CAPITAL IMPROVEMENT PLAN








2026-2030

City of Wheaton, Illinois
Capital Improvement Plan
Fiscal Years 2026 - 2030

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October 27, 2025

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 2026-2030 Capital Improvement Plan (CIP) is hereby presented for the period January 1, 2026, through December 31, 2030. 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 mainly focus on the City's infrastructure. Major repairs and maintenance of City facilities, as well as projects designed to meet

organizational needs for providing services to the community, are also included. Projects are ranked based on priority ratings developed by Department Heads and their senior staff related to their specific areas. The CIP team reviews these recommendations, considering factors such as compliance with federal or state legal mandates, high risk or liability associated with the project, availability of grant funding, and the overall benefit to the community.

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Analyzing and Evaluating Current Infrastructure

The City conducts comprehensive studies and develops long-term plans to assess and evaluate its infrastructure. These reports provide strategic guidance for the development of the City's infrastructure projects, including those detailed 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 varies depending on the type of project undertaken. For example, projects that involve the replacement of outdated equipment with new, energy-efficient equipment typically lead to lower energy, maintenance, or repair costs. On the other hand, projects that add new assets to the City's inventory are likely to incur additional ongoing expenses for

operations, repairs, and maintenance. The potential impact on operating costs is a key consideration in the approval process for projects.

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	• 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
	  • Video Streaming Services Tax
	  • 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 roads, sidewalks, bridges, 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.
- **General Obligation Bond Funds**. These funds are created when the City issues general obligation bonds to finance project expenditures.
    - **2018 General Obligation Bond Fund.** Established in 2018 to account for expenditures related to the Downtown Strategic and Streetscape Plan and other capital improvements. Financing was provided by a $10 million General Obligation Bond Issue.
    - **2026 General Obligation Bond Fund.** The City is considering issuing a $21.6 million general obligation bond in 2026 to finance the Police Station Remodel and the construction of a replacement (new) Fire Station #39.

C. Special Revenue Funds:

- **Motor Fuel Tax Fund**. This fund accounts 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 accounts 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. Essential activities include administration, operations, maintenance, capital improvements, and financing. The primary revenue source is the rates and fees charged for water utility services.
- **Sanitary Sewer Fund**. This fund accounts for the revenues and expenditures related to the operation of the City's sanitary sewer system. Essential activities 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 City's storm sewer system. Essential activities include administration, operations, maintenance, capital improvements, and financing. The primary revenue source is a stormwater utility fee.
- **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.

B. Internal Service Funds:

- **Capital Equipment Replacement Fund**. This fund accounts 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 the current equipment inventory.

- **Building Renewal Fund.** This fund accounts 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, storm sewer, and parking 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	Sanitary Sewer Improvements
Facilities Improvements	Sidewalk Improvements
Other Public Improvements	Storm Sewer Improvements
Parking Facilities\Lots Improvements	Traffic\Streetlight Improvements
Road Improvements	Water Improvements

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

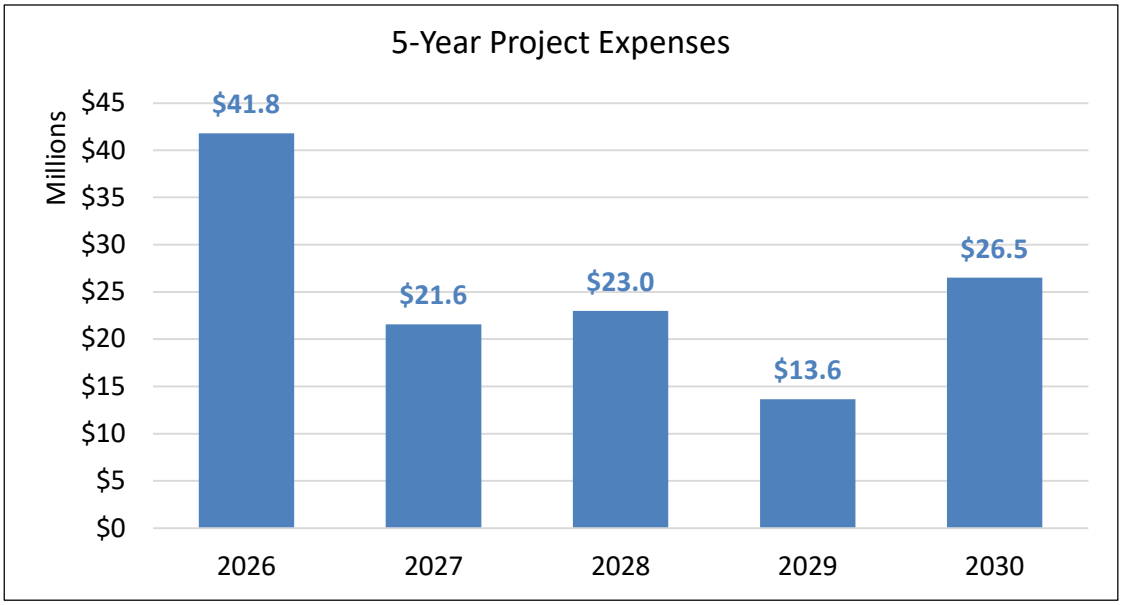
Project Types	
New	A project that adds to the current inventory of assets. Examples include adding new sidewalks at locations that previously did not exist and installing additional water mains, sanitary sewers, or storm sewers.
Replacement	A project that replaces a current asset. Examples include water 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 Downtown Strategic and Streetscape Plan and 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

Total project expenses are $126.5 million over the next five years, with annual project expenses ranging from $13.6 million to $41.8 million. A significant project expense is $21.6 million for facility improvements in 2026, including a Police Station Remodel ($10.7 million) and a replacement (new) Fire Station #39 ($10.0 million), which the City is considering financing with a general obligation bond. The plan also includes several larger projects, which are listed in later years, and will only proceed once funding is identified.



The following table shows the total expenses by project category. Road Improvements are the largest expense at $26.9 million (or 21.3%) of total project expenses, followed by $25.1 million (or 19.8%) for Storm Sewer Improvements, and $23.8 million (or 18.8%) for Facilities Improvements. Sanitary Sewer Improvements of $18.9 million (or 15.0%) and Water Improvements of $17.5 million (or 13.8%) round out the five largest expense categories.

5-Year Project Expenses
By Category

Project Category	5-Year Total	% of Total
Road Improvements	**$ 26,890,000**	**21.3%**
Storm Sewer Improvements	**25,104,000**	**19.8%**
Facilities Improvements	**23,797,405**	**18.8%**
Sanitary Sewer Improvements	**18,935,000**	**15.0%**
Water Improvements	**17,450,000**	**13.8%**
Sidewalk Improvements	5,200,000	4.1%
Bridges & Culverts	4,093,000	3.2%
Library Improvements	2,667,753	2.1%
Parking Improvements	1,666,099	1.3%
Traffic/Streetlight Improvements	375,000	0.3%
Other Public Improvements	340,000	0.3%
Total Project Expenses	**$ 126,518,257**	**100.0%**

2026 Project Expenses

The total estimated cost for projects for 2026 is $41.8 million. The following table shows the total expenses by project category for 2026 projects. Faciliites Improvements are the largest expense at $21.7 million (or 51.9%) of total 2026 project expenses, followed by $5.9 million (or 14.2%) for Road Improvements, $4.9 million (or 11.7%) for Sanitary Sewer Improvements, $2.7 million (or 6.4%) for Water Improvements, and $2.3 million (or 5.4%) for Sidewalk Improvements.

2026 Project Expenses
By Category

Project Category	2026 Projects	% of Total
Facilities Improvements	**$ 21,698,988**	**51.9%**
Road Improvements	**5,930,000**	**14.2%**
Sanitary Sewer Improvements	**4,870,000**	**11.7%**
Water Improvements	**2,669,000**	**6.4%**
Sidewalk Improvements	**2,250,000**	**5.4%**
Storm Sewer Improvements	1,875,000	4.5%
Bridges & Culverts	998,500	2.4%
Library Improvements	668,749	1.6%
Parking Improvements	420,000	1.0%
Other Public Improvements	340,000	0.8%
Traffic/Streetlight Improvements	75,000	0.2%
Total Project Expenses	**$ 41,795,237**	**100.0%**

Some of the noteworthy projects proposed for the 2026 Budget include:

- Police Station Remodel. $10.7 million, which is anticipated to be funded through the issuance of a general obligation bond in 2026.
- Fire Station #39 Replacement (New). A total of $10.0 million is budgeted for a full station replacement, which will be included in the general obligation bond along with the police station project.
- Basin 3 & 4 Discharge Improvements. The project will total $3.5 million in 2026. Engineering is set to be completed in 2025.
- Road, Sewer, Water Rehab Program. The entire program is budgeted for $3.9 million in 2026. The project includes $2.1 million for the road program, $1.5 million for water improvements, $0.2 million in storm sewer improvements, and $10,000 for sanitary sewer improvements.
- Sidewalk Improvements. Sidewalk improvement projects are budgeted at $2.3 million, $2.0 million for the new sidewalk program, and $0.3 million for sidewalk replacements.

All Project Funding Sources

The five-year project funding outlined in the CIP totals $126.5 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 2026 Budget, excluding the Police Station Remodel and Fire Station #39 replacement projects, 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 before moving forward.

Projects-Funding Sources

The following table shows the total anticipated funding sources for projects over the next five years. The Storm Sewer Fund is the largest funding source at $25.1 million (or 19.8%) of total anticipated funding sources, followed by $21.6 million (or 17.1%) from the 2026 General Obligatoin Bond Fund, $20.8 million (or 16.4%) from the Capital Projects Fund, $18.9 million (or 15.0%) from the Sanitary Sewer Fund, and $17.5 million (or 13.8%) from the Water Fund.

5-Year Project Funding Sources

Fund	5-Year Total	% of Total
Storm Sewer Fund	**$ 25,104,000**	**19.8%**
2026 GO Bond Fund	**21,584,774**	**17.1%**
Capital Projects Fund	**20,798,000**	**16.4%**
Sanitary Sewer Fund	**18,935,000**	**15.0%**
Water Fund	**17,450,000**	**13.8%**
Motor Fuel Tax Fund	14,600,000	11.5%
Library Building Renewal Fund	2,578,540	2.0%
Building Renewal Fund	2,212,631	1.7%
Parking Fund	1,666,099	1.3%
General Fund	1,500,000	1.2%
Library Cap Equip Rep Fund	89,213	0.1%
Total Project Funding Sources	**$ 126,518,257**	**100.0%**

The following table shows the grant funding for projects from 2021 to 2026 ($1.9 million). The American Rescue Plan Act (ARPA) provided the majority of funding, which totaled $4.9 million. ARPA funds were used for two (2) flood improvement projects ($2.2 million) and the New Sidewalk Program ($2.7 million). The DuPage County Stormwater ARPA grant of $0.8 million provided additional funding for the two (2) flood improvement projects. The State Rebuild Illinois Capital Program provided funding of $3.5 million for street reconstruction.

Grant Funded Projects
Fiscal Years 2021 – 2026

Projects	Grant	2021-2026 Amount
Sidewalks	ARPA	$ 2,659,645
Flood Improvement Projects (Dorset, Cadillac)	ARPA, DuPage County ARPA	3,027,014
Street Reconstruction	Rebuild Illinois	3,485,922
Library West Side Plaza Renovations	Federal	750,000
Sidewalks-Roosevelt Rd	State	360,000
Street Reconstruction-Gables Blvd	State	325,000
Winfield Creek & Roosevelt Rd Ped Bridge	State	250,000
LED Streetlight Replacement Program	Federal	115,730
Total		**$10,973,311**

Furthermore, the City actively pursues grant funding for various projects; however, securing these grants is becoming increasingly competitive. Several grant applications are currently under review for projects included in the CIP. Additionally, the City has received funding from the DuPage Mayors and Managers Conference (DMCC) through their Surface Transportation Program (STP). The STP Program, federally funded and administered by the Illinois Department of Transportation (IDOT), covers between 50% and 70% of road construction costs for collector streets classified as Federal Aid Urban Street (F.A.U.) routes.

2026 Project Funding Sources

The following table shows the funding sources for projects proposed for the 2026 Budget. The 2026 General Obligation Bond Fund is the largest anticipated funding source at $21.6 million (or 51.6%) of total funding sources, followed by $5.0 million (or 12.0%) from the Motor Fuel Tax Fund, $4.9 million (or 11.7%) from the Sanitary Sewer Fund, $4.3 million (or 10.3%) from the Capital Projects Fund, and $2.7 million (or 6.4%) from the Water Fund.

2026 Project Funding Sources

Fund	2026 Projects	% of Total
2026 GO Bond Fund	**$ 21,584,774**	**51.6%**
Motor Fuel Tax Fund	**5,000,000**	**12.0%**
Sanitary Sewer Fund	**4,870,000**	**11.7%**
Capital Projects Fund	**4,293,500**	**10.3%**
Water Fund	**2,669,000**	**6.4%**
Storm Sewer Fund	1,875,000	4.5%
Library Building Renewal Fund	609,483	1.5%
Parking Fund	420,000	1.0%
General Fund	300,000	0.7%
Building Renewal Fund	114,214	0.3%
Library Cap Equip Rep Fund	59,266	0.1%
Total Project Funding Sources	**$ 41,795,237**	**100.0%**

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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Capital Improvement Plan
Fiscal Years 2026 - 2030
Summary of Project Expenses and Funding Sources
Proposed Projects

Project Expenses	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Bridges & Culverts Improvements	762,000	77,100	998,500	180,000	1,741,500	1,136,500	36,500	**4,093,000**
Facilities Improvements	3,092,500	2,394,570	21,698,988	1,152,928	310,646	62,066	572,777	**23,797,405**
Library Improvements	1,741,002	1,035,426	668,749	769,004	-	1,230,000	-	**2,667,753**
Other Public Improvements	385,000	21,500	340,000	-	-	-	-	**340,000**
Parking Improvements	250,000	10,000	420,000	475,000	25,000	445,000	301,099	**1,666,099**
Road Improvements	6,520,000	7,070,210	5,930,000	7,100,000	5,570,000	4,290,000	4,000,000	**26,890,000**
Sanitary Sewer Improvements	5,259,000	515,335	4,870,000	1,060,000	535,000	1,410,000	11,060,000	**18,935,000**
Sidewalk Improvements	2,563,750	1,600,000	2,250,000	1,850,000	300,000	400,000	400,000	**5,200,000**
Storm Sewer Improvements	1,565,000	1,007,300	1,875,000	4,275,000	10,405,000	1,437,000	7,112,000	**25,104,000**
Traffic/Streetlight Improvements	75,000	75,000	75,000	75,000	75,000	75,000	75,000	**375,000**
Water Improvements	4,107,000	2,675,795	2,669,000	4,636,000	4,025,000	3,150,000	2,970,000	**17,450,000**
Total Project Expenses	**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**

Project Funding Sources	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
2026 GO Bond Fund	-	-	21,584,774	-	-	-	-	**21,584,774**
Building Renewal Fund	982,500	1,006,800	114,214	1,152,928	310,646	62,066	572,777	**2,212,631**
Capital Projects Fund	7,855,750	8,543,810	4,293,500	6,505,000	4,986,500	3,201,500	1,811,500	**20,798,000**
General Fund	300,000	300,000	300,000	300,000	300,000	300,000	300,000	**1,500,000**
Library Building Renewal Fund	1,691,736	906,800	609,483	739,057	-	1,230,000	-	**2,578,540**
Library Cap Equip Rplcmnt Fund	49,266	128,626	59,266	29,947	-	-	-	**89,213**
Motor Fuel Tax Fund	2,100,000	-	5,000,000	2,400,000	2,400,000	2,400,000	2,400,000	**14,600,000**
Parking Fund	250,000	10,000	420,000	475,000	25,000	445,000	301,099	**1,666,099**
Sanitary Sewer Fund	5,259,000	515,335	4,870,000	1,060,000	535,000	1,410,000	11,060,000	**18,935,000**
Storm Sewer Fund	1,565,000	1,007,300	1,875,000	4,275,000	10,405,000	1,437,000	7,112,000	**25,104,000**
TIF 3 Courthouse Redev Fund	2,120,000	1,387,770	-	-	-	-	-	**-**
Water Fund	4,147,000	2,675,795	2,669,000	4,636,000	4,025,000	3,150,000	2,970,000	**17,450,000**
Total Project Funding Sources	**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**

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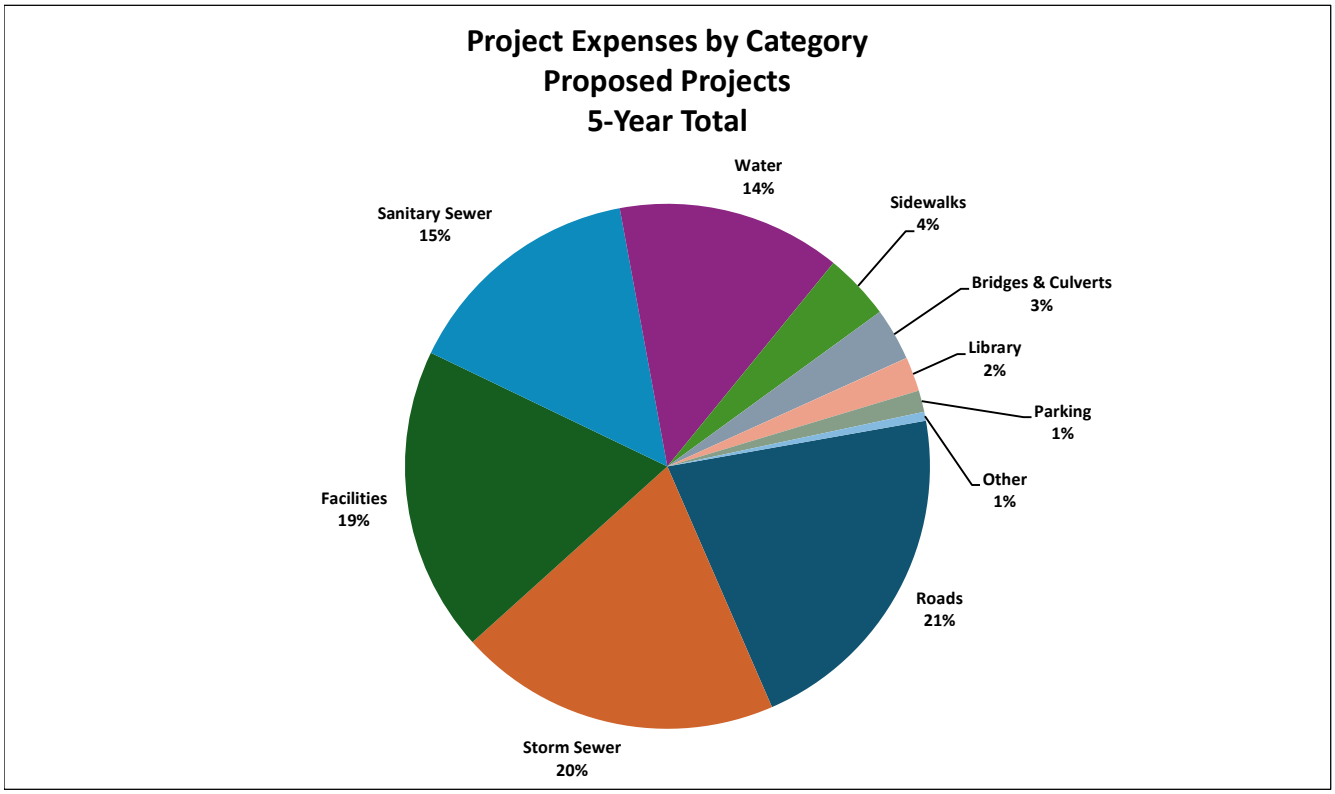
Summary of Project Expenses by Category
Proposed Projects

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Road Improvements	6,520,000	7,070,210	5,930,000	7,100,000	5,570,000	4,290,000	4,000,000	**26,890,000**
Storm Sewer Improvements	1,565,000	1,007,300	1,875,000	4,275,000	10,405,000	1,437,000	7,112,000	**25,104,000**
Facilities Improvements	3,092,500	2,394,570	21,698,988	1,152,928	310,646	62,066	572,777	**23,797,405**
Sanitary Sewer Improvements	5,259,000	515,335	4,870,000	1,060,000	535,000	1,410,000	11,060,000	**18,935,000**
Water Improvements	4,107,000	2,675,795	2,669,000	4,636,000	4,025,000	3,150,000	2,970,000	**17,450,000**
Sidewalk Improvements	2,563,750	1,600,000	2,250,000	1,850,000	300,000	400,000	400,000	**5,200,000**
Bridges & Culverts Improvements	762,000	77,100	998,500	180,000	1,741,500	1,136,500	36,500	**4,093,000**
Library Improvements	1,741,002	1,035,426	668,749	769,004	-	1,230,000	-	**2,667,753**
Parking Improvements	250,000	10,000	420,000	475,000	25,000	445,000	301,099	**1,666,099**
Other Public Improvements	385,000	21,500	340,000	-	-	-	-	**340,000**
Traffic/Streetlight Improvements	75,000	75,000	75,000	75,000	75,000	75,000	75,000	**375,000**
Total Project Expenses	**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**



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Capital Improvement Plan
Fiscal Years 2026 - 2030
Schedule of All Project Expenses by Category

Project Category	Proposed/ Other	Project Name	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Bridges & Culverts	Proposed	Bridge Structure Inspections	32,000	41,600	36,500	30,000	36,500	36,500	36,500	**176,000**
		Butterfield Road/Windsor Channel Pedestrian Bridge	105,000	22,600	155,000	-	-	-	-	**155,000**
		Lincoln Avenue Bridge Replacement	-	-	-	-	125,000	1,100,000	-	**1,225,000**
		Manchester Road/Wesley St. Bridge Rehab & Painting	450,000	-	450,000	-	-	-	-	**450,000**
		Roosevelt Road/Winfield Creek Pedestrian Bridge	175,000	12,900	357,000	-	-	-	-	**357,000**
		Stronebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
	Proposed Total		**762,000**	**77,100**	**998,500**	**180,000**	**1,741,500**	**1,136,500**	**36,500**	**4,093,000**
Total Bridges & Culverts Improvements			**762,000**	**77,100**	**998,500**	**180,000**	**1,741,500**	**1,136,500**	**36,500**	**4,093,000**
Facilities Improvements	Proposed	Building Space Study (FS 39, PS, PW)	300,000	334,950	-	-	-	-	-	**-**
		City Hall - Elevator Replacement	-	-	-	-	-	-	249,698	**249,698**
		City Hall - Improvements	-	-	104,214	-	-	-	-	**104,214**
		City Hall - Windows Replacement	-	-	-	-	-	-	323,079	**323,079**
		City Hall Annex - Roof Top Units Replacement	225,000	201,500	-	-	-	-	-	**-**
		Fire Station 37 - Generator Replacement	-	-	-	27,000	250,000	-	-	**277,000**
		Fire Station 37 - Improvements	-	-	-	-	60,646	-	-	**60,646**
		Fire Station 38 - Generator Replacement	161,500	9,600	360,000	-	-	-	-	**360,000**
		Fire Station 38 - Improvements	-	-	-	-	-	62,066	-	**62,066**
		Fire Station 39 - Replacement	-	-	10,000,000	-	-	-	-	**10,000,000**
		Police Station - Generator Replacement	296,000	42,250	553,274	-	-	-	-	**553,274**
		Police Station - Remodel	-	-	10,671,500	-	-	-	-	**10,671,500**
		Public Works - Concrete Floor Repairs	-	-	10,000	790,000	-	-	-	**800,000**
		Public Works - Improvements	-	-	-	147,563	-	-	-	**147,563**
		Public Works - Roof Repairs	-	-	-	188,365	-	-	-	**188,365**
		Public Works - Trench Drains Replacement	-	418,500	-	-	-	-	-	**-**
		Water - Exterior Building Renovation	2,070,000	1,387,770	-	-	-	-	-	**-**
	Proposed Total		**3,052,500**	**2,394,570**	**21,698,988**	**1,152,928**	**310,646**	**62,066**	**572,777**	**23,797,405**
Total Facilities Improvements			**3,052,500**	**2,394,570**	**21,698,988**	**1,152,928**	**310,646**	**62,066**	**572,777**	**23,797,405**
Library Improvements	Proposed	Library - Building Renovations	49,266	128,626	-	-	-	-	-	**-**
		Library - Early Childhood Center	-	-	-	374,114	-	-	-	**374,114**
		Library - Parking Lot Sealcoating	13,000	13,000	-	-	-	-	-	**-**
		Library - Roof Replacement	-	-	-	-	-	1,230,000	-	**1,230,000**
		Library - Tech Center	308,183	-	340,061	-	-	-	-	**340,061**
		Library - Teen Space	281,300	-	298,688	-	-	-	-	**298,688**
		Library - Tween Maker Space	-	-	-	114,486	-	-	-	**114,486**
		Library - West Side Plaza Replacement	1,089,253	893,800	-	-	-	-	-	**-**
		Library - Youth Entry and Meeting Room Upgrade	-	-	-	280,404	-	-	-	**280,404**
		Library - Youth Entryway Stairs Carpet	-	-	20,000	-	-	-	-	**20,000**
		Library - Youth Programming Room Tables	-	-	10,000	-	-	-	-	**10,000**
	Proposed Total		**1,741,002**	**1,035,426**	**668,749**	**769,004**	**-**	**1,230,000**	**-**	**2,667,753**
Total Library Improvements			**1,741,002**	**1,035,426**	**668,749**	**769,004**	**-**	**1,230,000**	**-**	**2,667,753**
Other Public Improvements	Proposed	Adams Park Renovation Implementation	-	-	200,000	-	-	-	-	**200,000**
		Block 320 - Redevelopment Projects	50,000	-	-	-	-	-	-	**-**
		College Avenue Streetscape Study	50,000	-	50,000	-	-	-	-	**50,000**
		Gary Ave Streetlights	100,000	-	-	-	-	-	-	**-**
		High Knob Subdivision - Parkway Improvements	25,000	21,500	90,000	-	-	-	-	**90,000**
		Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	**-**
	Proposed Total		**385,000**	**21,500**	**340,000**	**-**	**-**	**-**	**-**	**340,000**
Total Other Public Improvements			**385,000**	**21,500**	**340,000**	**-**	**-**	**-**	**-**	**340,000**
Parking Facilities/Lots Improvements	Proposed	City Parking Lots - Sealcoating	23,000	-	23,000	-	-	-	-	**23,000**
		College Ave Train Station - Gate Replacement	-	-	22,000	-	-	-	-	**22,000**
		College Ave Train Station - Improvements	-	-	-	-	-	-	10,250	**10,250**
		College Ave Train Station - Parking/Sidewalks	-	-	-	-	-	-	232,463	**232,463**
		College Ave Train Station - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
		Downtown Train Station - Concrete Replacement	150,000	-	150,000	-	-	-	-	**150,000**
		Downtown Train Station - Improvements	-	-	-	-	-	-	33,386	**33,386**
		Parking Garages - Sealant Replacements	47,000	10,000	50,000	25,000	25,000	25,000	25,000	**150,000**
		Parking Garages 5-Year Repair	-	-	25,000	450,000	-	-	-	**475,000**
		Parking Lot 9 - Resurfacing	30,000	-	-	-	-	420,000	-	**420,000**
	Proposed Total		**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
Total Parking Facilities/Lots Improvements			**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
Road Improvements	Proposed	Alley DD Reconstruction	200,000	28,950	200,000	-	-	-	-	**200,000**
		Collector Street Resurfacing Project (LAFO/FAUS)	180,000	160,000	250,000	960,000	1,440,000	-	-	**2,650,000**
		Concrete Streets Panel Replacement	150,000	150,000	150,000	-	-	-	-	**150,000**
		Gary Avenue Reconstruction - FAU Routes - Roads	2,090,000	2,091,400	100,000	-	-	-	-	**100,000**
		LAFO/FAUS - Main St	-	8,550	-	-	-	-	-	**-**
		LAFO/FAUS - Manchester Rd	-	166,000	-	-	-	-	-	**-**
		LAFO/FAUS - N President St	-	135,500	-	-	-	-	-	**-**
		LAFO/FAUS - President/Blanchard	-	97,400	-	-	-	-	-	**-**
		Ott Avenue Improvements	-	-	20,000	-	-	-	-	**20,000**
		Pavement Condition Rating Analysis	-	-	-	40,000	-	-	40,000	**80,000**
		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	2,499,110	2,140,000	2,440,000	2,440,000	2,440,000	2,440,000	**11,900,000**
		Roadway Reconstruction	-	14,200	1,100,000	2,000,000	-	-	-	**3,100,000**
		Street Reconstruction	1,260,000	1,200,000	1,370,000	1,160,000	1,190,000	1,350,000	1,020,000	**6,090,000**
		Surface Treatment Program	100,000	101,500	100,000	100,000	100,000	100,000	100,000	**500,000**
		Traffic Calming Study - Washington/Harrison	-	17,600	100,000	-	-	-	-	**100,000**
	Proposed Total		**6,520,000**	**7,070,210**	**5,930,000**	**7,100,000**	**5,570,000**	**4,290,000**	**4,000,000**	**26,890,000**
Total Road Improvements			**6,520,000**	**7,070,210**	**5,930,000**	**7,100,000**	**5,570,000**	**4,290,000**	**4,000,000**	**26,890,000**
Sanitary Sewer Improvements	Proposed	Albright Lift Station Rehabilitation	250,000	45,000	320,000	-	-	-	-	**320,000**
		Blacksmith Wet Well Rehabilitation	300,000	45,000	335,000	-	-	-	-	**335,000**
		Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	**-**
		Bypass Pump Noise Reducing Encasement	64,000	64,000	-	-	-	-	-	**-**
		College Avenue Utility Replacements	375,000	-	-	375,000	-	-	-	**375,000**
		Elm and Blanchard Trunk Sewer	-	-	-	-	-	800,000	8,800,000	**9,600,000**
		Road, Sewer, Water Rehab Program - Sanitary	10,000	7,980	10,000	10,000	10,000	10,000	10,000	**50,000**

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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030
Schedule of All Project Expenses by Category

Project Category	Proposed/ Other	Project Name	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
		Sanitary Manhole Rehabilitation	75,000	61,500	-	150,000	-	150,000	-	**300,000**
		Sanitary Sewer Cap. Assurance - Flow Metering	-	-	-	75,000	75,000	-	-	**150,000**
		Sanitary Sewer Rehabilitation Program	100,000	109,000	200,000	200,000	200,000	200,000	200,000	**1,000,000**
		Sanitary Sewer Replacement (HDPE)	-	-	-	150,000	150,000	150,000	150,000	**600,000**
		Service Lateral Rehab - Chemical Grouting	300,000	46,585	300,000	100,000	100,000	100,000	100,000	**700,000**
		SSCAP - Basin 3 & 4 Discharge Improvement	3,750,000	78,650	3,605,000	-	-	-	-	**3,605,000**
		Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,800,000	**1,800,000**
		Willow Ave Utility Improvements - Sanitary	-	22,620	100,000	-	-	-	-	**100,000**
	Proposed Total		**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
Total Sanitary Sewer Improvements			**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
Sidewalk Improvements	Proposed	New Sidewalk Program	2,020,000	1,350,000	1,950,000	1,550,000	-	-	-	**3,500,000**
		Roosevelt Road Sidewalk Improvements	293,750	-	-	-	-	-	-	**-**
		Sidewalk Replacement Program	250,000	250,000	300,000	300,000	300,000	400,000	400,000	**1,700,000**
	Proposed Total		**2,563,750**	**1,600,000**	**2,250,000**	**1,850,000**	**300,000**	**400,000**	**400,000**	**5,200,000**
Total Sidewalk Improvements			**2,563,750**	**1,600,000**	**2,250,000**	**1,850,000**	**300,000**	**400,000**	**400,000**	**5,200,000**
Storm Sewer Improvements	Proposed	Alley DD Reconstruction	350,000	-	350,000	-	-	-	-	**350,000**
		Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	**-**
		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	**1,980,000**
		Glendale Floodprone Capital Project	225,000	51,800	350,000	-	-	-	-	**350,000**
		Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	**390,000**
		Mayo Floodprone Capital Project	-	-	-	-	-	-	1,035,000	**1,035,000**
		Ott Avenue Improvements	-	-	35,000	-	-	-	-	**35,000**
		Overland Flooding Cost Share Program	100,000	-	100,000	100,000	100,000	100,000	100,000	**500,000**
		Pershing East Floodprone Capital Project	-	-	-	800,000	5,400,000	-	-	**6,200,000**
		Pumping Station Rehabilitation - Lake "A"	-	-	50,000	350,000	-	-	-	**400,000**
		Road, Sewer, Water Rehab Program - Storm	200,000	200,000	200,000	200,000	200,000	200,000	200,000	**1,000,000**
		Storm Sewer Rehabilitation Program	100,000	90,500	100,000	100,000	100,000	100,000	100,000	**500,000**
		Storm Sewer Replacement Program	215,000	310,000	215,000	215,000	215,000	242,000	242,000	**1,129,000**
		Streams Lakes Meander	-	-	-	250,000	3,200,000	35,000	35,000	**3,520,000**
		TCR Floodprone Capital Project	-	-	250,000	2,160,000	-	-	-	**2,410,000**
		The North Main Street Dredging Project	-	-	-	-	430,000	-	-	**430,000**
		Thomas Floodprone Capital Project	-	-	-	-	-	-	4,250,000	**4,250,000**
		Thomas Road Drainage Improvement Project	290,000	290,000	-	-	-	-	-	**-**
		Yard Flooding Cost Share Program	50,000	30,000	50,000	50,000	50,000	50,000	50,000	**250,000**
	Proposed Total		**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**7,112,000**	**25,104,000**
	Other	Spring Brook #1 Rehabilitation	-	-	-	-	-	-	23,000,000	**23,000,000**
	Other Total		**-**	**-**	**-**	**-**	**-**	**-**	**23,000,000**	**23,000,000**
Total Storm Sewer Improvements			**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**30,112,000**	**48,104,000**
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**
Total Traffic/Streetlight Improvements			**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**
Water Improvements	Proposed	Advanced Metering Infrastructure	-	-	-	-	500,000	-	-	**500,000**
		Basin 3 & 4 Discharge Improvement - Water	-	21,200	60,000	-	-	-	-	**60,000**
		College Avenue Utility Replacements	225,000	-	-	225,000	-	-	-	**225,000**
		Countryside Pump Station Repairs	-	-	-	-	-	-	50,000	**50,000**
		Flow Control Valves	315,000	-	315,000	-	-	-	-	**315,000**
		Impact Wrench Kit	15,000	10,275	-	-	-	-	-	**-**
		Inspection - Well 11	-	-	-	-	75,000	-	-	**75,000**
		Inspection - Well 6	-	-	-	80,000	-	-	-	**80,000**
		Inspection - Well 7	75,000	75,000	-	-	-	-	-	**-**
		Lead Service Line Replacements	668,000	430,000	486,000	486,000	-	-	-	**972,000**
		Manchester Water Tower	-	43,900	-	-	-	-	-	**-**
		Naperville Road Water Main Replacement	-	-	78,000	-	830,000	-	-	**908,000**
		Permanent Leak Detection	-	-	-	750,000	-	-	-	**750,000**
		President Street Pump Station Repairs	500,000	-	25,000	475,000	-	-	-	**500,000**
		Reber St. Generator	-	116,815	-	-	-	-	-	**-**
		Road, Sewer, Water Rehab Program - Water	1,500,000	1,335,405	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	**7,500,000**
		SCADA Replacement	-	-	-	-	-	30,000	300,000	**330,000**
		Variable Frequency Drives	700,000	497,300	-	-	-	-	-	**-**
		Water Asset Evaluation	109,000	109,000	-	-	-	-	-	**-**
		Water Main Condition Assessment	-	-	-	-	-	500,000	-	**500,000**
		Water Main Replacement Program	-	-	20,000	1,120,000	1,120,000	1,120,000	1,120,000	**4,500,000**
		Willow Ave Utility Improvements	-	36,900	185,000	-	-	-	-	**185,000**
	Proposed Total		**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
Total Water Improvements			**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
Total Proposed Projects			**26,280,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**
Total Other Projects			**-**	**-**	**-**	**-**	**-**	**-**	**23,000,000**	**23,000,000**
Grand Total Project Expenses			**26,280,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**49,527,376**	**149,518,257**

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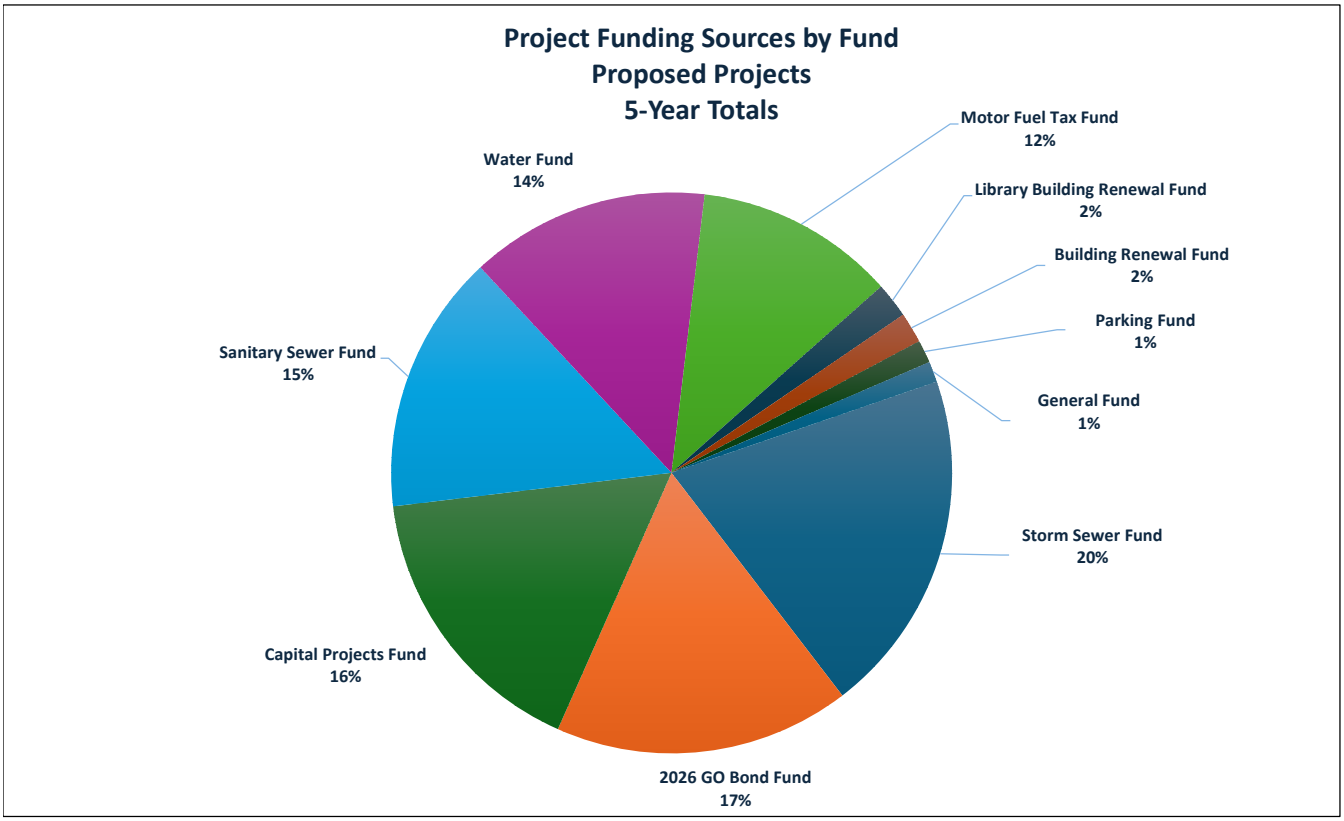
City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030
Summary of Project Expenses by Funding Source
Proposed Projects

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Storm Sewer Fund	1,565,000	1,007,300	1,875,000	4,275,000	10,405,000	1,437,000	7,112,000	**25,104,000**
2026 GO Bond Fund	-	-	21,584,774	-	-	-	-	**21,584,774**
Capital Projects Fund	7,855,750	8,543,810	4,293,500	6,505,000	4,986,500	3,201,500	1,811,500	**20,798,000**
Sanitary Sewer Fund	5,259,000	515,335	4,870,000	1,060,000	535,000	1,410,000	11,060,000	**18,935,000**
Water Fund	4,147,000	2,675,795	2,669,000	4,636,000	4,025,000	3,150,000	2,970,000	**17,450,000**
Motor Fuel Tax Fund	2,100,000	-	5,000,000	2,400,000	2,400,000	2,400,000	2,400,000	**14,600,000**
Library Building Renewal Fund	1,691,736	906,800	609,483	739,057	-	1,230,000	-	**2,578,540**
Building Renewal Fund	982,500	1,006,800	114,214	1,152,928	310,646	62,066	572,777	**2,212,631**
Parking Fund	250,000	10,000	420,000	475,000	25,000	445,000	301,099	**1,666,099**
General Fund	300,000	300,000	300,000	300,000	300,000	300,000	300,000	**1,500,000**
Library Cap Equip Rplcmnt Fund	49,266	128,626	59,266	29,947	-	-	-	**89,213**
TIF 3 Courthouse Redev Fund	2,120,000	1,387,770	-	-	-	-	-	**-**
Total Project Expenses	**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**



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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030
Schedule of All Project Expenses by Funding Sources
Proposed Projects

Fund	Project Category	Proposed/ Other	Project Name	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
2026 GO Bond Fund	Facilities Improvements	Proposed	Fire Station 38 - Generator Replacement	-	-	360,000	-	-	-	-	360,000
			Fire Station 39 - Replacement	-	-	10,000,000	-	-	-	-	10,000,000
			Police Station - Generator Replacement	-	-	553,274	-	-	-	-	553,274
			Police Station - Remodel	-	-	10,671,500	-	-	-	-	10,671,500
		Proposed Total		-	-	21,584,774	-	-	-	-	21,584,774
	Facilities Improvements Total			-	-	21,584,774	-	-	-	-	21,584,774
2026 GO Bond Fund Total				-	-	21,584,774	-	-	-	-	21,584,774
Building Renewal Fund	Facilities Improvements	Proposed	Building Space Study (FS 39, PS, PW)	300,000	334,950	-	-	-	-	-	-
			City Hall - Elevator Replacement	-	-	-	-	-	-	249,698	249,698
			City Hall - Improvements	-	-	104,214	-	-	-	-	104,214
			City Hall - Windows Replacement	-	-	-	-	-	-	323,079	323,079
			City Hall Annex - Roof Top Units Replacement	225,000	201,500	-	-	-	-	-	-
			Fire Station 37 - Generator Replacement	-	-	-	27,000	250,000	-	-	277,000
			Fire Station 37 - Improvements	-	-	-	-	60,646	-	-	60,646
			Fire Station 38 - Generator Replacement	161,500	9,600	-	-	-	-	-	-
			Fire Station 38 - Improvements	-	-	-	-	-	62,066	-	62,066
			Police Station - Generator Replacement	296,000	42,250	-	-	-	-	-	-
			Public Works - Concrete Floor Repairs	-	-	10,000	790,000	-	-	-	800,000
			Public Works - Improvements	-	-	-	147,563	-	-	-	147,563
			Public Works - Roof Repairs	-	-	-	188,365	-	-	-	188,365
			Public Works - Trench Drains Replacement	-	418,500	-	-	-	-	-	-
		Proposed Total		982,500	1,006,800	114,214	1,152,928	310,646	62,066	572,777	2,212,631
	Facilities Improvements Total			982,500	1,006,800	114,214	1,152,928	310,646	62,066	572,777	2,212,631
Building Renewal Fund Total				982,500	1,006,800	114,214	1,152,928	310,646	62,066	572,777	2,212,631
Capital Projects Fund	Bridges & Culverts	Proposed	Bridge Structure Inspections	32,000	41,600	36,500	30,000	36,500	36,500	36,500	176,000
			Butterfield Road/Windsor Channel Pedestrian Bridge	105,000	22,600	155,000	-	-	-	-	155,000
			Lincoln Avenue Bridge Replacement	-	-	-	-	125,000	1,100,000	-	1,225,000
			Manchester Road/Wesley St. Bridge Rehab & Painting	450,000	-	450,000	-	-	-	-	450,000
			Roosevelt Road/Winfield Creek Pedestrian Bridge	175,000	12,900	357,000	-	-	-	-	357,000
			Stronebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	1,730,000
		Proposed Total		762,000	77,100	998,500	180,000	1,741,500	1,136,500	36,500	4,093,000
	Bridges & Culverts Total			762,000	77,100	998,500	180,000	1,741,500	1,136,500	36,500	4,093,000
	Other Public Improvements	Proposed	Adams Park Renovation Implementation	-	-	200,000	-	-	-	-	200,000
			College Avenue Streetscape Study	50,000	-	50,000	-	-	-	-	50,000
			Gary Ave Streetlights	100,000	-	-	-	-	-	-	-
			High Knob Subdivision - Parkway Improvements	25,000	21,500	90,000	-	-	-	-	90,000
			Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
		Proposed Total		335,000	21,500	340,000	-	-	-	-	340,000
	Other Public Improvements Total			335,000	21,500	340,000	-	-	-	-	340,000
	Road Improvements	Proposed	Alley DD Reconstruction	200,000	28,950	200,000	-	-	-	-	200,000
			Collector Street Resurfacing Project (LAFO/FAUS)	180,000	160,000	250,000	960,000	1,440,000	-	-	2,650,000
			Concrete Streets Panel Replacement	150,000	150,000	150,000	-	-	-	-	150,000
			Gary Avenue Reconstruction - FAU Routes - Roads	2,090,000	2,091,400	100,000	-	-	-	-	100,000
			LAFO/FAUS - Main St	-	8,550	-	-	-	-	-	-
			LAFO/FAUS - Manchester Rd	-	166,000	-	-	-	-	-	-
			LAFO/FAUS - N President St	-	135,500	-	-	-	-	-	-
			LAFO/FAUS - President/Blanchard	-	97,400	-	-	-	-	-	-
			Ott Avenue Improvements	-	-	20,000	-	-	-	-	20,000
			Pavement Condition Rating Analysis	-	-	-	40,000	-	-	40,000	80,000
			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	2,499,110	40,000	40,000	40,000	40,000	40,000	200,000
			Roadway Reconstruction	-	14,200	1,100,000	2,000,000	-	-	-	3,100,000
			Street Reconstruction	1,260,000	1,200,000	270,000	1,160,000	1,190,000	1,350,000	1,020,000	4,990,000
			Surface Treatment Program	100,000	101,500	100,000	100,000	100,000	100,000	100,000	500,000
			Traffic Calming Study - Washington/Harrison	-	17,600	100,000	-	-	-	-	100,000
		Proposed Total		4,120,000	6,770,210	2,430,000	4,400,000	2,870,000	1,590,000	1,300,000	12,590,000
	Road Improvements Total			4,120,000	6,770,210	2,430,000	4,400,000	2,870,000	1,590,000	1,300,000	12,590,000
	Sidewalk Improvements	Proposed	New Sidewalk Program	2,020,000	1,350,000	150,000	1,550,000	-	-	-	1,700,000
			Roosevelt Road Sidewalk Improvements	293,750	-	-	-	-	-	-	-
			Sidewalk Replacement Program	250,000	250,000	300,000	300,000	300,000	400,000	400,000	1,700,000
		Proposed Total		2,563,750	1,600,000	450,000	1,850,000	300,000	400,000	400,000	3,400,000
	Sidewalk Improvements Total			2,563,750	1,600,000	450,000	1,850,000	300,000	400,000	400,000	3,400,000
	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				7,855,750	8,543,810	4,293,500	6,505,000	4,986,500	3,201,500	1,811,500	20,798,000
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
General Fund Total				300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000
Library Building Renewal Fund	Library Improvements	Proposed	Library - Early Childhood Center	-	-	-	367,110	-	-	-	367,110
			Library - Parking Lot Sealcoating	13,000	13,000	-	-	-	-	-	-
			Library - Roof Replacement	-	-	-	-	-	1,230,000	-	1,230,000
			Library - Tech Center	308,183	-	308,183	-	-	-	-	308,183
			Library - Teen Space	281,300	-	281,300	-	-	-	-	281,300
			Library - Tween Maker Space	-	-	-	96,373	-	-	-	96,373
			Library - West Side Plaza Replacement	1,089,253	893,800	-	-	-	-	-	-
			Library - Youth Entry and Meeting Room Upgrade	-	-	-	275,574	-	-	-	275,574
			Library - Youth Entryway Stairs Carpet	-	-	20,000	-	-	-	-	20,000
		Proposed Total		1,691,736	906,800	609,483	739,057	-	1,230,000	-	2,578,540
	Library Improvements Total			1,691,736	906,800	609,483	739,057	-	1,230,000	-	2,578,540
Library Building Renewal Fund Total				1,691,736	906,800	609,483	739,057	-	1,230,000	-	2,578,540
Library Capital Equipment Replacement Fund	Library Improvements	Proposed	Library - Building Renovations	49,266	128,626	-	-	-	-	-	-
			Library - Early Childhood Center	-	-	-	7,004	-	-	-	7,004
			Library - Tech Center	-	-	31,878	-	-	-	-	31,878
			Library - Teen Space	-	-	17,388	-	-	-	-	17,388
			Library - Tween Maker Space	-	-	-	18,113	-	-	-	18,113
			Library - Youth Entry and Meeting Room Upgrade	-	-	-	4,830	-	-	-	4,830
			Library - Youth Programming Room Tables	-	-	10,000	-	-	-	-	10,000
		Proposed Total		49,266	128,626	59,266	29,947	-	-	-	89,213
	Library Improvements Total			49,266	128,626	59,266	29,947	-	-	-	89,213
Library Capital Equipment Replacement Fund Total				49,266	128,626	59,266	29,947	-	-	-	89,213
Motor Fuel Tax Fund	Road Improvements	Proposed	Road, Sewer, Water Rehab Program - Roads	2,100,000	-	2,100,000	2,400,000	2,400,000	2,400,000	2,400,000	11,700,000
			Street Reconstruction	-	-	1,100,000	-	-	-	-	1,100,000
		Proposed Total		2,100,000	-	3,200,000	2,400,000	2,400,000	2,400,000	2,400,000	12,800,000
	Road Improvements Total			2,100,000	-	3,200,000	2,400,000	2,400,000	2,400,000	2,400,000	12,800,000
	Sidewalk Improvements	Proposed	New Sidewalk Program	-	-	1,800,000	-	-	-	-	1,800,000
		Proposed Total		-	-	1,800,000	-	-	-	-	1,800,000
	Sidewalk Improvements Total			-	-	1,800,000	-	-	-	-	1,800,000
Motor Fuel Tax Fund Total				2,100,000	-	5,000,000	2,400,000	2,400,000	2,400,000	2,400,000	14,600,000

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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030
Schedule of All Project Expenses by Funding Sources
Proposed Projects

Fund	Project Category	Proposed/ Other	Project Name	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Parking Fund	Parking Improvements	Proposed	City Parking Lots - Sealcoating	23,000	-	23,000	-	-	-	-	23,000
			College Ave Train Station - Gate Replacement	-	-	22,000	-	-	-	-	22,000
			College Ave Train Station - Improvements	-	-	-	-	-	-	10,250	10,250
			College Ave Train Station - Parking/Sidewalks	-	-	-	-	-	-	232,463	232,463
			College Ave Train Station - Roof Replacement	-	-	150,000	-	-	-	-	150,000
			Downtown Train Station - Concrete Replacement	150,000	-	150,000	-	-	-	-	150,000
			Downtown Train Station - Improvements	-	-	-	-	-	-	33,386	33,386
			Parking Garages - Sealant Replacements	47,000	10,000	50,000	25,000	25,000	25,000	25,000	150,000
			Parking Garages 5-Year Repair	-	-	25,000	450,000	-	-	-	475,000
			Parking Lot 9 - Resurfacing	30,000	-	-	-	-	420,000	-	420,000
		Proposed Total		**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
	Parking Improvements Total			**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
Parking Fund Total				**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
Sanitary Sewer Fund	Sanitary Sewer Improvements	Proposed	Albright Lift Station Rehabilitation	250,000	45,000	320,000	-	-	-	-	320,000
			Blacksmith Wet Well Rehabilitation	300,000	45,000	335,000	-	-	-	-	335,000
			Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	-
			Bypass Pump Noise Reducing Encasement	64,000	64,000	-	-	-	-	-	-
			College Avenue Utility Replacements	375,000	-	-	375,000	-	-	-	375,000
			Elm and Blanchard Trunk Sewer	-	-	-	-	-	800,000	8,800,000	9,600,000
			Road, Sewer, Water Rehab Program - Sanitary	10,000	7,980	10,000	10,000	10,000	10,000	10,000	50,000
			Sanitary Manhole Rehabilitation	75,000	61,500	-	150,000	-	150,000	-	300,000
			Sanitary Sewer Cap. Assurance - Flow Metering	-	-	-	75,000	75,000	-	-	150,000
			Sanitary Sewer Rehabilitation Program	100,000	109,000	200,000	200,000	200,000	200,000	200,000	1,000,000
			Sanitary Sewer Replacement (HDPE)	-	-	-	150,000	150,000	150,000	150,000	600,000
			Service Lateral Rehab - Chemical Grouting	300,000	46,585	300,000	100,000	100,000	100,000	100,000	700,000
			SSCAP - Basin 3 & 4 Discharge Improvement	3,750,000	78,650	3,605,000	-	-	-	-	3,605,000
			Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,800,000	1,800,000
			Willow Ave Utility Improvements - Sanitary	-	22,620	100,000	-	-	-	-	100,000
		Proposed Total		**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
	Sanitary Sewer Improvements Total			**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
Sanitary Sewer Fund Total				**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
Storm Sewer Fund	Storm Sewer Improvements	Proposed	Alley DD Reconstruction	350,000	-	350,000	-	-	-	-	350,000
			Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	-
			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	1,980,000
			Glendale Floodprone Capital Project	225,000	51,800	350,000	-	-	-	-	350,000
			Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	390,000
			Mayo Floodprone Capital Project	-	-	-	-	-	-	1,035,000	1,035,000
			Ott Avenue Improvements	-	-	35,000	-	-	-	-	35,000
			Overland Flooding Cost Share Program	100,000	-	100,000	100,000	100,000	100,000	100,000	500,000
			Pershing East Floodprone Capital Project	-	-	-	800,000	5,400,000	-	-	6,200,000
			Pumping Station Rehabilitation - Lake "A"	-	-	50,000	350,000	-	-	-	400,000
			Road, Sewer, Water Rehab Program - Storm	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
			Storm Sewer Rehabilitation Program	100,000	90,500	100,000	100,000	100,000	100,000	100,000	500,000
			Storm Sewer Replacement Program	215,000	310,000	215,000	215,000	215,000	242,000	242,000	1,129,000
			Streams Lakes Meander	-	-	-	250,000	3,200,000	35,000	35,000	3,520,000
			TCR Floodprone Capital Project	-	-	250,000	2,160,000	-	-	-	2,410,000
			The North Main Street Dredging Project	-	-	-	-	430,000	-	-	430,000
			Thomas Floodprone Capital Project	-	-	-	-	-	-	4,250,000	4,250,000
			Thomas Road Drainage Improvement Project	290,000	290,000	-	-	-	-	-	-
			Yard Flooding Cost Share Program	50,000	30,000	50,000	50,000	50,000	50,000	50,000	250,000
		Proposed Total		**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**7,112,000**	**25,104,000**
		Other	Spring Brook #1 Rehabilitation	-	-	-	-	-	-	23,000,000	23,000,000
		Other Total		**-**	**-**	**-**	**-**	**-**	**-**	**23,000,000**	**23,000,000**
	Storm Sewer Improvements Total			**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**30,112,000**	**48,104,000**
Storm Sewer Fund Total				**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**30,112,000**	**48,104,000**
TIF 3 Courthouse Redev Fund	Facilities Improvements	Proposed	Block 320 - Redevelopment Projects	50,000	-	-	-	-	-	-	-
			Water - Exterior Building Renovation	2,070,000	1,387,770	-	-	-	-	-	-
		Proposed Total		**2,120,000**	**1,387,770**	**-**	**-**	**-**	**-**	**-**	**-**
	Facilities Improvements Total			**2,120,000**	**1,387,770**	**-**	**-**	**-**	**-**	**-**	**-**
TIF 3 Courthouse Redev Fund Total				**2,120,000**	**1,387,770**	**-**	**-**	**-**	**-**	**-**	**-**
	Facilities Improvements	Proposed	Water - Parking Lot Concrete Replacement	40,000	-	-	-	-	-	-	-
			Water - Roof Replacements	-	-	-	-	-	-	-	-
		Proposed Total		**40,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Facilities Improvements Total			**40,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Water Fund	Water Improvements	Proposed	Advanced Metering Infrastructure	-	-	-	-	500,000	-	-	500,000
			Basin 3 & 4 Discharge Improvement - Water	-	21,200	60,000	-	-	-	-	60,000
			College Avenue Utility Replacements	225,000	-	-	225,000	-	-	-	225,000
			Countryside Pump Station Repairs	-	-	-	-	-	-	50,000	50,000
			Flow Control Valves	315,000	-	315,000	-	-	-	-	315,000
			Impact Wrench Kit	15,000	10,275	-	-	-	-	-	-
			Inspection - Well 11	-	-	-	-	75,000	-	-	75,000
			Inspection - Well 6	-	-	-	80,000	-	-	-	80,000
			Inspection - Well 7	75,000	75,000	-	-	-	-	-	-
			Lead Service Line Replacements	668,000	430,000	486,000	486,000	-	-	-	972,000
			Manchester Water Tower	-	43,900	-	-	-	-	-	-
			Naperville Road Water Main Replacement	-	-	78,000	-	830,000	-	-	908,000
			Permanent Leak Detection	-	-	-	750,000	-	-	-	750,000
			President Street Pump Station Repairs	500,000	-	25,000	475,000	-	-	-	500,000
			Reber St. Generator	-	116,815	-	-	-	-	-	-
			Road, Sewer, Water Rehab Program - Water	1,500,000	1,335,405	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
			SCADA Replacement	-	-	-	-	-	30,000	300,000	330,000
			Variable Frequency Drives	700,000	497,300	-	-	-	-	-	-
			Water Asset Evaluation	109,000	109,000	-	-	-	-	-	-
			Water Main Condition Assessment	-	-	-	-	-	500,000	-	500,000
			Water Main Replacement Program	-	-	20,000	1,120,000	1,120,000	1,120,000	1,120,000	4,500,000
			Willow Ave Utility Improvements	-	36,900	185,000	-	-	-	-	185,000
		Proposed Total		**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
	Water Improvements Total			**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
Water Fund Total				**4,147,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
Total Proposed Projects				**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**26,527,376**	**126,518,257**
Total Other Projects				**-**	**-**	**-**	**-**	**-**	**-**	**23,000,000**	**23,000,000**
Grand Total Project Funding Sources				**26,320,252**	**16,482,236**	**41,795,237**	**21,572,932**	**22,987,146**	**13,635,566**	**49,527,376**	**149,518,257**

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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030
Schedule of 2026 Proposed Projects

Project Name	Project Category	Fund	2026 Proposed Budget
Police Station - Remodel	Facilities Improvements	2026 GO Bond Fund	$ 10,671,500
Fire Station 39 - Replacement	Facilities Improvements	2026 GO Bond Fund	$ 10,000,000
SSCAP - Basin 3 & 4 Discharge Improvement	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 3,605,000
Road, Sewer, Water Rehab Program - Roads	Road Improvements	Motor Fuel Tax Fund	$ 2,100,000
New Sidewalk Program	Sidewalk Improvements	Motor Fuel Tax Fund	$ 1,800,000
Road, Sewer, Water Rehab Program - Water	Water Improvements	Water Fund	$ 1,500,000
Street Reconstruction	Road Improvements	Motor Fuel Tax Fund	$ 1,100,000
Roadway Reconstruction	Road Improvements	Capital Projects Fund	$ 1,100,000
Police Station - Generator Replacement	Facilities Improvements	2026 GO Bond Fund	$ 553,274
Lead Service Line Replacements	Water Improvements	Water Fund	$ 486,000
Manchester Road/Wesley St. Bridge Rehab & Painting	Bridges & Culverts	Capital Projects Fund	$ 450,000
Fire Station 38 - Generator Replacement	Facilities Improvements	2026 GO Bond Fund	$ 360,000
Roosevelt Road/Winfield Creek Pedestrian Bridge	Bridges & Culverts	Capital Projects Fund	$ 357,000
Alley DD Reconstruction	Storm Sewer Improvements	Storm Sewer Fund	$ 350,000
Glendale Floodprone Capital Project	Storm Sewer Improvements	Storm Sewer Fund	$ 350,000
Blacksmith Wet Well Rehabilitation	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 335,000
Albright Lift Station Rehabilitation	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 320,000
Flow Control Valves	Water Improvements	Water Fund	$ 315,000
Library - Tech Center	Library Improvements	Library Building Renewal Fund	$ 308,183
PW - Road Maintenance Program	Road Improvements	General Fund	$ 300,000
Service Lateral Rehab - Chemical Grouting	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 300,000
Sidewalk Replacement Program	Sidewalk Improvements	Capital Projects Fund	$ 300,000
Library - Teen Space	Library Improvements	Library Building Renewal Fund	$ 281,300
Street Reconstruction	Road Improvements	Capital Projects Fund	$ 270,000
Collector Street Resurfacing Project (LAFO/FAUS)	Road Improvements	Capital Projects Fund	$ 250,000
TCR Floodprone Capital Project	Storm Sewer Improvements	Storm Sewer Fund	$ 250,000
Storm Sewer Replacement Program	Storm Sewer Improvements	Storm Sewer Fund	$ 215,000
Adams Park Renovation Implementation	Other Public Improvements	Capital Projects Fund	$ 200,000
Alley DD Reconstruction	Road Improvements	Capital Projects Fund	$ 200,000
Road, Sewer, Water Rehab Program - Storm	Storm Sewer Improvements	Storm Sewer Fund	$ 200,000
Sanitary Sewer Rehabilitation Program	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 200,000
Willow Ave Utility Improvements	Water Improvements	Water Fund	$ 185,000
Creek Channel Outfall Maintenance	Storm Sewer Improvements	Storm Sewer Fund	$ 175,000
Butterfield Road/Windsor Channel Pedestrian Bridge	Bridges & Culverts	Capital Projects Fund	$ 155,000
Concrete Streets Panel Replacement	Road Improvements	Capital Projects Fund	$ 150,000
New Sidewalk Program	Sidewalk Improvements	Capital Projects Fund	$ 150,000
College Ave Train Station - Roof Replacement	Parking Improvements	Parking Fund	$ 150,000
Downtown Train Station - Concrete Replacement	Parking Improvements	Parking Fund	$ 150,000
City Hall - Improvements	Facilities Improvements	Building Renewal Fund	$ 104,214
Gary Avenue Reconstruction - FAU Routes - Roads	Road Improvements	Capital Projects Fund	$ 100,000
PW - Road Maintenance Program	Road Improvements	Capital Projects 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
Overland Flooding Cost Share Program	Storm Sewer Improvements	Storm Sewer Fund	$ 100,000
Traffic Calming Study - Washington/Harrison	Road Improvements	Capital Projects Fund	$ 100,000
Willow Ave Utility Improvements - Sanitary	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 100,000
High Knob Subdivision - Parkway Improvements	Other Public Improvements	Capital Projects Fund	$ 90,000
Naperville Road Water Main Replacement	Water Improvements	Water Fund	$ 78,000
LED Streetlight Replacements	Traffic/Streetlight Improvements	Capital Projects Fund	$ 75,000
Basin 3 & 4 Discharge Improvement - Water	Water Improvements	Water Fund	$ 60,000
Pumping Station Rehabilitation - Lake "A"	Storm Sewer Improvements	Storm Sewer Fund	$ 50,000
College Avenue Streetscape Study	Other Public Improvements	Capital Projects Fund	$ 50,000
Yard Flooding Cost Share Program	Storm Sewer Improvements	Storm Sewer Fund	$ 50,000
Parking Garages - Sealant Replacements	Parking Improvements	Parking Fund	$ 50,000
Road, Sewer, Water Rehab Program - Roads	Road Improvements	Capital Projects Fund	$ 40,000
Bridge Structure Inspections	Bridges & Culverts	Capital Projects Fund	$ 36,500
Ott Avenue Improvements	Storm Sewer Improvements	Storm Sewer Fund	$ 35,000
Library - Tech Center	Library Improvements	Library Cap Equip Rplcmnt Fund	$ 31,878
Parking Garages 5-Year Repair	Parking Improvements	Parking Fund	$ 25,000

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Project Name	Project Category	Fund	2026 Proposed Budget
President Street Pump Station Repairs	Water Improvements	Water Fund	$ 25,000
City Parking Lots - Sealcoating	Parking Improvements	Parking Fund	$ 23,000
College Ave Train Station - Gate Replacement	Parking Improvements	Parking Fund	$ 22,000
Water Main Replacement Program	Water Improvements	Water Fund	$ 20,000
Ott Avenue Improvements	Road Improvements	Capital Projects Fund	$ 20,000
Library - Youth Entryway Stairs Carpet	Library Improvements	Library Building Renewal Fund	$ 20,000
Library - Teen Space	Library Improvements	Library Cap Equip Rplcmnt Fund	$ 17,388
Road, Sewer, Water Rehab Program - Sanitary	Sanitary Sewer Improvements	Sanitary Sewer Fund	$ 10,000
Public Works - Concrete Floor Repairs	Facilities Improvements	Building Renewal Fund	$ 10,000
Library - Youth Programming Room Tables	Library Improvements	Library Cap Equip Rplcmnt Fund	$ 10,000
Total Proposed Projects			**$ 41,795,237**

Overview

The City of Wheaton has several neighborhoods that span Winfield Creek and Springbrook#1 watersheds. Built primarily between 1950 and 1960, several bridges and culverts were installed to create the existing roadway system to service these neighborhoods. The City is responsible for maintaining 20 bridges and culverts. 9 of those bridge structures meet State of Illinois requirements to include biennial inspections and reporting into the National Bridge Inventory System (NBIS).

Asset Summary

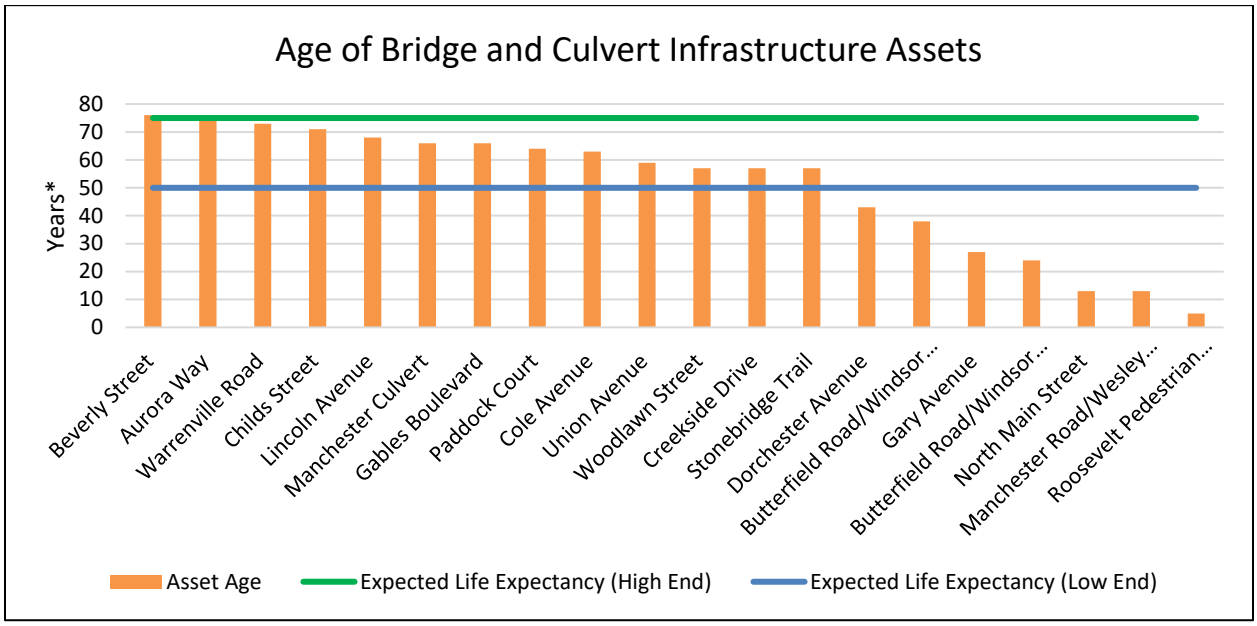
Total Inventory

- 7 Bridges (6 NIBS)
- 10 Box Culverts
- 2 Culverts
- 1 Pedestrian Bridge

Location	Type	Year Built/Rehab
Paddock Court	Box Culvert	1962
Cole Avenue	Box Culvert	1963
North Main Street	Bridge	2013
Gary Avenue	Bridge	1999
Lincoln Avenue	Bridge	1958
Union Avenue	Box Culvert	1967
Manchester Culvert	Box Culvert	1960
Childs Street	Culvert	1955
Woodlawn Street	Box Culvert	1969
Dorchester Avenue	Box Culvert	1983
Beverly Street	Box Culvert	1950
Manchester Road/Wesley Street	Bridge	2013
Roosevelt Pedestrian Tunnel	Box Culvert	2021
Warrenville Road	Box Culvert	1953
Gables Boulevard	Bridge	1960
Aurora Way	Culvert	1951
Creekside Drive	Bridge	1969
Stonebridge Trail	Bridge	1969
Butterfield Road/Windsor Channel	Pedestrian Bridge	2002
Butterfield Road/Windsor Channel	Box Culvert	1988

Condition

The average age (since major rehabilitation) of the City's bridges and culverts is 50 years. The average life expectancy of a bridge is 50- 75 years.



Total Reconstruction Value

Based on industry averages[i], the cost to fully rehabilitate all bridges and culverts over 50 years old would be $18.2M.

Asset Management

Plans and Studies

Six bridges are part of the National Bridge Inventory System (NBIS) and are inspected biannually. The City also completed a Pedestrian Underpass Feasibility Study in 2018.

Maintenance

The City inspects all bridges and culverts on a biannual cycle and performs basic maintenance, as needed.

Replacement

Rehabilitation and replacement projects are planned/updated after the biannual inspections. The Stonebridge Trail ($1.7M) and Lincoln Avenue Bridge ($1.2M) are scheduled to be replaced in 2028 and 2029, respectively.

- **Stonebridge Trail Bridge.** The bridge structure was constructed in 1969 as a part of the subdivision and spans Springbrook#1, which eventually drains into the west branch of the DuPage River. The main support system for the structure is constructed on wooden timber piles. In 2021, after inspections determined that the timber piles were exhibiting significant section loss, IDOT required the bridge to become weight-restricted. Additionally, the City is now required to perform annual inspections of the timber pile support system to ensure the deterioration has not further compromised the structural integrity of Stonebridge Bridge. Federal grant funding for the replacement of the bridge has been applied for and not obtained for the last two years. The replacement of the bridge is recommended.

- **Lincoln Avenue Bridge.** Constructed in 1959, this single-span structure has been found to have significant deficiencies following a recent inspection of both the structure and its supporting components. Due to these deficiencies, the structure received a reduced load rating, prohibiting truck traffic from crossing Winfield Creek. This bridge provides public access to a park and the Illinois Prairie Path at the far west end of Lincoln Avenue. Staff plans to replace the bridge with a structure similar to the Creekside Bridge, which was successfully replaced in 2023.

New

There are no plans in the CIP to build (or take ownership of) additional bridges or culverts.

[i] Bridge Replacement Unit Costs 2023 - Bridge Tables - National Bridge Inventory - Bridge Inspection - Safety Inspection - Bridges & Structures - Federal Highway Administration

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Bridges and Culverts Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Bridge Structure Inspections	32,000	41,600	36,500	30,000	36,500	36,500	36,500	**176,000**
Butterfield Road/Windsor Channel Pedestrian Bridge	105,000	22,600	155,000	-	-	-	-	**155,000**
Roosevelt Road/Winfield Creek Pedestrian Bridge	175,000	12,900	357,000	-	-	-	-	**357,000**
Lincoln Avenue Bridge Replacement	-	-	-	-	125,000	1,100,000	-	**1,225,000**
Manchester Road/Wesley St. Bridge Rehab & Painting	450,000	-	450,000	-	-	-	-	**450,000**
Stronebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
Total Proposed Projects Expenses	**762,000**	**77,100**	**998,500**	**180,000**	**1,741,500**	**1,136,500**	**36,500**	**4,093,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
Bridge Structure Inspections	32,000	41,600	36,500	30,000	36,500	36,500	36,500	**176,000**
Butterfield Road/Windsor Channel Pedestrian Bridge	105,000	22,600	155,000	-	-	-	-	**155,000**
Roosevelt Road/Winfield Creek Pedestrian Bridge	175,000	12,900	357,000	-	-	-	-	**357,000**
Lincoln Avenue Bridge Replacement	-	-	-	-	125,000	1,100,000	-	**1,225,000**
Manchester Road/Wesley St. Bridge Rehab & Painting	450,000	-	450,000	-	-	-	-	**450,000**
Stronebridge Trail Bridge Replacement	-	-	-	150,000	1,580,000	-	-	**1,730,000**
Total Capital Projects Fund	**762,000**	**77,100**	**998,500**	**180,000**	**1,741,500**	**1,136,500**	**36,500**	**4,093,000**
Total Proposed Projects Funding Sources	**762,000**	**77,100**	**998,500**	**180,000**	**1,741,500**	**1,136,500**	**36,500**	**4,093,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	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 that do not get reported to the Illinois Department of Transportation.

Justification

The Illinois Department of Transportation requires municipalities to report on the existing condition of all bridge structures on roadways. The results are entered into a National Bridge Inventory System database. Reporting of structures is 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 each year.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Construction	$36,500	$30,000	$36,500	$36,500	$36,500	$176,000
Total	**$36,500**	**$30,000**	**$36,500**	**$36,500**	**$36,500**	**$176,000**

Project Costs	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$36,500	$30,000	$36,500	$36,500	$36,500	$176,000
Total	**$36,500**	**$30,000**	**$36,500**	**$36,500**	**$36,500**	**$176,000**

Project Description Worksheet

Project Name

Butterfield Road/Windsor Channel 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 corroded cross members of the steel frame. 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 the 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 that move when in use.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$125,000	$0	$0	$0	$0	$125,000
Engineering Construction	$30,000	$0	$0	$0	$0	$30,000
Total	**$155,000**	**$0**	**$0**	**$0**	**$0**	**$155,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$155,000	$0	$0	$0	$0	$155,000
Total	**$155,000**	**$0**	**$0**	**$0**	**$0**	**$155,000**

Project Description Worksheet

Bridges & Culverts Improvements

Project Name

Roosevelt Road/Winfield Creek Pedestrian Bridge

Managing City Department

Engineering

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

The pedestrian bridge is a pre-manufactured steel structure that is delivered on site for installation by a certified contractor. The contractor will construct abutments on both sides of Winfield Creek, re-grade the surrounding area between the new abutment and creek, and install new sidewalks from the ends of the bridge structure to connect the new sidewalk along Roosevelt Road.

Justification

The pedestrian bridge project received a grant from the Department of Commerce and Economic Opportunity (DCEO) for the installation of a bridge spanning Winfield Creek. This bridge will facilitate pedestrian access to the nearby school, local shopping complex, and surrounding businesses. The project supports the Council's Strategic Priority #2: Enhanced Infrastructure, by contributing to the completion of the sidewalk network.

Impact on Future Operating Budgets

The project is currently budgeted using a DCEO grant and the balance in the Capital Projects Fund.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$357,000	$0	$0	$0	$0	$357,000
Total	**$357,000**	**$0**	**$0**	**$0**	**$0**	**$357,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$357,000	$0	$0	$0	$0	$357,000
Total	**$357,000**	**$0**	**$0**	**$0**	**$0**	**$357,000**

Project Description Worksheet

Bridges & Culverts Improvements

Project Name

Lincoln Avenue Bridge Replacement

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project scope includes the removal of the old structure and abutments and relocation of the water main, which is affixed to the existing structure. The proposed new structure will be determined at the time of design. Staff are recommending the installation of a press brake-style structure, as used on a previous City-owned bridge on Creekside Drive. The analysis of cost will determine the type of replacement used.

Justification

The existing structure is over 50 years old and has several noted deficiencies. The primary deficiency is that the structure is load-rated, which restricts emergency access and hinders other maintenance vehicles from accessing the IPP path at the far west side of Lincoln Avenue. The structure also has a water main affixed to the south side, which needs to be relocated under the creek or affixed to the new structure if space permits. The current water main was installed in 1995 and is encased.

Impact on Future Operating Budgets

The new structure will allow emergency and maintenance vehicles to access the park, Prairie Path, and a building on the far west side of the roadway.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$1,000,000	$0	$1,000,000
Engineering Construction	$0	$0	$0	$100,000	$0	$100,000
Engineering Design	$0	$0	$125,000	$0	$0	$125,000
Total	**$0**	**$0**	**$125,000**	**$1,100,000**	**$0**	**$1,225,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$0	$0	$125,000	$1,100,000	$0	$1,225,000
Total	**$0**	**$0**	**$125,000**	**$1,100,000**	**$0**	**$1,225,000**

Project Description Worksheet

Project Name

Manchester Road/Wesley St Bridge Rehab & Painting

Managing City Department

PW - Streets

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 retained 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. The concrete stain has faded and peeled along the pilasters due to the weather conditions encountered since the completion of construction. Concrete rehabilitation and retaining 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 is projected every 12 to 15 years.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$450,000	$0	$0	$0	$0	$450,000
Total	**$450,000**	**$0**	**$0**	**$0**	**$0**	**$450,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$450,000	$0	$0	$0	$0	$450,000
Total	**$450,000**	**$0**	**$0**	**$0**	**$0**	**$450,000**

Project Description Worksheet

Bridges & Culverts Improvements

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, which does not allow all traffic to pass. The 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 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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 of Wheaton owns or maintains 13 facilities comprising 664,364 square feet and 12 associated land sites spanning nearly 23 acres. These facilities provide operational spaces for city services or serve the community directly. Facility ages range from the oldest, built in 1925, to the newest, completed in 2008, with an average age of 38 years.

In FY 2012/2013, the City established the Building Renewal Fund as the primary fund for replacement of facility systems and components. Transfers into the funds use the Sherman-Dergis Formula, which considers a facility's size, complexity, age, and renovation history. The City also assumes a useful life cycle of 75 years.

The City hired Terracon Consultants to undertake a Facility Condition Assessment, which was completed in October 2024. Overall, the City's facilities had a Facility Condition Index (FCI) score of 92% (good condition). The report found a backlog of 171 outstanding maintenance items with a total cost of $10.5 million.

The 2026 CIP continues several projects that began as a result of the Facility Condition Assessment report, including:

- **Police Station Remodel**. Currently, in space needs analysis. Design work to begin towards the end of 2025, with construction potentially commencing at the end of 2026. Expected construction cost to exceed $10.2 million
- **Fire Station 39 Replacement.** Currently, in space needs study and site analysis. Design work to begin towards the beginning of 2026, with construction potentially commencing at the end of 2026. Expected construction cost may exceed $10.0 million.
- **Public Works Garage**. Trench Drain replacement is currently underway at a cost of $0.4 million. Replacement of the floor treatment is planned for 2027.

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 in time 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 on 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 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 a 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 (3) 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 sharing of training facility 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 to 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.

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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Faciliites Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Building Space Study (FS 39, PS, PW)	300,000	334,950	-	-	-	-	-	-
City Hall - Elevator Replacement	-	-	-	-	-	-	249,698	**249,698**
City Hall - Improvements	-	-	104,214	-	-	-	-	**104,214**
City Hall - Windows Replacement	-	-	-	-	-	-	323,079	**323,079**
City Hall Annex - Roof Top Units Replacement	225,000	201,500	-	-	-	-	-	-
Fire Station 37 - Generator Replacement	-	-	-	27,000	250,000	-	-	**277,000**
Fire Station 37 - Improvements	-	-	-	-	60,646	-	-	**60,646**
Fire Station 38 - Generator Replacement	161,500	9,600	360,000	-	-	-	-	**360,000**
Fire Station 38 - Improvements	-	-	-	-	-	62,066	-	**62,066**
Fire Station 39 - Replacement	-	-	10,000,000	-	-	-	-	**10,000,000**
Police Station - Generator Replacement	296,000	42,250	553,274	-	-	-	-	**553,274**
Police Station - Remodel	-	-	10,671,500	-	-	-	-	**10,671,500**
Public Works - Concrete Floor Repairs	-	-	10,000	790,000	-	-	-	**800,000**
Public Works - Improvements	-	-	-	147,563	-	-	-	**147,563**
Public Works - Roof Repairs	-	-	-	188,365	-	-	-	**188,365**
Public Works - Trench Drains Replacement	-	418,500	-	-	-	-	-	-
Water - Exterior Building Renovation	2,070,000	1,387,770	-	-	-	-	-	-
Water - Parking Lot Concrete Replacement	40,000	-	-	-	-	-	-	-
Water - Roof Replacements	-	-	-	-	-	-	-	-
Total Proposed Projects Expenses	**3,092,500**	**2,394,570**	**21,698,988**	**1,152,928**	**310,646**	**62,066**	**572,777**	**23,797,405**
Project Funding Sources - Proposed Projects								
2026 GO Bond Fund								
Fire Station 38 - Generator Replacement	-	-	360,000	-	-	-	-	**360,000**
Fire Station 39 - Replacement	-	-	10,000,000	-	-	-	-	**10,000,000**
Police Station - Generator Replacement	-	-	553,274	-	-	-	-	**553,274**
Police Station - Remodel	-	-	10,671,500	-	-	-	-	**10,671,500**
Total 2026 GO Bond Fund	**-**	**-**	**21,584,774**	**-**	**-**	**-**	**-**	**21,584,774**
Building Renewal Fund								
Building Space Study (FS 39, PS, PW)	300,000	334,950	-	-	-	-	-	-
City Hall - Elevator Replacement	-	-	-	-	-	-	249,698	**249,698**
City Hall - Improvements	-	-	104,214	-	-	-	-	**104,214**
City Hall - Windows Replacement	-	-	-	-	-	-	323,079	**323,079**
City Hall Annex - Roof Top Units Replacement	225,000	201,500	-	-	-	-	-	-
Fire Station 37 - Generator Replacement	-	-	-	27,000	250,000	-	-	**277,000**
Fire Station 37 - Improvements	-	-	-	-	60,646	-	-	**60,646**
Fire Station 38 - Generator Replacement	161,500	9,600	-	-	-	-	-	-
Fire Station 38 - Improvements	-	-	-	-	-	62,066	-	**62,066**
Police Station - Generator Replacement	296,000	42,250	-	-	-	-	-	-
Public Works - Concrete Floor Repairs	-	-	10,000	790,000	-	-	-	**800,000**
Public Works - Improvements	-	-	-	147,563	-	-	-	**147,563**
Public Works - Roof Repairs	-	-	-	188,365	-	-	-	**188,365**
Public Works - Trench Drains Replacement	-	418,500	-	-	-	-	-	-
Total Building Renewal Fund	**982,500**	**1,006,800**	**114,214**	**1,152,928**	**310,646**	**62,066**	**572,777**	**2,212,631**
TIF 3 Courthouse Redev Fund								
Water - Exterior Building Renovation	2,070,000	1,387,770	-	-	-	-	-	-
Total TIF 3 Courthouse Redev Fund	**2,070,000**	**1,387,770**	**-**	**-**	**-**	**-**	**-**	**-**
Water Fund								
Water - Parking Lot Concrete Replacement	40,000	-	-	-	-	-	-	-
Water - Roof Replacements	-	-	-	-	-	-	-	-
Total Water Fund	**40,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Proposed Projects Funding Sources	**3,092,500**	**2,394,570**	**21,698,988**	**1,152,928**	**310,646**	**62,066**	**572,777**	**23,797,405**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

City Hall - Elevator Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Replace the elevator.

Justification

The 2024 Facility Condition Assessment identified the City Hall Elevator as a “Potentially Critical” item needing replacement. Associated FCA work item: D101053007-211616

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$249,698	$249,698
Total	**$0**	**$0**	**$0**	**$0**	**$249,698**	**$249,698**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$0	$0	$0	$249,698	$249,698
Total	**$0**	**$0**	**$0**	**$0**	**$249,698**	**$249,698**

Project Description Worksheet

Project Name

City Hall - Improvements

Managing City Department

Facilities

Project Type

☐ New

✓ Replacement

✓ Maintenance

Project Scope

Multiple projects, including work related to air conditioner unit splits, condensers, electrical equipment, and repairing enclosures.

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: B301002017-217797, D305054006-217670, D303035008-217047, D501024004-217010 and G204002002-217778

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$104,214	$0	$0	$0	$0	$104,214
Total	**$104,214**	**$0**	**$0**	**$0**	**$0**	**$104,214**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$104,214	$0	$0	$0	$0	$104,214
Total	**$104,214**	**$0**	**$0**	**$0**	**$0**	**$104,214**

Project Description Worksheet

Project Name

City Hall - Windows Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Repair and/or replacement of City Hall windows.

Justification

The 2024 Facility Condition Assessment identified various City Hall windows as “Critical” and “Potentially Critical” and needing repair and replacement. Associated FCA work items: B202008-217777 and B202014-211321

Impact on Future Operating Budgets

None

Costs & Funding

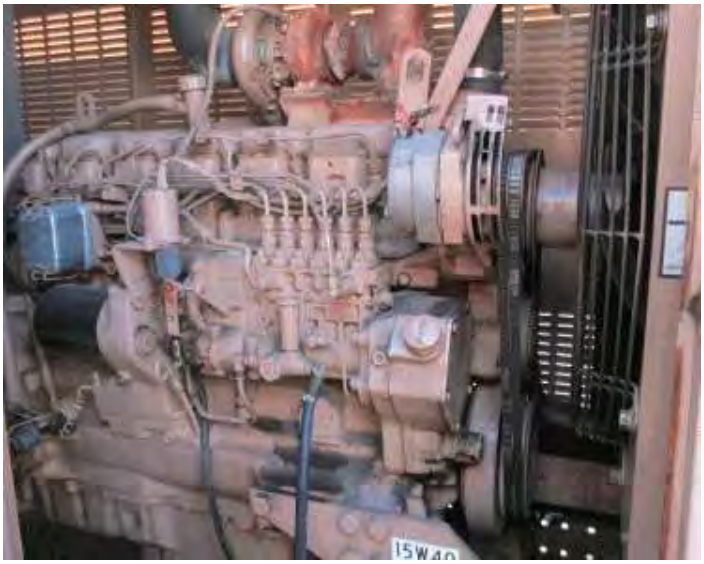
Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$323,079	$323,079
Total	**$0**	**$0**	**$0**	**$0**	**$323,079**	**$323,079**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$0	$0	$0	$323,079	$323,079
Total	**$0**	**$0**	**$0**	**$0**	**$323,079**	**$323,079**

Project Description Worksheet

Project Name

Fire Station 37 - Generator Replacement



Managing City Department

PW - 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$250,000	$0	$0	$250,000
Engineering Design	$0	$27,000	$0	$0	$0	$27,000
Total	**$0**	**$27,000**	**$250,000**	**$0**	**$0**	**$277,000**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$27,000	$250,000	$0	$0	$277,000
Total	**$0**	**$27,000**	**$250,000**	**$0**	**$0**	**$277,000**

Project Description Worksheet

Project Name

Fire Station 37 - Improvements

Managing City Department

Facilities

Project Type

☐ New

✓ Replacement

✓ Maintenance

Project Scope

Multiple projects, including work related to the driveway, infrared heaters, electrical equipment, fans, backflow preventers, and range hoods

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: G201001006-217733, D305044010-217054, D501022006-217013, D304057004-217051, D202005003-217050, D304062002-217052, D304063001-217053

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$60,646	$0	$0	$60,646
Total	**$0**	**$0**	**$60,646**	**$0**	**$0**	**$60,646**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$0	$60,646	$0	$0	$60,646
Total	**$0**	**$0**	**$60,646**	**$0**	**$0**	**$60,646**

Project Description Worksheet

Project Name

Fire Station 38 - Generator Replacement

Managing City Department

PW - 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 expected to be awarded in late 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	2026	2027	2028	2029	2030	Total
Engineering Design	$10,000	$0	$0	$0	$0	$10,000
Equipment	$350,000	$0	$0	$0	$0	$350,000
Total	**$360,000**	**$0**	**$0**	**$0**	**$0**	**$360,000**

Funding Source	2026	2027	2028	2029	2030	Total
Bond Fund	$360,000	$0	$0	$0	$0	$360,000
Total	**$360,000**	**$0**	**$0**	**$0**	**$0**	**$360,000**

Project Description Worksheet

Project Name

Fire Station 38 - Improvements

Managing City Department

Facilities

Project Type

☐ New

✓ Replacement

✓ Maintenance

Project Scope

Multiple projects, including work related to electrical equipment, skylight replacement, water heater, backflow preventer, and floor slab.

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: D501024002-217012, B302002002-217791, D202013002-217059, D202005003-217058, D202005004-217057, A101001003-213499

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$62,066	$0	$62,066
Total	**$0**	**$0**	**$0**	**$62,066**	**$0**	**$62,066**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$0	$0	$62,066	$0	$62,066
Total	**$0**	**$0**	**$0**	**$62,066**	**$0**	**$62,066**

Project Description Worksheet

Project Name

Fire Station 39 - Replacement

Managing City Department

Fire

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

The city has retained BKV Group to undertake a space needs study and site analysis to determine the final scope of a new station 39.

Justification

The 2024 Facility Condition Assessment identified several needed repairs to the existing Station 39. Given the age of the facility (53 years), the cost of renovations, and operational constraints of the station, a new station is warranted.

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$750,000	$0	$0	$0	$0	$750,000
Engineering Construction	$9,250,000	$0	$0	$0	$0	$9,250,000
Total	**$10,000,000**	**$0**	**$0**	**$0**	**$0**	**$10,000,000**

Funding Source	2026	2027	2028	2029	2030	Total
Bond Fund	$10,000,000	$0	$0	$0	$0	$10,000,000
Total	**$10,000,000**	**$0**	**$0**	**$0**	**$0**	**$10,000,000**

Project Description Worksheet

Project Name

Police Station - Generator Replacement

Managing City Department

PW - 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 for design work began in March 2025.

Justification

The Police Station Generator (City Generator 2) is diesel-fueled and was 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	2026	2027	2028	2029	2030	Total
Construction	$542,881	$0	$0	$0	$0	$542,881
Engineering Construction	$10,393	$0	$0	$0	$0	$10,393
Total	**$553,274**	**$0**	**$0**	**$0**	**$0**	**$553,274**

Funding Source	2026	2027	2028	2029	2030	Total
Bond Fund	$553,274	$0	$0	$0	$0	$553,274
Total	**$553,274**	**$0**	**$0**	**$0**	**$0**	**$553,274**

Project Description Worksheet

Project Name

Police Station - Remodel

Managing City Department

Police

Project Type

- ✓ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The scope is still being refined, but will include masonry repair work with roof repairs, replacing exterior openings original to the building, a main entrance addition, and interior renovations. The City is currently undertaking a space needs study to determine the current and future needs of the Police Department.

Justification

The 2024 Facility Condition Assessment identified the Police Station as having an FCI score of 66, requiring immediate repairs and substantial investment.

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$471,500	$0	$0	$0	$0	$471,500
Construction	$10,200,000	$0	$0	$0	$0	$10,200,00
Total	**$10,671,500**	**$0**	**$0**	**$0**	**$0**	**$10,671,500**

Funding Source	2026	2027	2028	2029	2030	Total
Bond Fund	$10,671,500	$0	$0	$0	$0	$10,671,500
Total	**$10,671,500**	**$0**	**$0**	**$0**	**$0**	**$10,671,500**

Project Description Worksheet

Project Name

Public Works – Concrete Floor Repairs

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Remove existing and install new floor coating for the public works garage, approximately 69,000 sq. ft.

Justification

The current floor coating is failing throughout the facility. This can create hazardous conditions when wet. A failed coating will also reduce the useful life of the concrete floor.

Impact on Future Operating Budgets

None.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$790,000	$0	$0	$0	$790,000
Engineering Design	$10,000	$0	$0	$0	$0	$10,000
Total	**$10,000**	**$790,000**	**$0**	**$0**	**$0**	**$800,000**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$10,000	$790,000	$0	$0	$0	$800,000
Total	**$10,000**	**$790,000**	**$0**	**$0**	**$0**	**$800,000**

Project Description Worksheet

Project Name

Public Works - Improvements

Managing City Department

Facilities

Project Type

☐ New

✓ Replacement

✓ Maintenance

Project Scope

Multiple projects, including work related to electrical equipment, backflow preventors, ceiling fans, and joint sealants.

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: D501024011-217014, D402006005-217078, D202006004-217074, D304063001-217075, B201041001-217798, D202005001-217073

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$147,563	$0	$0	$0	$147,563
Total	**$0**	**$147,563**	**$0**	**$0**	**$0**	**$147,563**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$147,563	$0	$0	$0	$147,563
Total	**$0**	**$147,563**	**$0**	**$0**	**$0**	**$147,563**

Project Description Worksheet

Facilities Improvements

Project Name

Public Works - Roof Repairs

Managing City Department

PW - General Services

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Replace the roof covering at the public works building.

Justification

The 2024 Facility Condition Assessment identified the roof as a "Potentially Critical" item needing repair. Associated FCA work items: B301001002-217800 and B301001002-217801

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$188,365	$0	$0	$0	$188,365
Total	**$0**	**$188,365**	**$0**	**$0**	**$0**	**$188,365**

Funding Source	2026	2027	2028	2029	2030	Total
Building Renewal Fund	$0	$188,365	$0	$0	$0	$188,365
Total	**$0**	**$188,365**	**$0**	**$0**	**$0**	**$188,365**

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Library Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Library - Early Childhood Center	-	-	-	374,114	-	-	-	**374,114**
Library - Roof Replacement	-	-	-	-	-	1,230,000	-	**1,230,000**
Library - Tech Center	308,183	-	340,061	-	-	-	-	**340,061**
Library - Teen Space	281,300	-	298,688	-	-	-	-	**298,688**
Library - Tween Maker Space	-	-	-	114,486	-	-	-	**114,486**
Library - West Side Plaza Replacement	1,089,253	893,800	-	-	-	-	-	**-**
Library - Youth Entry and Meeting Room Upgrade	-	-	-	280,404	-	-	-	**280,404**
Library - Youth Programming Room Tables	-	-	10,000	-	-	-	-	**10,000**
Library - Building Renovations	49,266	128,626	-	-	-	-	-	**-**
Library - Parking Lot Sealcoating	13,000	13,000	-	-	-	-	-	**-**
Library - Youth Entryway Stairs Carpet	-	-	20,000	-	-	-	-	**20,000**
Total Proposed Projects Expenses	**1,741,002**	**1,035,426**	**668,749**	**769,004**	**-**	**1,230,000**	**-**	**2,667,753**

Project Funding Sources - Proposed Projects								
Library Building Renewal Fund								
Library - Early Childhood Center	-	-	-	367,110	-	-	-	**367,110**
Library - Roof Replacement	-	-	-	-	-	1,230,000	-	**1,230,000**
Library - Tech Center	308,183	-	308,183	-	-	-	-	**308,183**
Library - Teen Space	281,300	-	281,300	-	-	-	-	**281,300**
Library - Tween Maker Space	-	-	-	96,373	-	-	-	**96,373**
Library - West Side Plaza Replacement	1,089,253	893,800	-	-	-	-	-	**-**
Library - Youth Entry and Meeting Room Upgrade	-	-	-	275,574	-	-	-	**275,574**
Library - Parking Lot Sealcoating	13,000	13,000	-	-	-	-	-	**-**
Library - Youth Entryway Stairs Carpet	-	-	20,000	-	-	-	-	**20,000**
Total Library Building Renewal Fund	**1,691,736**	**906,800**	**609,483**	**739,057**	**-**	**1,230,000**	**-**	**2,578,540**

Library Capital Equipment Replacement Fund								
Library - Early Childhood Center	-	-	-	7,004	-	-	-	**7,004**
Library - Tech Center	-	-	31,878	-	-	-	-	**31,878**
Library - Teen Space	-	-	17,388	-	-	-	-	**17,388**
Library - Tween Maker Space	-	-	-	18,113	-	-	-	**18,113**
Library - Youth Entry and Meeting Room Upgrade	-	-	-	4,830	-	-	-	**4,830**
Library - Youth Programming Room Tables	-	-	10,000	-	-	-	-	**10,000**
Library - Building Renovations	49,266	128,626	-	-	-	-	-	**-**
Total Library Capital Equipment Repl Fund	**49,266**	**128,626**	**59,266**	**29,947**	**-**	**-**	**-**	**89,213**
Total Proposed Projects Funding Sources	**1,741,002**	**1,035,426**	**668,749**	**769,004**	**-**	**1,230,000**	**-**	**2,667,753**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Library Improvements

Project Name

Library - Early Childhood Center

Managing City Department

Library

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

Enlarge the Early Childhood programming room, add sensory rooms, and replace flooring.

Justification

The use of the Early Childhood Center has grown considerably, and the need for new flooring, an enlarged programming room, and new sensory rooms for families will keep the youth services center relevant and safe for all who use it.

Impact on Future Operating Budgets

The new flooring will make the space safe for all who use it. The enlarged programming room will bring additional people to programs, and the use of the Early Childhood Center could increase; therefore, additional staff and programming budget will be needed.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$338,659	$0	$0	$0	$338,659
Engineering Design	$0	$28,451	$0	$0	$0	$28,451
Equipment	$0	$7,004	$0	$0	$0	$7,004
Total	**$0**	**$374,114**	**$0**	**$0**	**$0**	**$374,114**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$0	$367,110	$0	$0	$0	$367,110
Library Cap Equip	$0	$7,004	$0	$0	$0	$7,004
Total	**$0**	**$374,114**	**$0**	**$0**	**$0**	**$374,114**

Project Description Worksheet

Project Name

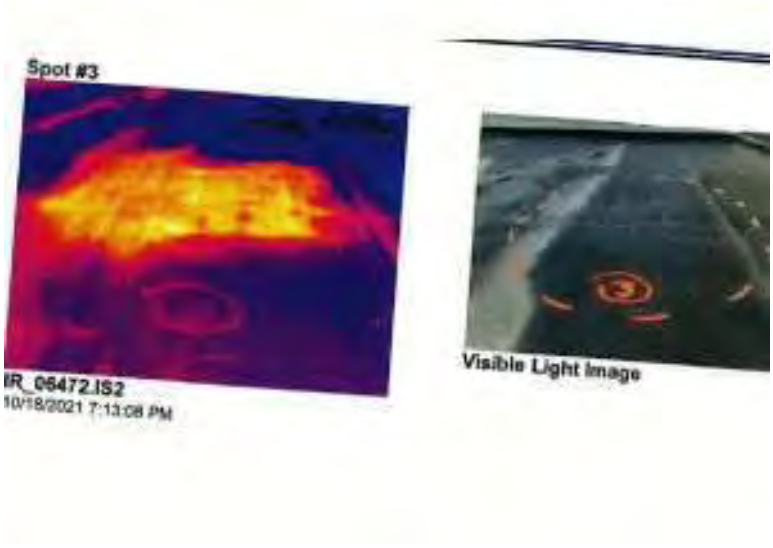
Library - Roof Replacement

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 is 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 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	2026	2027	2028	2029	2030	Total
Materials	$0	$0	$0	$1,230,000	$0	$1,230,000
Total	**$0**	**$0**	**$0**	**$1,230,000**	**$0**	**$1,230,000**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$0	$0	$0	$1,230,000	$0	$1,230,000
Total	**$0**	**$0**	**$0**	**$1,230,000**	**$0**	**$1,230,000**

Project Description Worksheet

Library Improvements

Project Name

Library - Tech Center

Managing City Department

Library

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

This project will move the current Tech Center. The new Tech Center space will be an enlarged space for additional seating and technology machines. Included in the project are a classroom and a machine shop.

Justification

The need for a larger Tech Center space for teaching, public use of technology, and tech tools is needed due to increased usage, which has grown considerably in the last 5 years.

Impact on Future Operating Budgets

As the Tech Center grows, the need for additional tech tools that are relevant and in good working order could add to the need for additional equipment funding. Additional staff might be needed if the usage grows and the technical expertise needed for teaching expands.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$279,013	$0	$0	$0	$0	$279,013
Engineering Design	$29,170	$0	$0	$0	$0	$29,170
Equipment	$31,878	$0	$0	$0	$0	$31,878
Total	**$340,061**	**$0**	**$0**	**$0**	**$0**	**$340,061**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$308,183	$0	$0	$0	$0	$308,183
Library Cap Equip	$31,878	$0	$0	$0	$0	$31,878
Total	**$340,061**	**$0**	**$0**	**$0**	**$0**	**$340,061**

Project Description Worksheet

Project Name

Library - Teen Space

Managing City Department

Library

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

Install a new Teen activity space, offices, and enlarge the space for additional seating and shelving.

Justification

The need for additional teen programming, collections, and spaces to collaborate, create, and learn has grown in the last decade.

Impact on Future Operating Budgets

Teen services could grow, and additional staff members might be needed.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$255,577	$0	$0	$0	$0	$255,577
Engineering Design	$25,723	$0	$0	$0	$0	$25,723
Equipment	$17,388	$0	$0	$0	$0	$17,388
Total	**$298,688**	**$0**	**$0**	**$0**	**$0**	**$298,688**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$281,300	$0	$0	$0	$0	$281,300
Library Cap Equip	$17,388	$0	$0	$0	$0	$17,388
Total	**$298,688**	**$0**	**$0**	**$0**	**$0**	**$298,688**

Project Description Worksheet

Project Name

Library - Tween Maker Space

Managing City Department

Library

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

This project would convert a small meeting room on the youth level into a Maker Space for the Tween population (3rd, 4th, and 5th-grade-level students).

Justification

The tween population will have the opportunity to learn maker space tools and operations that would be in line with the STEAM (Science, Technology, Education, Art, and Math) training that is important in youth education today. This space will give families access to tools, technology, and knowledge that would not be available in their home setting.

Impact on Future Operating Budgets

The need for new types of machines, which are relevant and in good working order, might need additional funding, as the use of the room increases. Additional staff might also be needed if the use of the room increases.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$87,130	$0	$0	$0	$87,130
Engineering Design	$0	$9,243	$0	$0	$0	$9,243
Equipment	$0	$18,113	$0	$0	$0	$18,113
Total	**$0**	**$114,486**	**$0**	**$0**	**$0**	**$114,486**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$0	$96,373	$0	$0	$0	$96,373
Library Cap Equip	$0	$18,113	$0	$0	$0	$18,113
Total	**$0**	**$114,486**	**$0**	**$0**	**$0**	**$114,486**

Project Description Worksheet

Project Name

Library - Youth Entry and Meeting Room Upgrade

Managing City Department

Library

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

Add new flooring to the youth entryway as well as a new welcome feature to make the entryway to the lower level brighter. This project also includes installing a new entryway for the large meeting room. A new entryway, off the hallway area, leading into the Youth room, will add visibility and ease of access to the large meeting room, as well as increase the space and functionality of the room.

Justification

The entryway to the youth lower level is dark and needs to be brightened up with a facelift, which will include new flooring and a welcome feature on the stairway walls. Included in this project is a new entryway to the large meeting room. The new entryway to the large meeting room will add visibility and ease of access to the large meeting room, as well as increase the space and functionality of the room.

Impact on Future Operating Budgets

There would be no impact on the future operating budget with this project.

Costs & Funding

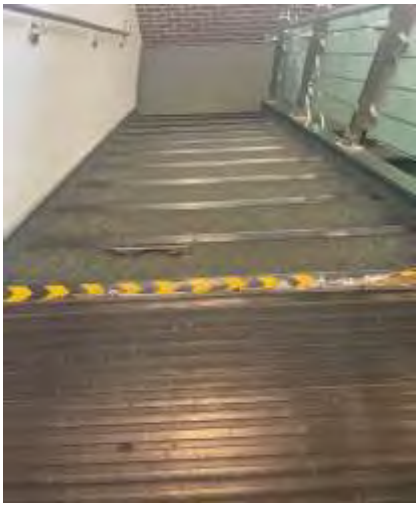
Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$252,490	$0	$0	$0	$252,490
Engineering Design	$0	$23,084	$0	$0	$0	$23,084
Equipment	$0	$4,830	$0	$0	$0	$4,830
Total	**$0**	**$280,404**	**$0**	**$0**	**$0**	**$280,404**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$0	$275,574	$0	$0	$0	$275,574
Library Cap Equip	$0	$4,830	$0	$0	$0	$4,830
Total	**$0**	**$280,404**	**$0**	**$0**	**$0**	**$280,404**

Project Description Worksheet

Project Name

LB – Youth Entryway Stairs Carpet



Managing City Department

Library

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

New flooring for the youth staircase.

Justification

The youth entryway flooring, which is carpeting, is getting worn out with wear and tear, and rips are starting to happen, which could lead to falling and tripping.

Impact on Future Operating Budgets

The need to keep the flooring on the stairway in good repair is critical and essential for safety and functionality.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Materials	$20,000	$0	$0	$0	$0	$20,000
Total	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Funding Source	2026	2027	2028	2029	2030	Total
Library Building Renewal	$20,000	$0	$0	$0	$0	$20,000
Total	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Project Description Worksheet

Library Improvements

Project Name

Library - Youth Programming Room Tables

Managing City Department

Library

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Replace 10 programming room tables.

Justification

The current tables are not safe and are irreparable.

Impact on Future Operating Budgets

The need for safe furniture for the public to use is critical for the safety of both the staff and the public, and reduces risk.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Materials	$10,000	$0	$0	$0	$0	$10,000
Total	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$10,000**

Funding Source	2026	2027	2028	2029	2030	Total
Library Cap Equip	$10,000	$0	$0	$0	$0	$10,000
Total	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$10,000**

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
- High Knob Subdivision - Parkway Improvements
- College Avenue Streetscape Study

Adams Park Pathway Renovation and Master Plan 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 1980s.

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 pavers) 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.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Other Public Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Adams Park Renovation Implementation	-	-	200,000	-	-	-	-	200,000
High Knob Subdivision - Parkway Improvements	25,000	21,500	90,000	-	-	-	-	**90,000**
College Avenue Streetscape Study	50,000	-	50,000	-	-	-	-	50,000
Block 320 - Redevelopment Projects	50,000	-	-	-	-	-	-	-
Gary Ave Streetlights	100,000	-	-	-	-	-	-	-
Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
Total Proposed Projects Expenses	**385,000**	**21,500**	**340,000**	**-**	**-**	**-**	**-**	**340,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
Adams Park Renovation Implementation	-	-	200,000	-	-	-	-	200,000
High Knob Subdivision - Parkway Improvements	25,000	21,500	90,000	-	-	-	-	**90,000**
College Avenue Streetscape Study	50,000	-	50,000	-	-	-	-	50,000
Gary Ave Streetlights	100,000	-	-	-	-	-	-	-
Main Street Pedestrian Improvements	160,000	-	-	-	-	-	-	-
Total Capital Projects Fund	**335,000**	**21,500**	**340,000**	**-**	**-**	**-**	**-**	**340,000**
TIF 3 Courthouse Redev Fund								
Block 320 - Redevelopment Projects	50,000	-	-	-	-	-	-	-
Total TIF 3 Courthouse Redev Fund	**50,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Proposed Projects Funding Sources	**385,000**	**21,500**	**340,000**	**-**	**-**	**-**	**-**	**340,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Other Public Improvements

Project Name

Adams Park Renovation Implementation

Managing City Department

PW - Forestry and Parks

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The Scope of this project is to schedule the Phases of the Adams Park Master Plan. In 2026, Phase 4 will include concrete paving in NW, NE, & SE corners, gazebo replacements in the NW & SE quadrants, arbor replacement to the NE quadrant, & landscape installations.

Justification

The City Council approved a Master Plan and implementation plan in 2018. The City approved the construction of phases 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 a 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	2026	2027	2028	2029	2030	Total
Construction	$200,000	$0	$0	$0	$0	$200,000
Total	**$200,000**	**$0**	**$0**	**$0**	**$0**	**$200,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$200,000	$0	$0	$0	$0	$200,000
Total	**$200,000**	**$0**	**$0**	**$0**	**$0**	**$200,000**

Project Description Worksheet

Other Public Improvements

Project Name

High Knob Subdivision - Parkway Improvements

Managing City Department

PW - Streets

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 was completed in 2025, with removal and parkway grading planned for 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 the 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	2026	2027	2028	2029	2030	Total
Construction	$90,000	$0	$0	$0	$0	$90,000
Total	**$90,000**	**$0**	**$0**	**$0**	**$0**	**$90,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$90,000	$0	$0	$0	$0	$90,000
Total	**$90,000**	**$0**	**$0**	**$0**	**$0**	**$90,000**

Overview

The City owns and maintains parking facilities and lots for commuters, shoppers, and employees. There are approximately 1,210 spaces for which quarterly permits are issued either for commuter parking or employer/employee parking, and approximately 178 spaces that are controlled by manual fare boxes.

There are two parking garages located near the Central Business District in downtown Wheaton. Wheaton Place Garage, located at 232 W. Wesley Street, was built in 1999, consisting of four floors and 152,200 square feet with 376 parking spots, along with some pay-per-day parking spots. The Willow Avenue Garage, located at 220 S. Cross Street, was built in 2008, consisting of four floors and approximately 148,000 square feet with 374 parking spots. Both parking garages received significant repairs and preventative maintenance in the Summer of 2022.

There are nine "daily fee" or "permitted" parking lots located in Wheaton. Lots 6, 7, and 8 are permitted parking lots, and Lot 10 is a parking by a daily fee for 151 spots. These four lots are located near the College Station train location. Lots 2, 3, 4, and 5 are located in/around the Central Business District and serve as permitted parking lots.

Leased Commuter Parking

The City has four parking lots where commuters can lease parking spaces quarterly. Three of the lots are near the College Avenue Train Station, and the fourth is near the Downtown Train Station. The lot locations are:

1. College Avenue Train Station (Lots No. 6, 7, 8):
    - Along Crescent Street near the train station (Lot No. 6)
    - Southeast corner of Williston Street and Crescent Street (Lot No. 7)
    - Northwest corner of Blanchard Street and Avery Avenue (Lot No. 8)
2. Downtown Train Station (Lot No. 9):
    - Southwest corner of Carlton Avenue and Liberty Drive

Daily Fee Parking

1. Downtown Train Station (Lot No. 9). There are 310 permit parking spots in the lot and 31 spaces along the north perimeter of Lot No. 9 (located at Liberty Drive and Carlton Avenue) available for public parking at a fee of $2.00 per day (shown below).
2. College Avenue Train Station (Lot No. 10). The City provides parking near the College Avenue Train Station that charges $2.00 per day. The parking lot is located north of the railroad tracks on the east side of President Street and has 153 parking spots and 12 motorcycle parking spots.

Central Business District Employee Parking

The City has five designated parking lots and garages for employees of businesses within the Central Business District. The locations are:

1. Wheaton Place Parking Garage: (44 spaces are available for CBD employee parking - $2/day on the top level) located at Wesley Street, Wheaton Avenue, and Front Street.
2. Lot No. 3. Located on the north side of Liberty Drive between Cross and Main streets.
3. Lot No. 4. Located on the north side of Liberty Drive between Main Street and Hale Street.
4. Lot No. 5. Located on the north side of Liberty Drive between Hale Street and Wheaton Avenue.
5. Willow Avenue Parking Garage. Located at 220 S. Cross Street on the south side of the railroad tracks.

Downtown Customer Parking

Downtown Wheaton offers free customer-only parking throughout the area, including the first floors at the Wheaton Place and Willow Avenue municipal parking garages. The exception to free customer-only parking is that free timed customer-only parking was instituted on Front Street from West Street to Wheaton Avenue to test the License Plate Recognition technology before a comprehensive review of all downtown parking.

Train Stations

There are two commuter train stations located in Wheaton that transport commuters daily, East to downtown Chicago on the Metra Union Pacific West line. The "Wheaton" depot, or downtown location at 402 W. Front Street, was built in 1999 and has 4,059 square feet. A November 2017 fire damaged a large portion of the station, and it reopened after undergoing a significant renovation in November 2018. In cooperation with Metra, security cameras were installed at the Wheaton Depot in 2019. The "College Station" depot, located at 303 N. President, was built in 2004 and has 3,275 square feet.

Parking Lot 9 is located at the corner of Carlton Avenue and Liberty Drive and provides 310 permit and 31 daily-fee parking spaces for commuters. The southern-most area of the lot is also used by the City's contractor for snow-clearing operations.

Parking Lot 10 is located adjacent to the station at the corner of President Street and College Avenue and provides 137 parking spaces for commuters for a daily fee. There are also 153 commuter on-street spaces available on Crescent Street.

The City partnered with Passport Labs, Inc. to provide a mobile app and associated software allowing commuters to pay on the go. There are also multiple pay kiosks near the two commuter train stations for those who wish to pay with credit or cash.

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Parking Facilities/Lots Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
City Parking Lots - Sealcoating	23,000	-	23,000	-	-	-	-	**23,000**
College Ave Train Station - Gate Replacement	-	-	22,000	-	-	-	-	**22,000**
College Ave Train Station - Improvements	-	-	-	-	-	-	10,250	**10,250**
College Ave Train Station - Parking/Sidewalks	-	-	-	-	-	-	232,463	**232,463**
College Ave Train Station - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
Downtown Train Station - Concrete Replacement	150,000	-	150,000	-	-	-	-	**150,000**
Downtown Train Station - Improvements	-	-	-	-	-	-	33,386	**33,386**
Parking Garages 5-Year Repair	-	-	25,000	450,000	-	-	-	**475,000**
Parking Garages - Sealant Replacements	47,000	10,000	50,000	25,000	25,000	25,000	25,000	**150,000**
Parking Lot 9 - Resurfacing	30,000	-	-	-	-	420,000	-	**420,000**
Total Proposed Projects Expenses	**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Parking Fund								
City Parking Lots - Sealcoating	23,000	-	23,000	-	-	-	-	**23,000**
College Ave Train Station - Gate Replacement	-	-	22,000	-	-	-	-	**22,000**
College Ave Train Station - Improvements	-	-	-	-	-	-	10,250	**10,250**
College Ave Train Station - Parking/Sidewalks	-	-	-	-	-	-	232,463	**232,463**
College Ave Train Station - Roof Replacement	-	-	150,000	-	-	-	-	**150,000**
Downtown Train Station - Concrete Replacement	150,000	-	150,000	-	-	-	-	**150,000**
Downtown Train Station - Improvements	-	-	-	-	-	-	33,386	**33,386**
Parking Garages 5-Year Repair	-	-	25,000	450,000	-	-	-	**475,000**
Parking Garages - Sealant Replacements	47,000	10,000	50,000	25,000	25,000	25,000	25,000	**150,000**
Parking Lot 9 - Resurfacing	30,000	-	-	-	-	420,000	-	**420,000**
Total Parking Fund	**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**
Total Proposed Projects Funding Sources	**250,000**	**10,000**	**420,000**	**475,000**	**25,000**	**445,000**	**301,099**	**1,666,099**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

City Parking Lots - Sealcoating

Managing City Department

PW - Streets

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

The scope of this project includes crack filling, sealcoating, and striping four parking lots in 2026. The project will occur in the parking lots of Commuter Lot 10 at College Ave and President St, and in lots 3, 4, and 5 along Liberty Drive. Estimates for 2026 are $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 lot for Commuter Lot 10 was last seal-coated and striped in 2020 and will need it again in 2026. 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 are approximately every 5 years.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$23,000	$0	$0	$0	$0	$23,000
Total	**$23,000**	**$0**	**$0**	**$0**	**$0**	**$23,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$23,000	$0	$0	$0	$0	$23,000
Total	**$23,000**	**$0**	**$0**	**$0**	**$0**	**$23,000**

Project Description Worksheet

Project Name

College Ave Train Station – Gate Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Repair the gate to the dumpster enclosure.

Justification

The gate and fence are showing age and need to be replaced.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$22,000	$0	$0	$0	$0	$22,000
Total	**$22,000**	**$0**	**$0**	**$0**	**$0**	**$22,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$22,000	$0	$0	$0	$0	$22,000
Total	**$22,000**	**$0**	**$0**	**$0**	**$0**	**$22,000**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

College Avenue Train Station - Improvements

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ✓ Maintenance

Project Scope

Multiple projects, including work-related fire alarm and exterior door.

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: D503003002-217049 and B203001002-217692

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$10,250	$10,250
Total	**$0**	**$0**	**$0**	**$0**	**$10,250**	**$10,250**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$0	$0	$0	$0	$10,250	$10,250
Total	**$0**	**$0**	**$0**	**$0**	**$10,250**	**$10,250**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

College Ave Train Station - Parking/Sidewalks

Managing City Department

Facilities

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

Repairing the parking lot with a seal coat, replacing some sections. Repairing some sidewalk sections.

Justification

The 2024 Facility Condition Assessment identified the section of the parking lot and sidewalk as “Necessary, not yet critical” in need of repair. Associated FCA work items: G202001007-217739, G202001007-217736, G202001007-217740, G203001004-217738, G203001002-217737, and G202005002-217828.

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$232,463	$232,463
Total	**$0**	**$0**	**$0**	**$0**	**$232,463**	**$232,463**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$0	$0	$0	$0	$232,463	$232,463
Total	**$0**	**$0**	**$0**	**$0**	**$232,463**	**$232,463**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

Downtown Train Station - Concrete Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project will replace broken concrete panels around the downtown train station and complete crack sealing and seal coating.

Justification

There is moderate to significant wear and deterioration on the asphalt concrete platform. Repair the platform by crack seal and seal coat.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

College Ave Train Station - Roof Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Removal and disposal of the current roof and the installation of a new roof for the College Avenue Train Station at 303 N. President Street.

Justification

Current roof is reaching the end of its useful life and needs to be replaced soon. Additionally, there is a crack that is on one of the main beams that needs to be looked at on the facility's southside.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

Downtown Train Station - Improvements

Managing City Department

Facilities

Project Type

☐ New

✓ Replacement

☐ Maintenance

Project Scope

Multiple projects, including work on the fencing.

Justification

The 2024 Facility Condition Assessment identified several items that were either “Critical”, “Potentially Critical,” or “Necessary, Not Yet Critical”. Associated FCA work items: G204001004-217684

Impact on Future Operating Budgets

None

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$33,386	$33,386
Total	**$0**	**$0**	**$0**	**$0**	**$33,386**	**$33,386**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$0	$0	$0	$0	$33,386	$33,386
Total	**$0**	**$0**	**$0**	**$0**	**$33,386**	**$33,386**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

Parking Garages - 5-year Repairs

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 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 the inspection of both facilities, which identifies the locations of all defects, followed by a recommendation on appropriate repairs to keep the facilities structurally sound and safe for public use. Recommendations for repairs include patching concrete surfaces with exposed reinforcement bars and blasting floors and wall surfaces in preparation for applying a protective sealer.

Impact on Future Operating Budgets

Ongoing maintenance.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$450,000	$0	$0	$0	$450,000
Engineering Construction	$25,000	$0	$0	$0	$0	$25,000
Total	**$25,000**	**$450,000**	**$0**	**$0**	**$0**	**$475,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$25,000	$450,000	$0	$0	$0	$475,000
Total	**$25,000**	**$450,000**	**$0**	**$0**	**$0**	**$475,000**

Project Description Worksheet

Parking Facilities/Lots Improvements

Project Name

Parking Garages - Sealant Replacement

Managing City Department

Facilities

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

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

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 damage to the garage and a shortened useful life. The 2024 Facility Condition Assessment identified the sealant condition as “Critical”. Associated FCA work item B201041001-213505.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$50,000	$25,000	$25,000	$25,000	$25,000	$150,000
Total	**$50,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$150,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$50,000	$25,000	$25,000	$25,000	$25,000	$150,000
Total	**$50,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$150,000**

Project Description Worksheet

Parking Facilities/Lots Improvements

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 Americans 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 seal coating and striping every 3 to 5 years.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$420,000	$0	$420,000
Total	**$0**	**$0**	**$0**	**$420,000**	**$0**	**$420,000**

Funding Source	2026	2027	2028	2029	2030	Total
Parking Fund	$0	$0	$0	$420,000	$0	$420,000
Total	**$0**	**$0**	**$0**	**$420,000**	**$0**	**$420,000**

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 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 its 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 Change $	Annual Change %
Jan 1, 1990 - June 30, 2019	Gasoline	$ 0.190	-	-
	Diesel	$ 0.215	-	-
July 1, 2019 - June 30, 2020	Gasoline	$ 0.380	$ 0.190	100.0%
	Diesel	$ 0.455	$ 0.240	111.6%
July 1, 2020 - June 30, 2021	Gasoline	$ 0.387	$ 0.007	1.8%
	Diesel	$ 0.462	$ 0.007	1.5%
July 1, 2021 - June 30, 2022	Gasoline	$ 0.392	$ 0.005	1.3%
	Diesel	$ 0.467	$ 0.005	1.1%
July 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%
July 1, 2025 - June 30, 2026	Gasoline	$ 0.483	$ 0.013	2.8%
	Diesel	$ 0.558	$ 0.013	2.4%

Evaluation of the pavement network in 2024 indicated the rating of all City-owned pavements was in fair condition, which is below 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 that 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.

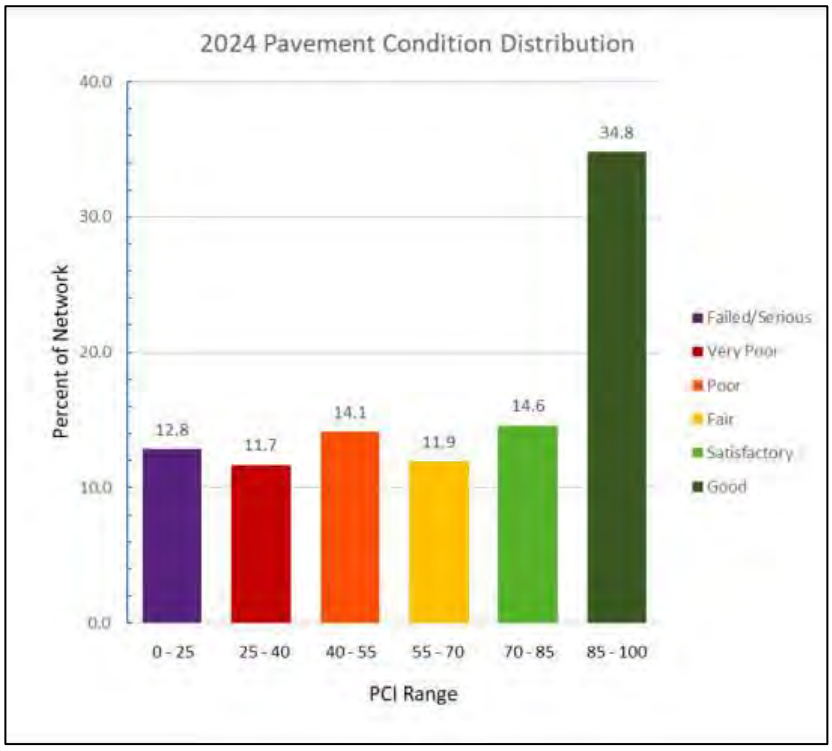
Asphalt Street Reconstruction vs. Resurfacing and Rehabilitation

Roadway resurfacing involves the removal of the top wearing surface. Typically, the depth ranges between 2 to 3 inches. Replacement of the wearing surface assists in preventing the degradation of 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 curb and gutter, along with some minor base patch repairs. Roadway reconstruction is more extensive and includes the removal of pavement and the base of the roadway prior to installing the new pavement. All these activities are performed under a contract that 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 8 miles of pavement. This amount did not include consideration of reconstruction or rehabilitation. During the early 2000's cost of 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 2024 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 in order to reduce the backlog, which is indicated in the graph under the serious/failed category.

The 2024 report shows a decrease in the overall network system rating score. This decline was primarily due to a shortage of raw materials—specifically steel and concrete—between 2021 and 2023. Additionally, the cost of resurfacing and reconstructing 8 miles of pavement increased significantly during that period, resulting in budget overruns for the road program. As a result, fewer miles of pavement were reconstructed or resurfaced over the past three years.

Since then, pavement costs and material availability have stabilized, and the City is now on track to meet its goal of paving 8 miles annually.

The proposed list of asphalt pavement projects scheduled for reconstruction in 2025 includes Crescent Street between Hill Avenue and President Street. In 2026, staff plans to reconstruct Gables Boulevard (between Commerce Drive and Childs Street), Driving Park Road (between Washington Street and Countryside Drive), and Ranch Road (between Driving Park Road and Washington Street).

Continuing the current level of funding will allow pavement ratings to recover to a score of 70 out of 100, which is considered to be in "good" condition. It is important to note that the pavement rating model does not account for work performed by the City's Public Works Street Division. This division addresses pavement maintenance and resurfaces streets within the network that warrant attention but are not included in the 5-year road capital improvement 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 7 miles of the entire pavement network. Approximately 3 miles of these streets are in need of 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 in the near future. Patching streets will be funded separately as part of a concrete panel replacement program on streets that rate fair and do not require reconstruction. The City continues to develop plans to replace concrete panels on several roadways during 2025. 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 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 for Engineering oversight on selected roadways. The City has applied for Federal assistance for resurfacing and reconstruction of additional FAU routes and received funding to resurface Lorraine Road between Route 38 and Hill Avenue for 2023, and reconstruction for Gary Avenue between Harrison Street and Jewell Road for 2025. 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), College Avenue between Kingston Drive and Hill Avenue (2028), and Wiesbrook Road between Orchard Road and Route 56 (2028).

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)
College Avenue (2028)
Wiesbrook Road (2028)

Public Works Street Division Pavement Resurfacing and Patching

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 overlays 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 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 towards preventing premature pavement failures.

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City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Road Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Alley DD Reconstruction	200,000	28,950	200,000	-	-	-	-	**200,000**
Collector Street Resurfacing Project (LAFO/FAUS)	180,000	160,000	250,000	960,000	1,440,000	-	-	**2,650,000**
Concrete Streets Panel Replacement	150,000	150,000	150,000	-	-	-	-	**150,000**
Gary Avenue Reconstruction - FAU Routes - Roads	2,090,000	2,091,400	100,000	-	-	-	-	**100,000**
Ott Avenue Improvements	-	-	20,000	-	-	-	-	**20,000**
Pavement Condition Rating Analysis	-	-	-	40,000	-	-	40,000	**80,000**
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	2,499,110	2,140,000	2,440,000	2,440,000	2,440,000	2,440,000	**11,900,000**
Roadway Reconstruction	-	14,200	1,100,000	2,000,000	-	-	-	**3,100,000**
Street Reconstruction	1,260,000	1,200,000	1,370,000	1,160,000	1,190,000	1,350,000	1,020,000	**6,090,000**
Surface Treatment Program	100,000	101,500	100,000	100,000	100,000	100,000	100,000	**500,000**
Traffic Calming Study - Washington/Harrison	-	17,600	100,000	-	-	-	-	**100,000**
LAFO/FAUS - Main St	-	8,550	-	-	-	-	-	**-**
LAFO/FAUS - President/Blanchard	-	97,400	-	-	-	-	-	**-**
LAFO/FAUS - N President St	-	135,500	-	-	-	-	-	**-**
LAFO/FAUS - Manchester Rd	-	166,000	-	-	-	-	-	**-**
Total Proposed Projects Expenses	**6,520,000**	**7,070,210**	**5,930,000**	**7,100,000**	**5,570,000**	**4,290,000**	**4,000,000**	**26,890,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Motor Fuel Tax Fund								
Road, Sewer, Water Rehab Program - Roads	2,100,000	-	2,100,000	2,400,000	2,400,000	2,400,000	2,400,000	**11,700,000**
Street Reconstruction	-	-	1,100,000	-	-	-	-	**1,100,000**
Total Motor Fuel Tax Fund	**2,100,000**	**-**	**3,200,000**	**2,400,000**	**2,400,000**	**2,400,000**	**2,400,000**	**12,800,000**
Capital Projects Fund								
Alley DD Reconstruction	200,000	28,950	200,000	-	-	-	-	**200,000**
Collector Street Resurfacing Project (LAFO/FAUS)	180,000	160,000	250,000	960,000	1,440,000	-	-	**2,650,000**
Concrete Streets Panel Replacement	150,000	150,000	150,000	-	-	-	-	**150,000**
Gary Avenue Reconstruction - FAU Routes - Roads	2,090,000	2,091,400	100,000	-	-	-	-	**100,000**
Ott Avenue Improvements	-	-	20,000	-	-	-	-	**20,000**
Pavement Condition Rating Analysis	-	-	-	40,000	-	-	40,000	**80,000**
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	2,499,110	40,000	40,000	40,000	40,000	40,000	**200,000**
Roadway Reconstruction	-	14,200	1,100,000	2,000,000	-	-	-	**3,100,000**
Street Reconstruction	1,260,000	1,200,000	270,000	1,160,000	1,190,000	1,350,000	1,020,000	**4,990,000**
Surface Treatment Program	100,000	101,500	100,000	100,000	100,000	100,000	100,000	**500,000**
Traffic Calming Study - Washington/Harrison	-	17,600	100,000	-	-	-	-	**100,000**
LAFO/FAUS - Main St	-	8,550	-	-	-	-	-	**-**
LAFO/FAUS - President/Blanchard	-	97,400	-	-	-	-	-	**-**
LAFO/FAUS - N President St	-	135,500	-	-	-	-	-	**-**
LAFO/FAUS - Manchester Rd	-	166,000	-	-	-	-	-	**-**
Total Capital Projects Fund	**4,120,000**	**6,770,210**	**2,430,000**	**4,400,000**	**2,870,000**	**1,590,000**	**1,300,000**	**12,590,000**
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	**6,520,000**	**7,070,210**	**5,930,000**	**7,100,000**	**5,570,000**	**4,290,000**	**4,000,000**	**26,890,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Road Improvements

Project Name

Alley DD Reconstruction - Alley

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project involves reconstructing the alley, including replacing the damaged 30-inch storm sewer.

Justification

The existing concrete alley, over 50 years old, has multiple potholes caused by the failure of the 30-inch storm sewer pipe beneath it. Due to severe damage to the pipe's walls, it cannot be lined up and must be replaced as part of the alley reconstruction project.

Impact on Future Operating Budgets

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

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$500,000	$0	$0	$0	$0	$500,000
Engineering Construction	$50,000	$0	$0	$0	$0	$50,000
Total	**$550,000**	**$0**	**$0**	**$0**	**$0**	**$550,000**

Funding Source	2026	2027	2028	2029	2030	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

Collector Street Resurfacing Project (LAFO/FAUS)

Managing City Department

Engineering

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

Resurface collectors and arterial pavements are 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 mains as deemed necessary.

Justification

The city has received Federal funding to cover a percentage of the total cost to resurface certain streets that 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 1990s to early 2000s 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 resources required to perform this work.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$800,000	$1,200,000	$0	$0	$2,000,000
Engineering Construction	$0	$80,000	$120,000	$0	$0	$200,000
Engineering Design	$250,000	$80,000	$120,000	$0	$0	$450,000
Total	**$250,000**	**$960,000**	**$1,440,000**	**$0**	**$0**	**$2,650,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$250,000	$960,000	$1,440,000	$0	$0	$2,650,000
Total	**$250,000**	**$960,000**	**$1,440,000**	**$0**	**$0**	**$2,650,000**

Project Description Worksheet

Project Name

Concrete Streets Panel Replacement

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Concrete street patching includes the 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 Citywide and determine which streets qualify 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 that 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	2026	2027	2028	2029	2030	Total
Construction	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$150,000	$0	$0	$0	$0	$150,000
Total	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

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 the reconstruction of Gary Avenue between Harrison Avenue and Jewell Road, with the 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 of reconstructing the roadway. The range of federal funding ranges between 50% and 70% of the total construction price, with the opportunity to receive funding for construction engineering at the same percentage as construction. The total cost to install these improvements is expected to be approximately $4.0 million. It is anticipated that the City's responsibility will be between $1.4 to $2.0 million.

Impact on Future Operating Budgets

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

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$100,000	$0	$0	$0	$0	$100,000
Total	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$100,000	$0	$0	$0	$0	$100,000
Total	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Project Description Worksheet

Road Improvements

Project Name

Ott Avenue Improvements

Managing City Department

Engineering

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

The Village of Glen Ellyn is scheduled to resurface Ott Avenue between Harwarden Street and Evergreen Street beginning in calendar year 2026. As part of this project, new sidewalks will be installed at select intersections to connect with the City of Wheaton's existing sidewalk network. This improvement aims to complete the pedestrian infrastructure and enhance safe access between the two communities.

Justification

The replacement of sewer infrastructure and completion of the sidewalk network meet the Council's strategic initiative by enhancing infrastructure and community safety.

Impact on Future Operating Budgets

The project will impact the Capital Projects Fund and Storm Sewer Fund.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$20,000	$0	$0	$0	$0	$20,000
Total	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$20,000	$0	$0	$0	$0	$20,000
Total	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Project Description Worksheet

Road Improvements

Project Name

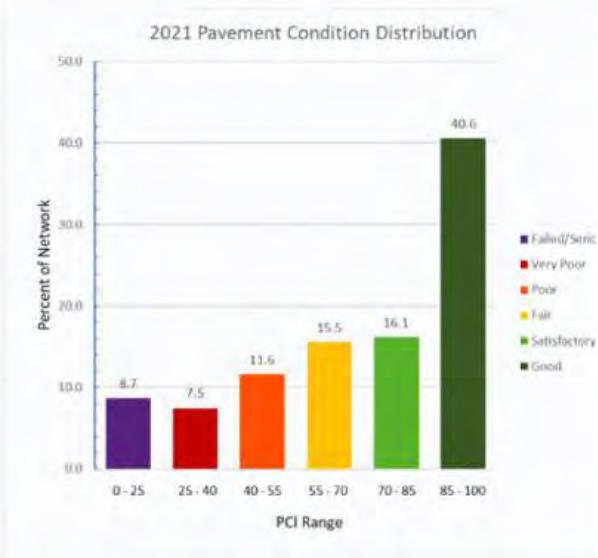
Pavement Condition Rating Analysis

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 per Strategic Goal 2.

Justification

Rating of pavement City-wide assists with determining the current behavior of pavement wear and determines the performance of pavement following resurfacing or reconstruction. City streets were rated in 2024 and recommended every 3 years. The data is also used to develop the Five-Year Capital Improvement Program for the Engineering and Public Works Departments. The evaluation includes running models to determine the optimum cost to budget annually to maintain the desired pavement network 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	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$40,000	$0	$0	$40,000	$80,000
Total	**$0**	**$40,000**	**$0**	**$0**	**$40,000**	**$80,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$0	$40,000	$0	$0	$40,000	$80,000
Total	**$0**	**$40,000**	**$0**	**$0**	**$40,000**	**$80,000**

Project Description Worksheet

Road Improvements

Project Name

PW - Road Maintenance Program

Managing City Department

PW - Streets

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 the latest 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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

Road Improvements

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, depending 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	2026	2027	2028	2029	2030	Total
Construction	$2,100,000	$2,400,000	$2,400,000	$2,400,000	$2,400,000	$11,700,000
Engineering Design	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
Total	**$2,140,000**	**$2,440,000**	**$2,440,000**	**$2,440,000**	**$2,440,000**	**$11,900,000**

Funding Source	2026	2027	2028	2029	2030	Total
Motor Fuel Tax Fund	$2,100,000	$2,400,000	$2,400,000	$2,400,000	$2,400,000	$11,700,000
Capital Projects Fund	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
Total	**$2,140,000**	**$2,440,000**	**$2,440,000**	**$2,440,000**	**$2,440,000**	**$11,900,000**

Project Description Worksheet

Road Improvements

Project Name

Roadway Reconstruction

Managing City Department

Engineering

Project Type

☐ New

✓ Replacement

☐ Maintenance

Project Scope

Several roads in the City require complete base repairs and curb replacement due to deterioration of the pavement. The project includes the removal of the existing aggregate base and poor soils, soil stabilization fabric, installation of new aggregate, and pavement. Curb is replaced as part of this reconstruction as warranted. Gables is scheduled for 2026 and President in 2027.

Justification

Pavements with a high degree of distress and failures need to be reconstructed rather than receive an overlay. Reconstruction of pavements is higher in costs and requires extensive work on the base to ensure the new pavement is stable once complete. Streets selected for reconstruction are generally beyond repair and cannot be resurfaced without repairs to the base.

Impact on Future Operating Budgets

Reconstruction will reduce the amount of time and materials to repair defects following extreme temperature changes during winter and early spring.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$300,000	$0	$0	$0	$0	$300,000
Construction	$800,000	$1,800,000	$0	$0	$0	$2,600,000
Engineering Construction	$0	$200,000	$0	$0	$0	$200,000
Total	**$1,100,000**	**$2,000,000**	**$0**	**$0**	**$0**	**$3,100,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$1,100,000	$2,000,000	$0	$0	$0	$3,100,000
Total	**$1,100,000**	**$2,000,000**	**$0**	**$0**	**$0**	**$3,100,000**

Project Description Worksheet

Road Improvements

Project Name

Street Reconstruction

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project 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 2026 is Driving Park Road between Washington Street and Countryside Drive, Countryside Drive between Driving Park Road and President Street, and Ranch Road and Turf Lane between Driving Park Road and Washington Street. These streets are in the proposed TCR Flood Control Project area.

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 is below this goal due to the current streets, which warrant total reconstruction. This program will include the reconstruction of concrete pavements. Continual patching or resurfacing does 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	2026	2027	2028	2029	2030	Total
Construction	$1,100,000	$900,000	$900,000	$900,000	$900,000	$4,700,000
Engineering Design	$270,000	$260,000	$290,000	$450,000	$120,000	$1,390,000
Total	**$1,370,000**	**$1,160,000**	**$1,190,000**	**$1,350,000**	**$1,020,000**	**$6,090,000**

Funding Source	2026	2027	2028	2029	2030	Total
Motor Fuel Tax Fund	$1,100,000	$0	$0	$0	$0	$1,100,000
Capital Projects Fund	$270,000	$1,160,000	$1,190,000	$1,350,000	$1,020,000	$4,990,000
Total	**$1,370,000**	**$1,160,000**	**$1,190,000**	**$1,350,000**	**$1,020,000**	**$6,090,000**

Project Description Worksheet

Road Improvements

Project Name

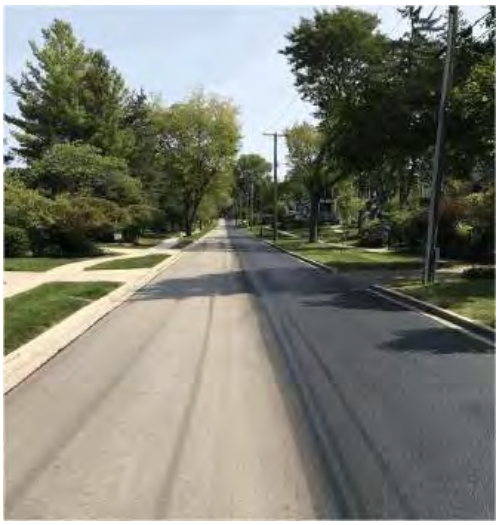
Surface Treatment Program

Managing City Department

PW - Streets

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance



Project Scope

Surface treatment is applied to newly resurfaced or reconstructed streets after one year and every five years to prolong the 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, thereby extending the life of the pavement.

Impact on Future Operating Budgets

Ongoing.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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**

Overview

The City is responsible for the maintenance and operation of 168 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 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	Steel wet well with submerisble pumps	2	5	240	3	4

The Sanitary Sewer Fund is managed in a way to is 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 comprises 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 Tables 1 and 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, 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 (storm water 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 a 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.

Pipe lining 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 2026 - 2030

Sanitary Sewer Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Albright Lift Station Rehabilitation	250,000	45,000	320,000	-	-	-	-	**320,000**
Blacksmith Wet Well Rehabilitation	300,000	45,000	335,000	-	-	-	-	**335,000**
Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	**-**
Bypass Pump Noise Reducing Encasement	64,000	64,000	-	-	-	-	-	**-**
College Avenue Utility Replacements	375,000	-	-	375,000	-	-	-	**375,000**
Elm and Blanchard Trunk Sewer	-	-	-	-	-	800,000	8,800,000	**9,600,000**
Road, Sewer, Water Rehab Program - Sanitary	10,000	7,980	10,000	10,000	10,000	10,000	10,000	**50,000**
Sanitary Manhole Rehabilitation	75,000	61,500	-	150,000	-	150,000	-	**300,000**
Sanitary Sewer Cap. Assurance - Flow Metering	-	-	-	75,000	75,000	-	-	**150,000**
Sanitary Sewer Rehabilitation Program	100,000	109,000	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Sanitary Sewer Replacement (HDPE)	-	-	-	150,000	150,000	150,000	150,000	**600,000**
Service Lateral Rehab - Chemical Grouting	300,000	46,585	300,000	100,000	100,000	100,000	100,000	**700,000**
SSCAP - Basin 3 & 4 Discharge Improvement	3,750,000	78,650	3,605,000	-	-	-	-	**3,605,000**
Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,800,000	**1,800,000**
Willow Ave Utility Improvements - Sanitary	-	22,620	100,000	-	-	-	-	**100,000**
Total Proposed Projects Expenses	**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Sanitary Sewer Fund								
Albright Lift Station Rehabilitation	250,000	45,000	320,000	-	-	-	-	**320,000**
Blacksmith Wet Well Rehabilitation	300,000	45,000	335,000	-	-	-	-	**335,000**
Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	**-**
Bypass Pump Noise Reducing Encasement	64,000	64,000	-	-	-	-	-	**-**
College Avenue Utility Replacements	375,000	-	-	375,000	-	-	-	**375,000**
Elm and Blanchard Trunk Sewer	-	-	-	-	-	800,000	8,800,000	**9,600,000**
Road, Sewer, Water Rehab Program - Sanitary	10,000	7,980	10,000	10,000	10,000	10,000	10,000	**50,000**
Sanitary Manhole Rehabilitation	75,000	61,500	-	150,000	-	150,000	-	**300,000**
Sanitary Sewer Cap. Assurance - Flow Metering	-	-	-	75,000	75,000	-	-	**150,000**
Sanitary Sewer Rehabilitation Program	100,000	109,000	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Sanitary Sewer Replacement (HDPE)	-	-	-	150,000	150,000	150,000	150,000	**600,000**
Service Lateral Rehab - Chemical Grouting	300,000	46,585	300,000	100,000	100,000	100,000	100,000	**700,000**
SSCAP - Basin 3 & 4 Discharge Improvement	3,750,000	78,650	3,605,000	-	-	-	-	**3,605,000**
Wheaton College Sanitary Sewer Main Relocation	-	-	-	-	-	-	1,800,000	**1,800,000**
Willow Ave Utility Improvements - Sanitary	-	22,620	100,000	-	-	-	-	**100,000**
Total Sanitary Sewer Fund	**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**
Total Proposed Projects Funding Sources	**5,259,000**	**515,335**	**4,870,000**	**1,060,000**	**535,000**	**1,410,000**	**11,060,000**	**18,935,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Project Name

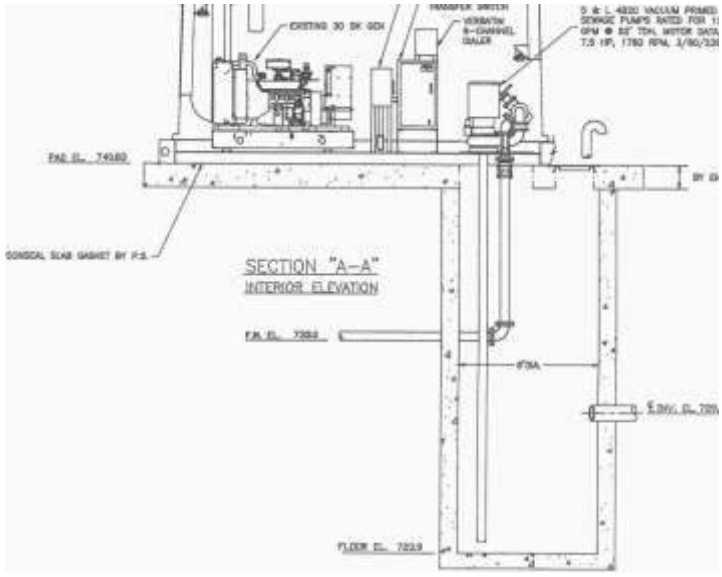
Albright Lift Station Rehabilitation

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 the Sewer Division can maintain.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$300,000	$0	$0	$0	$0	$300,000
Engineering Construction	$20,000	$0	$0	$0	$0	$20,000
Total	**$320,000**	**$0**	**$0**	**$0**	**$0**	**$320,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$320,000	$0	$0	$0	$0	$320,000
Total	**$320,000**	**$0**	**$0**	**$0**	**$0**	**$320,000**

Project Description Worksheet

Project Name

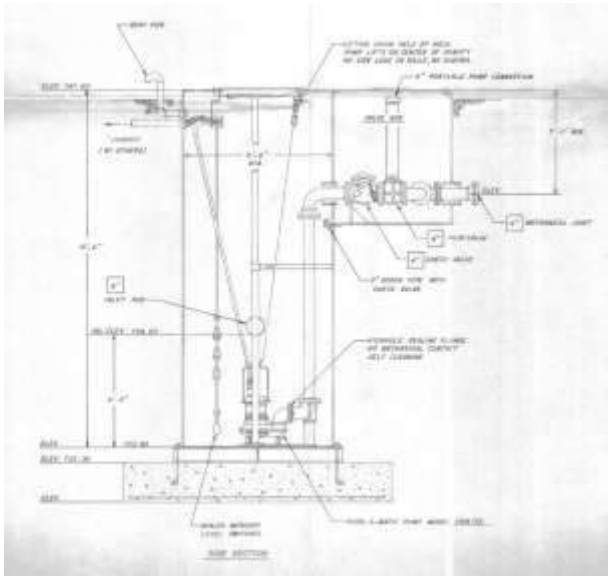
Blacksmith Wet Well Rehabilitation

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 wet well using a structural polyurethane lining.

Justification

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

Impact on Future Operating Budgets

Rehabilitation of this wet well 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	2026	2027	2028	2029	2030	Total
Construction	$300,000	$0	$0	$0	$0	$300,000
Engineering Construction	$35,000	$0	$0	$0	$0	$35,000
Total	**$335,000**	**$0**	**$0**	**$0**	**$0**	**$335,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$335,000	$0	$0	$0	$0	$335,000
Total	**$335,000**	**$0**	**$0**	**$0**	**$0**	**$335,000**

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 soil 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	2026	2027	2028	2029	2030	Total
Construction	$0	$300,000	$0	$0	$0	$300,000
Engineering Design	$0	$75,000	$0	$0	$0	$75,000
Total	**$0**	**$375,000**	**$0**	**$0**	**$0**	**$375,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$0	$375,000	$0	$0	$0	$375,000
Total	**$0**	**$375,000**	**$0**	**$0**	**$0**	**$375,000**

Project Description Worksheet

Project Name

Elm and Blanchard Trunk Sewer

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project includes the replacement of two forcemains with a new gravity sewer main from the Southside Interceptor to the Elm and Blanchard lift station. The Elm and Blanchard lift station will be decommissioned after installation of the new gravity trunk sewer.

Justification

The new Wheaton Sanitary District Southside Interceptor was installed 5 feet lower at the upstream end compared to the old interceptor. This additional depth will allow for the removal of the Elm and Blanchard lift station and replacement with a gravity sewer main. A gravity sewer main at this location will reduce maintenance and operating expenses, while also increasing the resiliency of the sanitary sewer system.

Impact on Future Operating Budgets

This project will reduce maintenance and operating expenses, which are higher for lift stations than for gravity sewer mains.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$0	$0	$800,000	$0	$800,000
Engineering Construction	$0	$0	$0	$0	$800,000	$800,000
Construction	$0	$0	$0	$0	$8,000,000	$8,000,000
Total	**$0**	**$0**	**$0**	**$800,000**	**$8,800,000**	**$9,600,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$0	$0	$0	$800,000	$8,800,000	$9,600,000
Total	**$0**	**$0**	**$0**	**$800,000**	**$8,800,000**	**$9,600,000**

Project Description Worksheet

Project Name

Road, Sewer, and Water 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 to reduce inflow and infiltration into the sanitary sewer system in 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.

Impact on Future Operating Budgets

The project will reduce inflow and infiltration into the sanitary sewer system, therefore reducing sanitary sewer overflows and basement backups, and decreasing clean-up efforts following storm events.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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 that are at the end of their useful life and are 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. Sanitary manhole rehabilitation has been effective for structurally rehabilitating manholes and protecting against future microbial-induced corrosion. Manhole rehabilitation is typically done on brick and block structures that are more than 50 years old and 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	2026	2027	2028	2029	2030	Total
Construction	$0	$150,000	$0	$150,000	$0	$300,000
Total	**$0**	**$150,000**	**$0**	**$150,000**	**$0**	**$300,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$0	$150,000	$0	$150,000	$0	$300,000
Total	**$0**	**$150,000**	**$0**	**$150,000**	**$0**	**$300,000**

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 Basins 3 & 4 was achieved.

Justification

The City is performing significant service lateral rehabilitation in Basins 3 and 4 via chemical grouting. 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 before expanding to other areas in need of inflow and infiltration reduction.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$75,000	$75,000	$0	$0	$150,000
Total	**$0**	**$75,000**	**$75,000**	**$0**	**$0**	**$150,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$0	$75,000	$75,000	$0	$0	$150,000
Total	**$0**	**$75,000**	**$75,000**	**$0**	**$0**	**$150,000**

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 that 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 mains to service lateral connections 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 installing 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 connections to extend the 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	Total
Sanitary 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

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 before the resurfacing or reconstruction of roadways.

Justification

15,000 feet of sanitary sewer mains were rehabilitated with HDPE liners in 1989 before the city utilized 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 the 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 to 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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

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 Basins 3 and 4 with chemical grouting. Service laterals will be chemically grouted from the sewer main to 4 feet up the service laterals. All applicable VCP service laterals within Basins 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 Basins 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.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$300,000	$100,000	$100,000	$100,000	$100,000	$700,000
Total	**$300,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$700,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$300,000	$100,000	$100,000	$100,000	$100,000	$700,000
Total	**$300,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$700,000**

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 2,500 feet. The project was originally budgeted to be completed in 2025.

Justification

When the SSI was installed, the depth of the new pipe at the upstream end was approximately five feet deeper than the old pipe. The City can take advantage of this additional elevation by installing a new discharge from Basins 3 and 4 at an adequate slope. Sections of the current pipe are flat or back-pitched and do not maintain self-cleaning velocities. A new pipe installed at an adequate slope will increase the flow out of Basins 3 and 4, reducing overflows and backups in the area. Grouting and public sector improvements will be utilized in Basins 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	2026	2027	2028	2029	2030	Total
Construction	$3,400,000	$0	$0	$0	$0	$3,400,000
Engineering Construction	$205,000	$0	$0	$0	$0	$205,000
Total	**$3,605,000**	**$0**	**$0**	**$0**	**$0**	**$3,605,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$3,605,000	$0	$0	$0	$0	$3,605,000
Total	**$3,605,000**	**$0**	**$0**	**$0**	**$0**	**$3,605,000**

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 of 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$1,500,000	$1,500,000
Engineering Design	$0	$0	$0	$0	$300,000	$300,000
Total	**$0**	**$0**	**$0**	**$0**	**$1,800,000**	**$1,800,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$0	$0	$0	$0	$1,800,000	$1,800,000
Total	**$0**	**$0**	**$0**	**$0**	**$1,800,000**	**$1,800,000**

Project Description Worksheet

Sanitary Sewer Improvements

Project Name

Willow Ave Utility Improvements – Sanitary Sewer

Managing City Department

PW - Sewer

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project's scope includes the full replacement of a nearly 100-year-old 12-inch water main and the abandonment of a 6-inch water main of a similar age. It will also replace the nearly 100-year-old 8-inch sanitary sewer and remove eight streetlights.

Justification

This project is justified because the existing water and sewer infrastructure, which is a mix of cast iron and clay tile pipes, has exceeded its useful life, leading to increased operational risks and maintenance costs. Proactively replacing this aging system prevents more frequent and costly emergency repairs, service disruptions, and potential public health risks from breaks and leaks.

Impact on Future Operating Budgets

The Willow Avenue utility improvements project is expected to reduce future operating costs by replacing aging infrastructure, which will minimize maintenance and repair expenses.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$285,000	$0	$0	$0	$0	$285,000
Total	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$285,000**

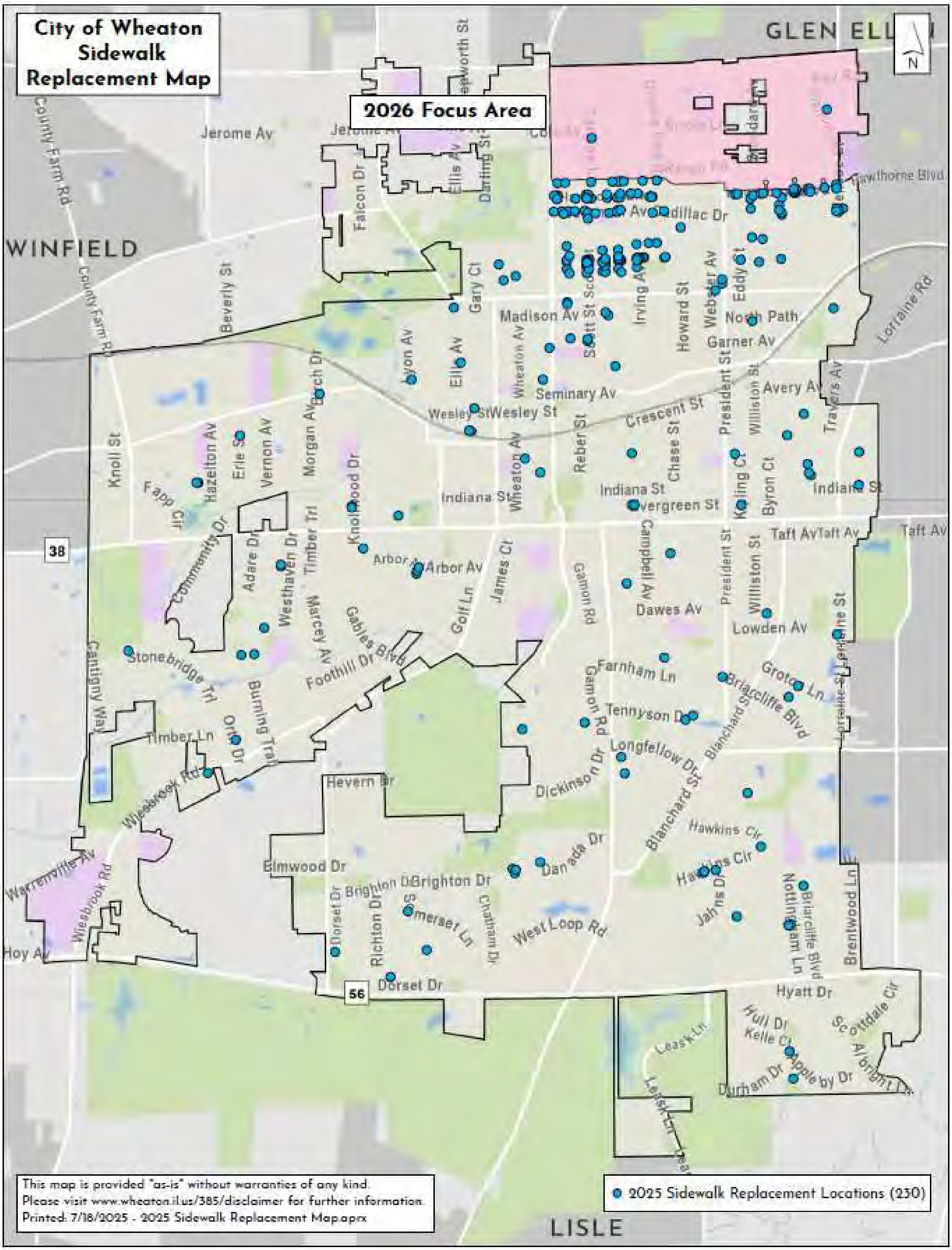
Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$100,000	$0	$0	$0	$0	$100,000
Water Fund	$185,000	$0	$0	$0	$0	$185,000
Total	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$285,000**

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, the Staff reviewed all City streets to determine areas where a sidewalk did not exist on at least one side of the street. 170 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, show cracking, gaps, joint spalling, obstructions, settlement, slope, or surface defects. For 2025, inspections and sidewalk replacement work were completed in the northeast quadrant of the City north of Forest Avenue, south of Parkway Dr and Hawthorne Blvd, 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 2025 project. In 2026, sidewalk inspection and replacement will focus on the area north of Parkway Dr and Hawthorne Blvd, south of Geneva Rd, and east of Main Street.


City of Wheaton Sidewalk Replacement Map
2026 Focus Area
GLEN ELLYN
WINFIELD
LISLE
N
38
56
County Farm Rd
Jerome Av
Beverly St
Falcon Dr
Gary Ct
Ellis Av
Darling St
Madison Av
Scott St
Irving Av
Howard St
Webster Av
Eddy Ct
North Path
Garner Av
Cadillac Dr
Hawthorne Blvd
Lorraine Rd
Seminary Av
Wesley St
Crescent St
Avery Av
Travers Av
President St
Williston St
Lyon Av
Wheaton Av
Morgan Av
Knoll St
Hazelton Av
Erie St
Vernon Av
Fapp Cir
Knollwood Dr
Indiana St
Reber St
Chase St
Kelling Ct
Byron Ct
Evergreen St
Taft Av
Community Dr
Adare Dr
Westhaven Dr
Timber Trl
Arbor Av
Golf Ln
James Ct
Gamon Rd
Campbell Av
Dawes Av
Lowden Av
Marcey Av
Gables Blvd
Foothill Dr
Stonebridge Trl
Cantigny Way
Burning Trail
Timber Ln
Orth Dr
Wiesbrook Rd
Hevern Dr
Farnham Ln
Briarcliffe Blvd
Groton Ln
Tennyson Dr
Longfellow Dr
Blanchard St
Dickinson Dr
Hawkins Cir
Danada Dr
Elmwood Dr
Brighton Dr
Somerset Ln
Chatham Dr
West Loop Rd
Warrenville Av
Hoy Av
Dorset Dr
Richton Dr
Nottingham Ln
Brentwood Ln
Hyatt Dr
Hull Dr
Kelle Ct
Scottsdale Cir
Durham Dr
Appleby Dr
Albright Ln
Leask Ln
This map is provided "as-is" without warranties of any kind.
Please visit www.wheaton.il.us/385/disclaimer for further information.
Printed: 7/18/2025 - 2025 Sidewalk Replacement Map.aprx
2025 Sidewalk Replacement Locations (230)

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Sidewalk Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
New Sidewalk Program	2,020,000	1,350,000	1,950,000	1,550,000	-	-	-	**3,500,000**
Roosevelt Rd. Improvements - Sidewalk	293,750	-	-	-	-	-	-	**-**
Sidewalk Replacement Program	250,000	250,000	300,000	300,000	300,000	400,000	400,000	**1,700,000**
Total Proposed Projects Expenses	**2,563,750**	**1,600,000**	**2,250,000**	**1,850,000**	**300,000**	**400,000**	**400,000**	**5,200,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Capital Projects Fund								
New Sidewalk Program	2,020,000	1,350,000	150,000	1,550,000	-	-	-	**1,700,000**
Roosevelt Road Sidewalk Improvements	293,750	-	-	-	-	-	-	**-**
Sidewalk Replacement Program	250,000	250,000	300,000	300,000	300,000	400,000	400,000	**1,700,000**
Total Capital Projects Fund	**2,563,750**	**1,600,000**	**450,000**	**1,850,000**	**300,000**	**400,000**	**400,000**	**3,400,000**
Motor Fuel Tax Fund								
New Sidewalk Program	-	-	1,800,000	-	-	-	-	**1,800,000**
Total Motor Fuel Tax Fund	**-**	**-**	**1,800,000**	**-**	**-**	**-**	**-**	**1,800,000**
Total Proposed Projects Funding Sources	**2,563,750**	**1,600,000**	**2,250,000**	**1,850,000**	**300,000**	**400,000**	**400,000**	**5,200,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	**-**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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 the 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 by applying revised metrics, which include proximity to major arterial or collector streets, schools, roadway geometry, and connection to existing sidewalk infrastructure.

Impact on Future Operating Budgets

The addition of a new sidewalk will be added to the network of sidewalk inventory.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$1,800,000	$1,400,000	$0	$0	$0	$3,200,000
Engineering Design	$150,000	$150,000	$0	$0	$0	$300,000
Total	**$1,950,000**	**$1,550,000**	**$0**	**$0**	**$0**	**$3,500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$150,000	$1,550,000	$0	$0	$0	$1,700,000
Motor Fuel Tax Fund	$1,800,000	$0	$0	$0	$0	$1,800,000
Total	**$1,950,000**	**$1,550,000**	**$0**	**$0**	**$0**	**$3,500,000**

Project Description Worksheet

Sidewalk Improvements

Project Name

Sidewalk Replacement Program

Managing City Department

PW - Streets

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

This program replaces defective sidewalks in a targeted area for the particular year and also addresses any complaints of defective sidewalks that may fit the criteria that the City Council and the City Manager have established. In 2026, sidewalk inspection and replacement will focus on the area north of Parkway Dr and Hawthorne Blvd, south of Geneva Rd, 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 sidewalks 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	2026	2027	2028	2029	2030	Total
Construction	$300,000	$300,000	$300,000	$400,000	$400,000	$1,700,000
Total	**$300,000**	**$300,000**	**$300,000**	**$400,000**	**$400,000**	**$1,700,000**

Funding Source	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$300,000	$300,000	$300,000	$400,000	$400,000	$1,700,000
Total	**$300,000**	**$300,000**	**$300,000**	**$400,000**	**$400,000**	**$1,700,000**

Overview

The City is responsible for maintenance and operations of 185 miles of storm sewer collection systems, 5,247 storm sewer structures, and 2 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.

The City has developed a Stormwater Management Program Plan (SMPP) for the purpose of meeting 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 which pump stormwater into force mains, which are either 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

Stormwater Management Service Charge

Starting in August of 2024, the City of Wheaton Stormwater Utility Fee is based on a property's impervious area. The billing rate for the fee is called an Equivalent Runoff Unit (ERU), which reflects the median amount of impervious area for a single-family residential property in the City of Wheaton, which is 3,300 square feet of imperviousness. The current ERU Rate is set at $5.30, which is charged monthly. Although the mechanism of how stormwater fees are charged was changed in 2024, the total revenue collected remained basically unchanged. As such, the fund is still configured to fund all the necessary improvements. Rises in this funding source or thoughtful changes to stormwater programming will have to occur in the near future.

1. Pipe-Based Drainage System Projects

Storm Sewer Rehabilitation & Replacement

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

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 pipe.

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 pipe lining.

Pipe lining 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 needs 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, 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 stagnant.

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 to bring all the ditches into working order in the next 25 years, it 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 convenience 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 for the purpose of conveying storm water to the West Branch of the DuPage River. The watershed tributary to Springbrook 1 is roughly half of 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 25-30 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 storm water conveyance, water quality impairments, and odor from the 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. A partial dredging occurred in 2024 to provide additional time to consider the Streams Lakes Meander Project.

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 actually 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 2026 - 2030

Storm Sewer Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Alley DD Reconstruction	350,000	-	350,000	-	-	-	-	350,000
Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	-
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	1,980,000
Glendale Floodprone Capital Project	225,000	51,800	350,000	-	-	-	-	350,000
Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	390,000
Mayo Floodprone Capital Project	-	-	-	-	-	-	1,035,000	1,035,000
Ott Avenue Improvements	-	-	35,000	-	-	-	-	35,000
Overland Flooding Cost Share Program	100,000	-	100,000	100,000	100,000	100,000	100,000	500,000
Pershing East Floodprone Capital Project	-	-	-	800,000	5,400,000	-	-	6,200,000
Pumping Station Rehabilitation - Lake "A"	-	-	50,000	350,000	-	-	-	400,000
Road, Sewer, Water Rehab Program - Storm	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Storm Sewer Replacement Program	215,000	310,000	215,000	215,000	215,000	242,000	242,000	1,129,000
Storm Sewer Rehabilitation Program	100,000	90,500	100,000	100,000	100,000	100,000	100,000	500,000
Streams Lakes Meander	-	-	-	250,000	3,200,000	35,000	35,000	3,520,000
TCR Floodprone Capital Project	-	-	250,000	2,160,000	-	-	-	2,410,000
The North Main Street Dredging Project	-	-	-	-	430,000	-	-	430,000
Thomas Floodprone Capital Project	-	-	-	-	-	-	4,250,000	4,250,000
Thomas Road Drainage Improvement Project	290,000	290,000	-	-	-	-	-	-
Yard Flooding Cost Share Program	50,000	30,000	50,000	50,000	50,000	50,000	50,000	250,000
Total Proposed Projects Expenses	**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**7,112,000**	**25,104,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Storm Sewer Fund								
Alley DD Reconstruction	350,000	-	350,000	-	-	-	-	350,000
Bobcat Skid Steer Loader	35,000	35,000	-	-	-	-	-	-
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	1,980,000
Glendale Floodprone Capital Project	225,000	51,800	350,000	-	-	-	-	350,000
Jefferson Avenue Floodprone Capital Project	-	-	-	-	-	-	390,000	390,000
Mayo Floodprone Capital Project	-	-	-	-	-	-	1,035,000	1,035,000
Ott Avenue Improvements	-	-	35,000	-	-	-	-	35,000
Overland Flooding Cost Share Program	100,000	-	100,000	100,000	100,000	100,000	100,000	500,000
Pershing East Floodprone Capital Project	-	-	-	800,000	5,400,000	-	-	6,200,000
Pumping Station Rehabilitation - Lake "A"	-	-	50,000	350,000	-	-	-	400,000
Road, Sewer, Water Rehab Program - Storm	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Storm Sewer Replacement Program	215,000	310,000	215,000	215,000	215,000	242,000	242,000	1,129,000
Storm Sewer Rehabilitation Program	100,000	90,500	100,000	100,000	100,000	100,000	100,000	500,000
Streams Lakes Meander	-	-	-	250,000	3,200,000	35,000	35,000	3,520,000
TCR Floodprone Capital Project	-	-	250,000	2,160,000	-	-	-	2,410,000
The North Main Street Dredging Project	-	-	-	-	430,000	-	-	430,000
Thomas Floodprone Capital Project	-	-	-	-	-	-	4,250,000	4,250,000
Thomas Road Drainage Improvement Project	290,000	290,000	-	-	-	-	-	-
Yard Flooding Cost Share Program	50,000	30,000	50,000	50,000	50,000	50,000	50,000	250,000
Total Storm Sewer Fund	**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**7,112,000**	**25,104,000**
Total Proposed Projects Funding Sources	**1,565,000**	**1,007,300**	**1,875,000**	**4,275,000**	**10,405,000**	**1,437,000**	**7,112,000**	**25,104,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
Spring Brook #1 Rehabilitation	-	-	-	-	-	-	23,000,000	**23,000,000**
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**23,000,000**	**23,000,000**

Project Description Worksheet

Project Name

Alley DD Reconstruction – Storm Sewer

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project involves reconstructing the alley, including replacing the damaged 30-inch storm sewer.

Justification

The existing concrete alley, over 50 years old, has multiple potholes caused by the failure of the 30-inch storm sewer pipe beneath it. Due to severe damage to the pipe's walls, it cannot be lined up and must be replaced as part of the alley reconstruction project.

Impact on Future Operating Budgets

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

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$500,000	$0	$0	$0	$0	$500,000
Engineering Construction	$50,000	$0	$0	$0	$0	$50,000
Total	**$550,000**	**$0**	**$0**	**$0**	**$0**	**$550,000**

Funding Source	2026	2027	2028	2029	2030	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

Storm Sewer Improvements

Project Name

Creek Channel Outfall Maintenance

Managing City Department

PW - General Services

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 for the maintenance of the creek channels is unclear and not managed. Channels should be unblocked and free-flowing 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	2026	2027	2028	2029	2030	Total
Construction	$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	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$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

Storm Sewer Improvements

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 the City Council 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, 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 is 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$600,000	$600,000	$600,000	$1,800,000
Engineering Design	$0	$	$60,000	$60,000	$60,000	$180,000
Total	**$0**	**$0**	**$660,000**	**$660,000**	**$660,000**	**$1,980,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$660,000	$660,000	$660,000	$1,980,000
Total	**$0**	**$0**	**$660,000**	**$660,000**	**$660,000**	**$1,980,000**

Project Description Worksheet

Project Name

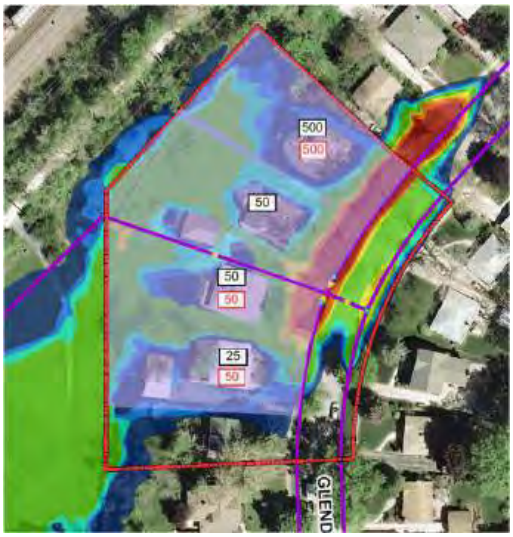
Glendale Floodprone Capital Project

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 floodplain areas. The capital project identified as a 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 flood-prone 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	2026	2027	2028	2029	2030	Total
Construction	$350,000	$0	$0	$0	$0	$350,000
Total	**$350,000**	**$0**	**$0**	**$0**	**$0**	**$350,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$350,000	$0	$0	$0	$0	$350,000
Total	**$350,000**	**$0**	**$0**	**$0**	**$0**	**$350,000**

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 floodplain areas. The capital project identified as a 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 flood-prone 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	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$0	$0	0	$390,000	$390,000
Total	**$0**	**$0**	**$0**	**$0**	**$390,000**	**$390,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$0	$0	$390,000	$390,000
Total	**$0**	**$0**	**$0**	**$0**	**$390,000**	**$390,000**

Project Description Worksheet

Storm Sewer Improvements

Project Name

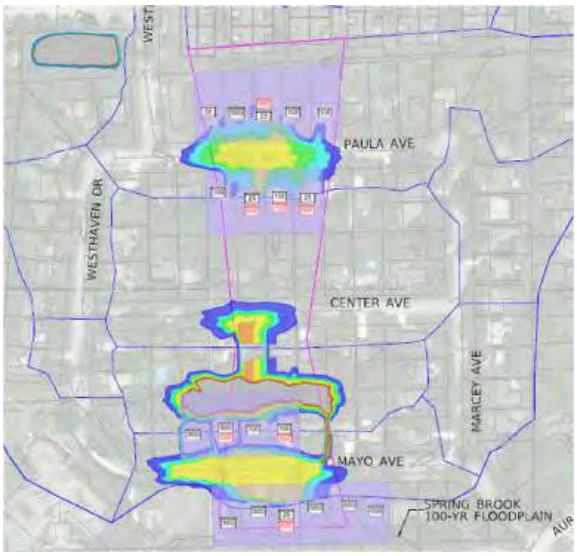
Mayo Floodprone Capital Project

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 floodplain areas. The capital project identified as a 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 flood-prone 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$900,000	$900,000
Engineering Design	$0	$0	$0	$0	$135,000	$135,000
Total	**$0**	**$0**	**$0**	**$0**	**$1,035,000**	**$1,035,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$0	$0	$1,035,000	$1,035,000
Total	**$0**	**$0**	**$0**	**$0**	**$1,035,000**	**$1,035,000**

Project Description Worksheet

Project Name

Ott Avenue Improvements

Managing City Department

PW - Sewer

Project Type

- ✓ New
- ☐ Replacement
- ☐ Maintenance

Project Scope

The Village of Glen Ellyn is scheduled to resurface Ott Avenue between Harwarden Street and Evergreen Street beginning in calendar year 2026. In advance of this work, the City's Sewer Division has identified several infrastructure deficiencies requiring the replacement of adjustment rings and frames at various locations along the roadway. These repairs will be completed in-house prior to the start of the resurfacing project, with work anticipated to begin in early 2026.

Justification

These repairs and ongoing maintenance of the storm sewer collection system support the City Council's goal of providing high-quality, reliable infrastructure.

Impact on Future Operating Budgets

Proactive maintenance work will help reduce future costs associated with emergency repairs and extend the life of the roadway infrastructure.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$35,000	$0	$0	$0	$0	$35,000
Total	**$35,000**	**$0**	**$0**	**$0**	**$0**	**$35,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$35,000	$0	$0	$0	$0	$35,000
Total	**$35,000**	**$0**	**$0**	**$0**	**$0**	**$35,000**

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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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

Storm Sewer Improvements

Project Name

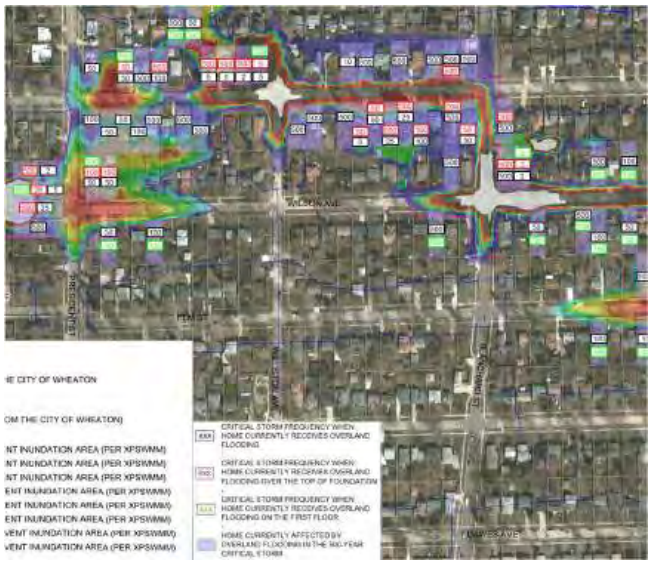
Pershing East Floodprone Capital Project

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 floodplain areas. The capital project identified as a 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. 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$5,400,000	$0	$0	$5,400,000
Engineering Design	$0	$800,000	$0	$0	$0	$800,000
Total	**$0**	**$800,000**	**$5,400,000**	**$0**	**$0**	**$6,200,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$800,000	$5,400,000	$0	$0	$6,200,000
Total	**$0**	**$800,000**	**$5,400,000**	**$0**	**$0**	**$6,200,000**

Project Description Worksheet

Storm Sewer Improvements

Project Name

Pumping Station Rehabilitation - Lake A

Managing City Department

PW - General Services

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 stormwater 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 1970s 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	2026	2027	2028	2029	2030	Total
Construction	$50,000	$350,000	$0	$0	$0	$400,000
Total	**$50,000**	**$350,000**	**$0**	**$0**	**$0**	**$400,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$50,000	$350,000	$0	$0	$0	$400,000
Total	**$50,000**	**$350,000**	**$0**	**$0**	**$0**	**$400,000**

Project Description Worksheet

Storm Sewer Improvements

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 frames and grates, replacement of brick and block manholes with precast structures, and replacement of defective sewer pipes in conjunction with work performed on the roadway.

Justification

Storm sewer structures and sewer mains that have met the end of their useful life or need to be replaced in conjunction with other utility work occurring with the Road Program ensure that the investment in the City's roadways is not undermined by storm sewer-related failures.

Impact on Future Operating Budgets

Proper maintenance and replacement of storm sewer structures and mains as a part of the Road Program prevents additional future pavement removal and replacement costs associated with this work.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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

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 1890s as a man-made channel to convey stormwater 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 that 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 Spring Brook 1 will decrease storm sewer maintenance costs and prevent increased maintenance costs in the future.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$23,000,000	$23,000,000
Total	**$0**	**$0**	**$0**	**$0**	**$23,000,000**	**$23,000,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$0	$0	$23,000,000	$23,000,000
Total	**$0**	**$0**	**$0**	**$0**	**$23,000,000**	**$23,000,000**

Project Description Worksheet

Storm Sewer Improvements

Project Name

Storm Sewer Replacement Program

Managing City Department

PW - General Services

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 to September to remove/install the storm sewer main and replace 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 temporarily keeps 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	2026	2027	2028	2029	2030	Total
Materials	$160,000	$160,000	$160,000	$172,000	$172,000	$824,000
Equipment	$55,000	$55,000	$55,000	$70,000	$70,000	$305,000
Total	**$215,000**	**$215,000**	**$215,000**	**$242,000**	**$242,000**	**$1,129,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$215,000	$215,000	$215,000	$242,000	$242,000	$1,129,000
Total	**$215,000**	**$215,000**	**$215,000**	**$242,000**	**$242,000**	**$1,129,000**

Project Description Worksheet

Storm Sewer Improvements

Project Name

Storm Sewer Rehabilitation Program

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Structural rehabilitation of various storm sewer mains that 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 to ensure 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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

Storm Sewer Improvements

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 are available, which could reduce costs.

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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$3,000,000	$25,000	$25,000	$3,050,000
Engineering Construction	$0	$0	$200,000	$10,000	$10,000	$220,000
Engineering Design	$0	$250,000	$0	$0	$0	$250,000
Total	**$0**	**$250,000**	**$3,200,000**	**$35,000**	**$35,000**	**$3,520,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$250,000	$3,200,000	$35,000	$35,000	$3,520,000
Total	**$0**	**$250,000**	**$3,200,000**	**$35,000**	**$35,000**	**$3,520,000**

Project Description Worksheet

Storm Sewer Improvements

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 floodplain areas. The capital project identified as the 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 flood-prone 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 2025, which could reduce costs.

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	2026	2027	2028	2029	2030	Total
Construction	$0	$2,160,000	$0	$0	$0	$2,160,000
Engineering Design	$250,000	$0	$0	$0	$0	$250,000
Total	**$250,000**	**$2,160,000**	**$0**	**$0**	**$0**	**$2,410,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$250,000	$2,160,000	$0	$0	$0	$2,410,000
Total	**$250,000**	**$2,160,000**	**$0**	**$0**	**$0**	**$2,410,000**

Project Description Worksheet

Storm Sewer Improvements

Project Name

The North Main Street Dredging Project

Managing City Department

Engineering

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

The project scope includes the 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 reshaping the channel and adding a hard surface bottom to assist with the removal of sediment in the future. Excess sediment has been deposited in the channel since it was constructed and requires removal to ensure unobstructed conveyance of stormwater downstream and to minimize the frequency of stormwater 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$400,000	$0	$0	$400,000
Engineering Design	$0	$0	$30,000	$0	$0	$30,000
Total	**$0**	**$0**	**$430,000**	**$0**	**$0**	**$430,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$430,000	$0	$0	$430,000
Total	**$0**	**$0**	**$430,000**	**$0**	**$0**	**$430,000**

Project Description Worksheet

Storm Sewer Improvements

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 floodplain areas. The capital project identified as a 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 flood-prone 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$0	$0	$3,700,000	$3,700,000
Engineering Design	$0	$0	$0	$0	$550,000	$550,000
Total	**$0**	**$0**	**$0**	**$0**	**$4,250,000**	**$4,250,000**

Funding Source	2026	2027	2028	2029	2030	Total
Storm Sewer Fund	$0	$0	$0	$0	$4,250,000	$4,250,000
Total	**$0**	**$0**	**$0**	**$0**	**$4,250,000**	**$4,250,000**

Project Description Worksheet

Storm Sewer Improvements

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 with 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 Citywide.

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

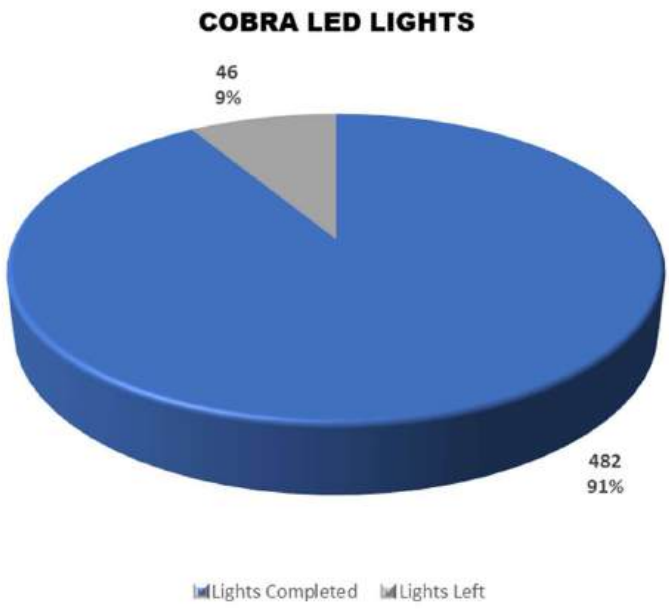
Project Costs	2026	2027	2028	2029	2030	Total
Construction	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Total	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

Funding Source	2026	2027	2028	2029	2030	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**

Overview

The City of Wheaton owns and maintains 2,868 street lights, traffic signals at 14 intersections, and six school zone warning flashers.

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



City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Traffic/Streetlight Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
LED Streetlight Replacements	75,000	75,000	75,000	75,000	75,000	75,000	75,000	**375,000**
Total Proposed Projects Expenses	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	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**
Total Proposed Projects Funding Sources	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Traffic/Streetlight Improvements

Project Name

LED Streetlight Replacements

Managing City Department

PW - Streets

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. Efficiency rebates are available through ComEd 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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	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**

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 conducted a Water Rate Study in 2024 to evaluate the financial sustainability of the water utility system and develop strategies for long-term stability, ensuring adequate funding to support its operations, maintenance, and infrastructure needs. To achieve this, staff developed a rate model utilizing cash flow analysis to support the pricing of water utility services, using a cost-of-service analysis with a planning period of three years (2025-2027). The study acknowledged that the Water Fund is facing ongoing financial challenges, including inflation, increases in purchased water expenses, and replacement needs of aging assets. Before this study, water rates and fees had not been increased since 2015. Previous reports highlighted that the City was replacing water mains at a 268-year replacement cycle. Recommendations in 2013 emphasized a replacement cycle of 100 to 150 years, equating to 2.15 miles per year, aligning with industry best practices. The 2024 study recommended a three-year water rate structure with annual adjustments to usage rates and fees to provide financial support for the water utility system through 2027.

Water Distribution System Hydraulic Analysis Report

In 2013, the City had a hydraulic analysis performed, which involved preparing a 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.

Water Distribution System Risk-Based Analysis Report

A comprehensive risk-based analysis of the water supply, pumping, storage, facilities, and distribution infrastructure system is being prepared and will be completed by the end of 2025. This analysis will result in a customized evaluation of the City's existing water system facilities and infrastructure, and a comprehensive capital infrastructure plan that outlines the prioritization and total cost of maintenance, improvements, and replacement costs for all infrastructure associated with the water system.

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-gallon-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 main line valves, and 16,500 water services.

Water Main Replacement Program

As previously mentioned, the City's 2013 water distribution system hydraulic analysis report recommended a water main replacement cycle of 100-150 years, equating to 2.15 miles per year, and requiring annual spending of $1.8 million to $2.2 million. However, with rising costs and supply chain issues, the current cost to replace 2.15 miles per year is now at $3.8 million.

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	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Number of Water Main Breaks by Year	35	36	47	68	56	54	69	89	55	75

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 $4.0 million. 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**	**2024**
Number of Lead Service Lines Replaced	36	34	45	18	41	103	95

City of Wheaton
Capital Improvement Plan
Fiscal Years 2026 - 2030

Water Improvements

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Expenses - Proposed Projects								
Advanced Metering Infrastructure	-	-	-	-	500,000	-	-	**500,000**
Basin 3 & 4 Discharge Improvement - Water	-	21,200	60,000	-	-	-	-	**60,000**
College Avenue Utility Replacement	225,000	-	-	225,000	-	-	-	**225,000**
Countryside Pump Station Repairs	-	-	-	-	-	-	50,000	**50,000**
Flow Control Valves	315,000	-	315,000	-	-	-	-	**315,000**
Impact Wrench Kit	15,000	10,275	-	-	-	-	-	**-**
Inspection - Well 11	-	-	-	-	75,000	-	-	**75,000**
Inspection - Well 6	-	-	-	80,000	-	-	-	**80,000**
Inspection - Well 7	75,000	75,000	-	-	-	-	-	**-**
Lead Service Line Replacements	668,000	430,000	486,000	486,000	-	-	-	**972,000**
Manchester Water Tower	-	43,900	-	-	-	-	-	**-**
Naperville Road Water Main Replacement	-	-	78,000	-	830,000	-	-	**908,000**
Permanent Leak Detection	-	-	-	750,000	-	-	-	**750,000**
President Street Pump Station Repairs	500,000	-	25,000	475,000	-	-	-	**500,000**
Reber St. Generator	-	116,815	-	-	-	-	-	**-**
Road, Sewer, Water Rehab Program - Water	1,500,000	1,335,405	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	**7,500,000**
SCADA Replacement	-	-	-	-	-	30,000	300,000	**330,000**
Variable Frequency Drives	700,000	497,300	-	-	-	-	-	**-**
Water Asset Evaluation	109,000	109,000	-	-	-	-	-	**-**
Water Main Condition Assessment	-	-	-	-	-	500,000	-	**500,000**
Water Main Replacement Program	-	-	20,000	1,120,000	1,120,000	1,120,000	1,120,000	**4,500,000**
Willow Ave Utility Improvements	-	36,900	185,000	-	-	-	-	**185,000**
Total Proposed Projects Expenses	**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**

Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Project Funding Sources - Proposed Projects								
Water Fund								
Advanced Metering Infrastructure	-	-	-	-	500,000	-	-	**500,000**
Basin 3 & 4 Discharge Improvement - Water	-	21,200	60,000	-	-	-	-	**60,000**
College Avenue Utility Replacement	225,000	-	-	225,000	-	-	-	**225,000**
Countryside Pump Station Repairs	-	-	-	-	-	-	50,000	**50,000**
Flow Control Valves	315,000	-	315,000	-	-	-	-	**315,000**
Impact Wrench Kit	15,000	10,275	-	-	-	-	-	**-**
Inspection - Well 11	-	-	-	-	75,000	-	-	**75,000**
Inspection - Well 6	-	-	-	80,000	-	-	-	**80,000**
Inspection - Well 7	75,000	75,000	-	-	-	-	-	**-**
Lead Service Line Replacements	668,000	430,000	486,000	486,000	-	-	-	**972,000**
Manchester Water Tower	-	43,900	-	-	-	-	-	**-**
Naperville Road Water Main Replacement	-	-	78,000	-	830,000	-	-	**908,000**
Permanent Leak Detection	-	-	-	750,000	-	-	-	**750,000**
President Street Pump Station Repairs	500,000	-	25,000	475,000	-	-	-	**500,000**
Reber St. Generator	-	116,815	-	-	-	-	-	**-**
Road, Sewer, Water Rehab Program - Water	1,500,000	1,335,405	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	**7,500,000**
SCADA Replacement	-	-	-	-	-	30,000	300,000	**330,000**
Variable Frequency Drives	700,000	497,300	-	-	-	-	-	**-**
Water Asset Evaluation	109,000	109,000	-	-	-	-	-	**-**
Water Main Condition Assessment	-	-	-	-	-	500,000	-	**500,000**
Water Main Replacement Program	-	-	20,000	1,120,000	1,120,000	1,120,000	1,120,000	**4,500,000**
Willow Ave Utility Improvements	-	36,900	185,000	-	-	-	-	**185,000**
Total Water Fund	**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**
Total Proposed Projects Funding Sources	**4,107,000**	**2,675,795**	**2,669,000**	**4,636,000**	**4,025,000**	**3,150,000**	**2,970,000**	**17,450,000**

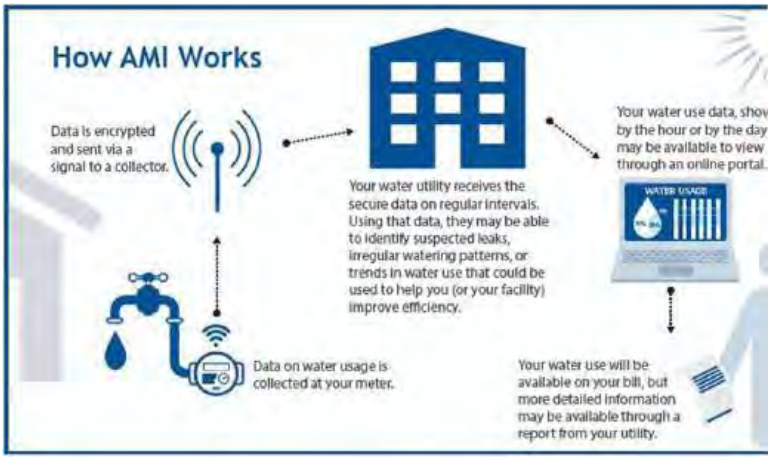
Project Category	Budget 2025	Projected 2025	2026	2027	2028	2029	2030	5-Year Total
Other Projects								
None	-	-	-	-	-	-	-	-
Total Other Projects	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Project Description Worksheet

Water Improvements

Project Name

Advanced Metering Infrastructure



Managing City Department

PW - Water

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 the 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 secure 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	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$500,000	$0	$0	$500,000
Total	**$0**	**$0**	**$500,000**	**$0**	**$0**	**$500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$0	$500,000	$0	$0	$500,000
Total	**$0**	**$0**	**$500,000**	**$0**	**$0**	**$500,000**

Project Description Worksheet

Water Improvements

Project Name

Basin 3 & 4 Discharge Improvement - Water

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Replace a 4-inch water main under two large diameter storm sewers in coordination with the Basin 3 and 4 Discharge Replacement project.

Justification

The Basin 3 & 4 Discharge Replacement project involves the installation of an 18-inch sanitary sewer beneath two existing storm sewers at the intersection of Indiana Street and North Main Street. Replacing the water main as part of this project will allow coordination of underground utility work, minimize future disruptions at this critical intersection, and eliminate the need for a separate water main project in the future.

Impact on Future Operating Budgets

Replacement of the 4-inch water main will reduce the likelihood of water main breaks at this location.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Construction	$10,000	$0	$0	$0	$0	$10,000
Construction	$50,000	$0	$0	$0	$0	$50,000
Total	**$60,000**	**$0**	**$0**	**$0**	**$0**	**$60,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$60,000	$0	$0	$0	$0	$60,000
Total	**$60,000**	**$0**	**$0**	**$0**	**$0**	**$60,000**

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 versus a normal water main replacement since the excavation costs and road restoration costs will be borne by the private business performing the contamination cleanup.

Impact on Future Operating Budgets

The new water main will extend the service life of the water main in the area.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$225,000	$0	$0	$0	$225,000
Total	**$0**	**$225,000**	**$0**	**$0**	**$0**	**$225,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$225,000	$0	$0	$0	$225,000
Total	**$0**	**$225,000**	**$0**	**$0**	**$0**	**$225,000**

Project Description Worksheet

Project Name

Countryside Pump Station Repairs

Managing City Department

PW - Water

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

Inspection and repairs at Countryside Pump Station.

Justification

Countryside Pump Station supplies water to the north side of Wheaton. The main building and east reservoir were constructed in 1957. An addition to the pump station was constructed in 1974. The Pressure-Adjusting Station was constructed in 1990. The west water storage reservoir was added in 2002. The motors, 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	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$0	$0	$0	$50,000	$50,000
Total	**$0**	**$0**	**$0**	**$0**	**$50,000**	**$50,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$0	$0	$0	$50,000	$50,000
Total	**$0**	**$0**	**$0**	**$0**	**$50,000**	**$50,000**

Project Description Worksheet

Water Improvements

Project Name

Flow Control Valves

Managing City Department

PW - Water

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	2026	2027	2028	2029	2030	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	2026	2027	2028	2029	2030	Total
Water Fund	$315,000	$0	$0	$0	$0	$315,000
Total	**$315,000**	**$0**	**$0**	**$0**	**$0**	**$315,000**

Project Description Worksheet

Water Improvements

Project Name

Inspection - Well 11

Managing City Department

PW - Water

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 are to be performed on a 12-year schedule.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$0	$75,000	$0	$0	$75,000
Total	**$0**	**$0**	**$75,000**	**$0**	**$0**	**$75,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$0	$75,000	$0	$0	$75,000
Total	**$0**	**$0**	**$75,000**	**$0**	**$0**	**$75,000**

Project Description Worksheet

Water Improvements

Project Name

Inspection - Well 6

Managing City Department

PW - Water

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 are to be performed on a 12-year schedule.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$80,000	$0	$0	$0	$80,000
Total	**$0**	**$80,000**	**$0**	**$0**	**$0**	**$80,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$80,000	$0	$0	$0	$80,000
Total	**$0**	**$80,000**	**$0**	**$0**	**$0**	**$80,000**

Project Description Worksheet

Water Improvements

Project Name

Lead Service Line Replacements

Managing City Department

PW - Water

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 10 years. The total project cost (estimated at $4MM) may be impacted by the need for water main replacement due to the age of the 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 the 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 the need for water service repairs.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$486,000	$486,000	$0	$0	$0	$972,000
Total	**$486,000**	**$486,000**	**$0**	**$0**	**$0**	**$972,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$486,000	$486,000	$0	$0	$0	$972,000
Total	**$486,000**	**$486,000**	**$0**	**$0**	**$0**	**$972,000**

Project Description Worksheet

Project Name

Naperville Road Water Main Replacement

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The water main along Naperville Road will be replaced to address the aging infrastructure, which is over 80 years old, brittle, and prone to frequent breaks. Several local businesses are currently connected to this water main and are affected during service disruptions. The new water main will be installed with DuPage County's planned intersection improvements, utilizing shared traffic control measures and reducing permitting requirements through IDOT, as they are a co-owner of the overall project.

Justification

The existing water main is over 80 years old and has experienced several breaks in recent years, indicating the need for replacement. This work is being coordinated with DuPage County's intersection improvement project and is included in the permitting process with the Illinois Department of Transportation (IDOT) to allow for crossing Roosevelt Road. The City will be responsible for all costs associated with the water main replacement.

Impact on Future Operating Budgets

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Engineering Design	$78,000	$0	$0	$0	$0	$78,000
Construction	$0	$0	$780,000	$0	$0	$780,000
Engineering Construction	$0	$0	$50,000	$0	$0	$50,000
Total	**$78,000**	**$0**	**$830,000**	**$0**	**$0**	**$908,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$78,000	$0	$830,000	$0	$0	$908,000
Total	**$78,000**	**$0**	**$830,000**	**$0**	**$0**	**$908,000**

Project Description Worksheet

Project Name

Permanent Leak Detection

Managing City Department

PW - Water

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 periodic 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	2026	2027	2028	2029	2030	Total
Equipment	$0	$750,000	$0	$0	$0	$750,000
Total	**$0**	**$750,000**	**$0**	**$0**	**$0**	**$750,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$750,000	$0	$0	$0	$750,000
Total	**$0**	**$750,000**	**$0**	**$0**	**$0**	**$750,000**

Project Description Worksheet

Project Name

President Street Pump Station Repairs

Managing City Department

PW - Water

Project Type

- ☐ New
- ☐ Replacement
- ✓ Maintenance

Project Scope

Inspection and repairs at President Street Pump Station.

Justification

The 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	2026	2027	2028	2029	2030	Total
Engineering Design	$25,000	$0	$0	$0	$0	$25,000
Construction	$0	$475,000	$0	$0	$0	$475,000
Total	**$25,000**	**$475,000**	**$0**	**$0**	**$0**	**$500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$25,000	$475,000	$0	$0	$0	$500,000
Total	**$25,000**	**$475,000**	**$0**	**$0**	**$0**	**$500,000**

Project Description Worksheet

Water Improvements

Project Name

Road, Sewer, Water Rehab Program - Water

Managing City Department

Engineering

Project Type

☐ New

✓ Replacement

☐ Maintenance

Project Scope

Replacement of the water main is determined by the 2013 Water Distribution System Hydraulic Analysis report to improve the reliability of the waterworks infrastructure. The report recommends that water mains should be replaced at an average rate of 2.15 miles per year. This 2013 analysis recommended an investment of approximately $2.0 million annually for water main replacement to cover the cost of the 2.15 miles of water main replacement. Current 2025 costs for 2.15 miles of water main exceed $4.0 million.

Justification

Certain streets contain water mains that require replacement before resurfacing, rehabilitating, or reconstructing roadways. The replacement is determined by the hydraulic analysis report and by the Water Division documenting the history of water main breaks within a given period. 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 the water main reduces staff time and materials required to repair water main breaks.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$7,500,000
Total	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$7,500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$7,500,000
Total	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$7,500,000**

Project Description Worksheet

Project Name

SCADA Replacement

Managing City Department

PW - Water

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	2026	2027	2028	2029	2030	Total
Engineering Design	$0	$0	$0	$30,000	$0	$30,000
Construction	$0	$0	$0	$0	$300,000	$300,000
Total	**$0**	**$0**	**$0**	**$30,000**	**$300,000**	**$330,000**

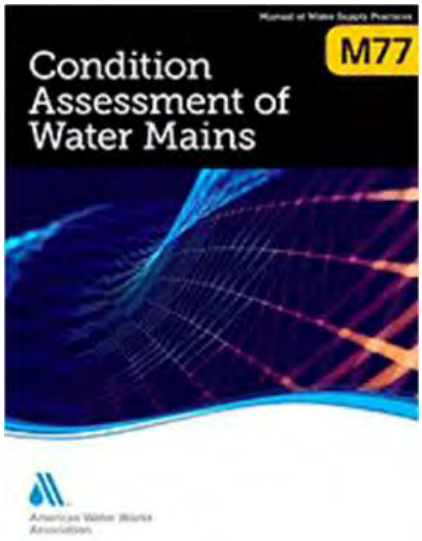
Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$0	$0	$30,000	$300,000	$330,000
Total	**$0**	**$0**	**$0**	**$30,000**	**$300,000**	**$330,000**

Project Description Worksheet

Water Improvements

Project Name

Water Main Condition Assessment



Managing City Department

PW - Water

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 infrastructure 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 the priority of water main replacement.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Other	$0	$0	$0	$500,000	$0	$500,000
Total	**$0**	**$0**	**$0**	**$500,000**	**$0**	**$500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$0	$0	$0	$500,000	$0	$500,000
Total	**$0**	**$0**	**$0**	**$500,000**	**$0**	**$500,000**

Project Description Worksheet

Project Name

Water Main Replacement Program

Managing City Department

Engineering

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

Replace the 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 2.15 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 the water main at this location will improve water distribution of the network and save on Water Division staff and expenses in repairing water main breaks.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$0	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$4,000,00
Engineering Construction	$0	$100,000	$100,000	$100,000	$100,000	$400,000
Engineering Design	$20,000	$20,000	$20,000	$20,000	$20,000	$100,000
Total	**$20,000**	**$1,120,000**	**$1,120,000**	**$1,120,000**	**$1,120,000**	**$4,500,000**

Funding Source	2026	2027	2028	2029	2030	Total
Water Fund	$20,000	$1,120,000	$1,120,000	$1,120,000	$1,120,000	$4,500,000
Total	**$20,000**	**$1,120,000**	**$1,120,000**	**$1,120,000**	**$1,120,000**	**$4,500,000**

Project Description Worksheet

Water Improvements

Project Name

Willow Ave Utility Improvements - Water

Managing City Department

PW - Sewer

Project Type

- ☐ New
- ✓ Replacement
- ☐ Maintenance

Project Scope

The project's scope includes the full replacement of a nearly 100-year-old 12-inch water main and the abandonment of a 6-inch water main of a similar age. It will also replace the nearly 100-year-old 8-inch sanitary sewer and remove eight streetlights.

Justification

This project is justified because the existing water and sewer infrastructure, which is a mix of cast iron and clay tile pipes, has exceeded its useful life, leading to increased operational risks and maintenance costs. Proactively replacing this aging system prevents more frequent and costly emergency repairs, service disruptions, and potential public health risks from breaks and leaks.

Impact on Future Operating Budgets

The Willow Avenue utility improvements project is expected to reduce future operating costs by replacing aging infrastructure, which will minimize maintenance and repair expenses.

Costs & Funding

Project Costs	2026	2027	2028	2029	2030	Total
Construction	$285,000	$0	$0	$0	$0	$285,000
Total	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$285,000**

Funding Source	2026	2027	2028	2029	2030	Total
Sanitary Sewer Fund	$100,000	$0	$0	$0	$0	$100,000
Water Fund	$185,000	$0	$0	$0	$0	$185,000
Total	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$285,000**