

10.0 Acquisitions

During the past several decades, the Wheaton Park District has been very proactive in ensuring the provision of adequate open space and facilities to meet the needs of the community. The opportunities for additional acquisitions are becoming very limited as our community becomes fully developed. This situation requires us to be vigilant in watching for any opportunities that may become available. The district has developed a list of properties that have the potential to meet our open space and programming needs.

Properties are categorized based on the following priorities:

- A. Significant parcels that provide substantial open space or fill a critical need within the district. These are typically properties that meet one of the following definitions:
 - a. greater than ten acres
 - b. would fill a need adjacent to an existing facility
 - c. are located in an section of the community that is currently underserved by parks or open space
- B. Properties that are adjacent to existing parks or facilities
- C. Properties where an outright sale might be unlikely or another government agency may be more likely to acquire the property. These properties should be monitored in the event that they do become available and/or that an arrangement can be made for use of the property through a lease or similar agreement
- D. Properties with low benefit to the district in relation to the price that might be asked for them. These properties should be considered for acquisition through donation or other outside funding

Identification of individual parcels is not advised for several reasons. First, the Wheaton Park District strives to acquire land through negotiation with willing sellers rather than condemnation. While a parcel may be of benefit to the park district's long range plan, this does not mean there is an immediate interest that might cause concern for the existing owner. Similarly, identification of a given parcel may create an inflated value through the assumption that the park district is a ready and willing buyer.

Contrarily, individual acquisitions are typically only considered when the opportunity arises through the opportunity of an appropriate property being listed on the market. In certain instances, there may be some benefit to reaching out to specific property owners to identify their long term intentions for their property. The decision to acquire a given property will ultimately rest with the board of commissioners at the time of negotiation.