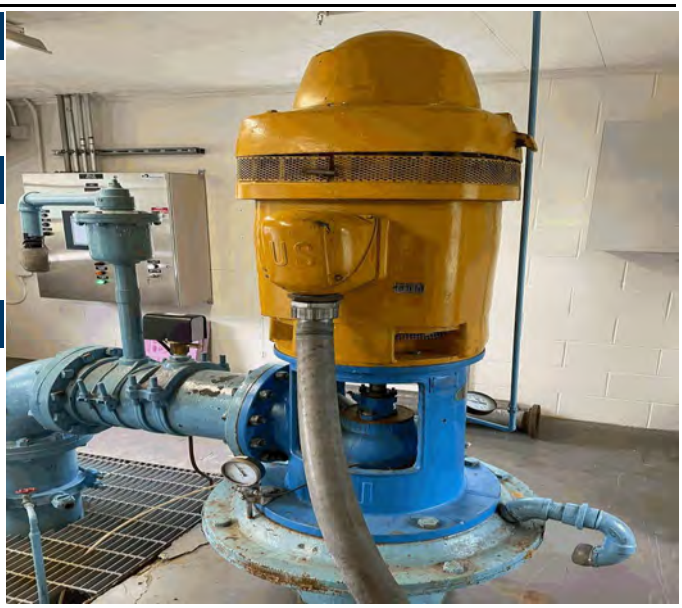
Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$20,000	$0	$0	$0	$20,000
Total	$0	$20,000	$0	$0	$0	$20,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$20,000	$0	$0	$0	$20,000
Total	$0	$20,000	$0	$0	$0	$20,000

Project Description Worksheet

Project Name

Inspection - Well #6



Managing City Department

Public Works Water Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Pull, inspect, repair, re-install, and test Well #6.

Justification

Well #6 is an emergency backup well located on E. Willow Ave. Maintenance of wells provides a reliable emergency water supply in the event the DuPage Water Commission supply is disrupted. This inspection and repair will ensure that it is available for emergency operations. Well #6 was last inspected in 2013.

Impact on Future Operating Budgets

Inspections to be performed on a 12 year schedule.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$80,000	$0	$0	$80,000
Total	$0	$0	$80,000	$0	$0	$80,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$80,000	$0	$0	$80,000
Total	$0	$0	$80,000	$0	$0	$80,000

Project Description Worksheet

Project Name

College Avenue Utility Replacements

Managing City Department

Engineering

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replacement of 700 feet of 8" water main on Kingston and College Ave.

Justification

The current water main must be removed and replaced to clean up contaminated soils by a private adjoining business. The City will pay for the utility work only and will save on the project vs a normal water main replacement since the excavation costs and road restorations costs will be born by the private business performing the contamination cleanup.

Impact on Future Operating Budgets

The new watermain will extend the service life of the watermain in the area.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$225,000	$0	$0	$0	$0	$225,000
Total	$225,000	$0	$0	$0	$0	$225,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$225,000	$0	$0	$0	$0	$225,000
Total	$225,000	$0	$0	$0	$0	$225,000

Project Description Worksheet

Project Name

Lead Service Line Replacements

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replacement of approximately 900 City-owned lead water service lines and 250 customer-owned lead service lines over a 10 year period. Total project cost (estimated at $4MM) may be impacted by need for water main replacement due to age of infrastructure.

Justification

While the City has a long history of delivering drinking water that meets or exceeds all state and federal standards for water quality, construction activity to repair or replace water mains may loosen lead-containing particulate from lead water service lines. The American Water Works Association recommends replacement of entire lead service lines to minimize customers' exposure to lead in water.

Impact on Future Operating Budgets

Replacement of lead service lines will reduce needs for water service repairs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$668,000	$486,000	$486,000	$0	$0	$1,640,000
Total	$668,000	$486,000	$486,000	$0	$0	$1,640,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$668,000	$486,000	$486,000	$0	$0	$1,640,000
Total	$668,000	$486,000	$486,000	$0	$0	$1,640,000

Project Description Worksheet

Project Name

Flow Control Valves

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace Flow Control Valves at each of the three Pressure-Adjusting Stations.

Justification

The Flow Control Valves at the Pressure-Adjusting Stations control the flow of water from the DuPage Water Commission supply into the City of Wheaton's water system, and control discharge in case of high pressure. These valves are original equipment, installed in 1990 as part of the Lake Michigan water supply project. The manufacturer is no longer in business and repair parts are unavailable.

Impact on Future Operating Budgets

Minimal impact except for routine maintenance and repair costs.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$300,000	$0	$0	$0	$0	$300,000
Engineering Construction	$15,000	$0	$0	$0	$0	$15,000
Total	$315,000	$0	$0	$0	$0	$315,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$315,000	$0	$0	$0	$0	$315,000
Total	$315,000	$0	$0	$0	$0	$315,000

Project Description Worksheet

Project Name

Leak Correlator

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace Leak Correlator

Justification

The Water Division surveys the water distribution system annually to detect leakage, and also investigates possible leaks. The leak correlator is an electronic device used to locate leaks on pressured pipe. This equipment was purchased in 2018 and is due for replacement in 2028.

Impact on Future Operating Budgets

Replacement every 10 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$0	$0	$40,000	$0	$40,000
Total	$0	$0	$0	$40,000	$0	$40,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$40,000	$0	$40,000
Total	$0	$0	$0	$40,000	$0	$40,000

Project Description Worksheet

Project Name

Inspection - Well #11

Managing City Department

Public Works Water Division

Project Type

☐ New ☐ Replacement ☑ Maintenance

Project Scope

Remove, inspect, repair, re-install, and test Well #11

Justification

Maintenance of standby wells provides a reliable emergency water supply in the event the DuPage Water Commission supply is disrupted. Well #11 is located at Orchard Tower and was last inspected in 2014. This inspection and repair will ensure that Well #11 is available for emergency operations.

Impact on Future Operating Budgets

Inspections to be performed on a 12-year schedule.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$0	$0	$75,000	$0	$75,000
Total	$0	$0	$0	$75,000	$0	$75,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$75,000	$0	$75,000
Total	$0	$0	$0	$75,000	$0	$75,000

Project Description Worksheet

Project Name

Water Asset Evaluation

Managing City Department

Public Works Water Division

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Have a long-term asset management evaluation performed on the water pumping and storage system.

Justification

Long-term asset management evaluation is needed to develop a long-term financial plan for maintenance of the water system's pumping and storage operations. Pumping stations and storage tanks should be evaluated for rehabilitation and replacement schedules.

Impact on Future Operating Budgets

An asset management plan will assist with setting water rates. Proactive rehabilitation and replacement will maintain water pumping operations.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$50,000	$0	$0	$0	$0	$50,000
Total	$50,000	$0	$0	$0	$0	$50,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$50,000	$0	$0	$0	$0	$50,000
Total	$50,000	$0	$0	$0	$0	$50,000

Project Description Worksheet

Project Name

Impact Wrench Kit

Managing City Department

Public Works Water Division

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Purchase a fire hydrant impact wrench kit.

Justification

Fire hydrant maintenance requires removal of the valve assembly. Internal parts can be difficult to remove. A hydrant impact wrench kit will allow maintenance crews to safely remove fire hydrant valve seats.

Impact on Future Operating Budgets

Improved fire hydrant maintenance. Reduced risk of Workers' Compensation claims.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$15,000	$0	$0	$0	$0	$15,000
Total	$15,000	$0	$0	$0	$0	$15,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$15,000	$0	$0	$0	$0	$15,000
Total	$15,000	$0	$0	$0	$0	$15,000

Project Description Worksheet

Project Name

Concrete Saw

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace existing walk-behind concrete saw.

Justification

This saw is used for cutting concrete and asphalt streets, driveways and sidewalks in preparation for replacement after excavations for maintenance operations. The existing saw was purchased in 2013 and is due for replacement.

Impact on Future Operating Budgets

Replacement every 12 years.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$0	$0	$15,000	$0	$15,000
Total	$0	$0	$0	$15,000	$0	$15,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$15,000	$0	$15,000
Total	$0	$0	$0	$15,000	$0	$15,000

Project Description Worksheet

Water Improvements

Project Name

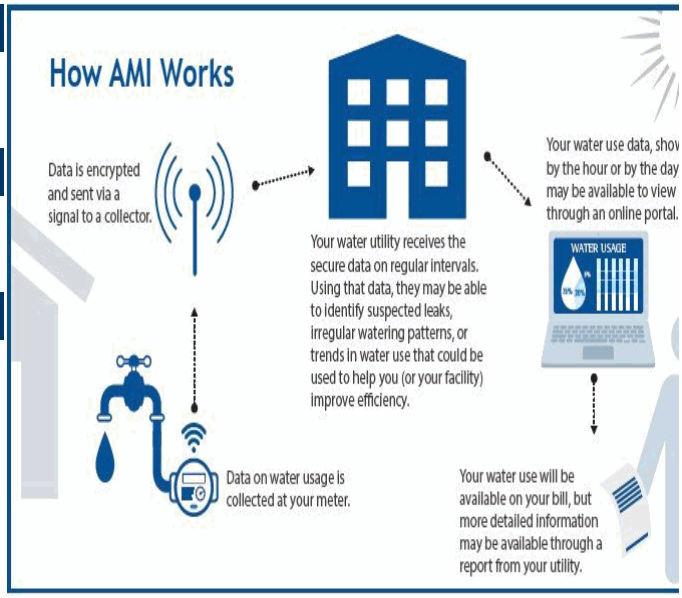
Advanced Metering Infrastructure

Managing City Department

Public Works Water Division

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Install Advanced Metering Infrastructure.

Justification

Advanced Metering Infrastructure (AMI) is an integrated system of meters and information systems that enables communication between meters and utilities. AMI provides numerous benefits to water utilities and provides for remote collection of water use data in real time. Many utilities offer customer portals that allow easy access to water use data. AMI portals as a part of the AMI infrastructure can enable customers to conveniently access and monitor their water consumption data via a secured online portal.

Impact on Future Operating Budgets

AMI improves a water utility's ability to collect frequent and accurate water usage data to improve billing, leak detection, and water resource management.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Construction	$0	$500,000	$0	$0	$0	$500,000
Total	$0	$500,000	$0	$0	$0	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$500,000	$0	$0	$0	$500,000
Total	$0	$500,000	$0	$0	$0	$500,000

Project Description Worksheet

Project Name

Vacuum Excavator

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace vacuum excavator #119.

Justification

Hydro excavation is the process of removing soil using pressurized water and a powerful vacuum. The high-pressure water jet and suction equipment allows for precise excavation without causing damage to underground utilities. This equipment will be used extensively for utility potholing to determine water service material for the lead service line replacement program and hydro excavation around utilities during water lead service line replacements and water main break repairs.

Impact on Future Operating Budgets

Hydro excavation will help to ensure efficiency and safety during excavation projects.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Vehicles	$0	$350,000	$0	$0	$0	$350,000
Total	$0	$350,000	$0	$0	$0	$350,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$350,000	$0	$0	$0	$350,000
Total	$0	$350,000	$0	$0	$0	$350,000

Project Description Worksheet

Project Name

Permanent Leak Detection

Managing City Department

Public Works Water Division

Project Type

☑ New ☐ Replacement ☐ Maintenance

Project Scope

Purchase permanent leak detection equipment.

Justification

Permanent leak detection is a system that relies on sensors and data collectors that are placed within the water distribution network and is capable of transmitting periodical data to a network management office. This data can be used to identify, localize, and pinpoint leaks. It is not uncommon to use a permanent leak detection system to detect leaks and a dynamic leak detection system like our existing leak detection equipment to pinpoint them.

Impact on Future Operating Budgets

A permanent leak detection system can inform the Water Division of the existence of a leak almost immediately, reducing water loss.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Equipment	$0	$0	$0	$750,000	$0	$750,000
Total	$0	$0	$0	$750,000	$0	$750,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$750,000	$0	$750,000
Total	$0	$0	$0	$750,000	$0	$750,000

Project Description Worksheet

Project Name

SCADA Replacement

Managing City Department

Public Works Water Division

Project Type

☐ New ☑ Replacement ☐ Maintenance

Project Scope

Replace SCADA equipment

Justification

The Water Division SCADA (Supervisory Control and Data Acquisition) system, installed in 2014, is critical for the City's water supply operations, allowing operators to monitor and control pumping operations. Upgrades and replacements are required as technology advances and the system ages.

Impact on Future Operating Budgets

Upgrading the SCADA system can improve reliability, security, and functionality.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Engineering Design	$0	$0	$0	$0	$30,000	$30,000
Total	$0	$0	$0	$0	$30,000	$30,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$0	$30,000	$30,000
Total	$0	$0	$0	$0	$30,000	$30,000

Project Description Worksheet

Project Name

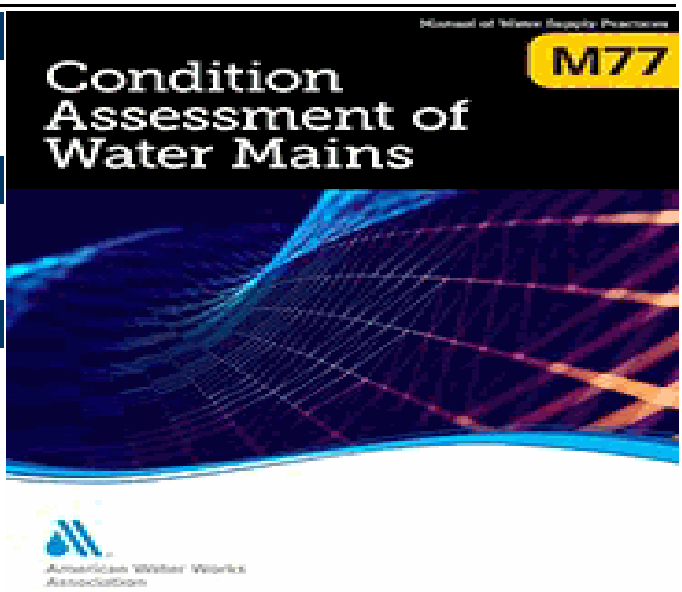
Water Main Condition Assessment

Managing City Department

Public Works Water Division

Project Type

☑ New ☐ Replacement ☐ Maintenance



Project Scope

Complete a condition assessment of large diameter water mains.

Justification

As the average age of the City's water infrastructures increases, we are increasingly challenged to maintain levels of service while keeping water affordable. Condition assessment helps to meet this challenge by identifying more precisely where money is best spent, leaving in place pipelines that have adequate integrity and preventing the unnecessary failures of others.

Impact on Future Operating Budgets

Condition Assessment is meant to assist with decision making regarding priority of water main replacement.

Costs & Funding

Project Costs	2025	2026	2027	2028	2029	Total
Other	$0	$0	$0	$0	$500,000	$500,000
Total	$0	$0	$0	$0	$500,000	$500,000

Funding Source	2025	2026	2027	2028	2029	Total
Water Fund	$0	$0	$0	$0	$500,000	$500,000
Total	$0	$0	$0	$0	$500,000	$500,000