



City of Wheaton
303 W. Wesley Street
Wheaton, IL 60187-0727
630-260-2000

City of Wheaton, Illinois

www.wheaton.il.us

October 1, 2015

Michael Benard
Wheaton Park District
102 E Wesley Street
Wheaton, IL 60187

Dear Mike,

The City will be considering a Second Amendment to the TIF 1 Redevelopment Project Report, more specifically to the Estimated Project Expenses and Estimated Project Revenues. We are looking to amend project expenses from \$30,156,999 to \$31,740,200, and project revenue from \$31,163,004 to \$31,740,200.

The TIF 1 First Amendment states that increment revenue from TIF 1 could pay expenses incurred in TIF 2 provided such does not exceed the total project expense in TIF 1. The current project expense amount identified in the TIF 1 First Amendment, \$30,156,999, would currently allow for an additional transfer to TIF 2 of an estimated amount of \$750,000. The proposed TIF 1 Second Amendment would amend the TIF 1 Estimated Project Expenses to \$31,740,200 thereby providing for an additional estimated total of \$1,583,201 that could be transferred to TIF 2.

It is the City's intent to apply all of the transferred amounts from TIF 1 to TIF 2 to fund the costs of public improvements identified in the October 2013 Wheaton Downtown Strategic and Streetscape Plan.

I have included a copy of the First Amendment and proposed Second Amendment to TIF 1 for your information. The City Council will be considering at their October 5, 2015 City Council meeting, an ordinance establishing a public hearing (November 30, 2015) to begin the process for consideration of the proposed Second Amendment. In addition, a Joint Review Board meeting will occur on October 28, 2015.

Sincerely,

Donald B. Rose
City Manager

cc: Mayor Gresk
City Council
Mike Dzugan

SECOND AMENDMENT TO
DOWNTOWN WHEATON
REDEVELOPMENT PROJECT REPORT

(TIF#1)

September 29, 2015

On October 18, 1993, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. E-3903, the corporate authorities of the City of Wheaton approved the Downtown Wheaton Redevelopment Project Report, dated May 17, 1993 (the "Original Report"), with respect to the Downtown Wheaton Redevelopment Project Area.

On October 2, 2006, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. F-1208, the corporate authorities of the City of Wheaton approved an amendment to the Downtown Wheaton Redevelopment Project Report, dated October 2, 2006 (the "Amended Report").

The corporate authorities have considered the second amendments to the Original Report and the Amended Report and have complied with all notice, public hearing and other procedural requirements of the Act.

The Original Report and Amended Report are hereby amended as follows:

1. Page 23 of the Amended Report is amended by deleting Table 1, Estimated Project Costs, and the following is substituted:

Estimated Project Expenses

Professional Services	
a.) Actual	663,374
b.) Estimated remaining	441,831
Property Assembly	
a.) Actual	3,669,348
b.) Estimated remaining	0
Construction of Public Works and Improvements	
a.) Actual	5,785,911
b.) Estimated remaining	100,000
Rehabilitation, Reconstruction, Repair of existing Public or Private Buildings	
a.) Actual	869,578
b.) Estimated remaining	80,000
Financing Costs	
a.) Actual	12,900,108
b.) Estimated remaining	1,030,050
Transfers Out	
a.) Actual	3,986,919
b.) Estimated remaining	2,213,081*
<u>Total Estimated Project Expenses</u>	31,740,200

*Includes \$750,000 in transfer allowed by First Amendment adopted October 2, 2006.

2. Page 25 of the Amended Report is amended by deleting Table 2, Estimated Project Revenues, and the following is substituted:

Estimated Project Revenues

Incremental Property Tax Revenue	
a.) Actual	18,114,394
b.) Estimated remaining	3,325,465
Bond Proceeds	
a.) Actual	7,678,826
b.) Estimated remaining	0
Interest Earnings	
a.) Actual	550,630
b.) Estimated remaining	500
Sale of Property, Miscellaneous	
a.) Actual	2,070,385
b.) Estimated remaining	0
<u>Total Estimated Project Revenues</u>	31,740,200

3. Page 29 of the Original Report is amended by deleting the last paragraph and substituting the following language:

The estimated date of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs is December 31, 2016 (the year in which payments to the City Treasurer pursuant to Section 11-74.4-8(b) of the Act are to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area is adopted).

Terms capitalized in this Second Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Act, the Original and Amended Report.

The provisions of this Second Amendment shall be deemed to be fully integrated into the Original Report and Amended Report. The Original Report and Amended Report shall remain in full force and effect except to the extent that it is expressly modified by the terms of this Second Amendment. Should any provision of the Original Report and Amended Report conflict with any provision of this Second Amendment, the provisions of this Second Amendment shall control.

The City hereby certifies that this Second Amendment will not result in the displacement of residents from ten (10) or more inhabited residential units.

8,1207

EXHIBIT "A"

AMENDMENT TO
DOWNTOWN WHEATON
REDEVELOPMENT PROJECT REPORT

October 2, 2006

On October 18, 1993, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. E-3903, the corporate authorities of the City of Wheaton approved the Downtown Wheaton Redevelopment Project Report, dated May 17, 1993 (the "Original Report"), with respect to the Downtown Wheaton Redevelopment Project Area. The corporate authorities desire to amend the Original Report and have complied with all notice, public hearing and other procedural requirements of the Act. The Original Report is hereby amended as follows:

1. Page 23 of the Original Report is amended by deleting Table 1, Estimated Project Costs, and the following is substituted:

Total Estimated Project Expenses

Property Assembly	3,914,207
Construction of Public Facilities	5,000,000
Grant/Loan Program	600,000
Streetscape	180,000
Infrastructure	563,480
Pedestrian Access Improvements	500,000
Debt Service on Capital Improvements	13,874,496
Transfers Out	5,524,816
<u>Total Estimated Expenses</u>	<u>30,156,999</u>

2. Page 23 of the Original Report is amended by adding the following language after the last paragraph:

Total Project Expenses include redevelopment project costs (including, but not limited to, debt service on obligations issued to pay such costs) in contiguous project areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous project areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Project Expenses described in this Redevelopment Plan.

3. Page 25 of the Original Report is amended by deleting Table 2, Estimated Project Revenues, and the following is substituted:

<u>Estimated Project Revenues</u>	
Estimated Incremental Property Tax Revenue	21,583,365
Total Estimated Incremental Sales Tax Revenue	32,813
Proceeds from Operation of Public Facilities	768,000
Grants/Participation of Other Agencies	500,000
Interest Earnings	600,000
Bond Proceeds	7,678,826
<u>Total Estimated Revenues</u>	<u>31,163,004</u>

4. Page 26 of the Original Report is amended by adding the following language after the first paragraph:

The Project Area may be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Project Expenses described in this Redevelopment Plan.

5. Page 29 of the Original Report is amended by deleting the last paragraph and substituting the following language:

The estimated date of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs is December 31, 2017 (the year in which payments to the City Treasurer pursuant to Section 11-74.4-8(b) of the Act are to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area is adopted).

Terms capitalized in this Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Original Report. Terms defined and capitalized herein shall have the meanings ascribed to those terms in this Amendment and, to the extent such terms are also defined terms in the Original Report, the definitions of those terms as herein provided shall be deemed to control the interpretation of those terms in the Original Report.

The provisions of this Amendment shall be deemed to be fully integrated into the Original Report. The Original Report shall remain in full force and effect except to the extent that it is expressly modified by the terms of this Amendment. Should any provision of the Original Report conflict with any provision of this Amendment, the provisions of this Amendment shall control.

The City hereby certifies that this Amendment will not result in the displacement of residents from ten (10) or more inhabited residential units.



City of Wheaton
303 W. Wesley Street
Wheaton, IL 60187-0727
630-260-2000

City of Wheaton, Illinois

www.wheaton.il.us

October 6, 2015

Subject: Downtown Wheaton Redevelopment Project Area (TIF #1) Budget Amendment

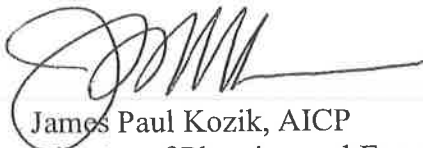
Dear City of Wheaton Joint Review Board Members,

Enclosed with this letter is a copy of Ordinance F-1889 that has been prepared in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, regarding certain amendments to the TIF #1 Plan, convening a Joint Review Board Meeting on October 28, 2015, and scheduling a public hearing before the City Council on November 30, 2015.

The proposed amendments would modify the budget of the TIF #1 Plan to reflect actual and estimated expenses and revenues, allow the transfer of surplus funds for anticipated costs incurred in contiguous redevelopment project areas, and correct the date of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs to December 31, 2016.

You are welcome to submit written comments prior to the date of the hearing to the City, to the attention of the City Clerk, 303 W. Wesley, Wheaton, Illinois 60187, concerning the subject matter of the hearing.

Sincerely,



James Paul Kozik, AICP
Director of Planning and Economic Development

C: State of Illinois Department of Commerce and Economic Opportunity

Wheaton City Hall • 303 W. Wesley Street • Wheaton, IL 60187-0727
630-260-2000 • Fax 630-260-2017 • TDD 630-260-8090

Mayor - Michael J. Gresk • City Manager - Donald Rose

City Council - Suzanne Fitch • John Prendiville • John Rutledge • W. Thoreson Saline • Todd Scalzo • Phil Suess



CITY OF WHEATON, ILLINOIS

ORDINANCE NO. F-1889

**AN ORDINANCE REGARDING CERTAIN SECOND AMENDMENTS TO THE
REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN
WHEATON REDEVELOPMENT PROJECT AREA, CONVENING A JOINT
REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION
THEREWITH**

I HEREBY CERTIFY that I am the City Clerk of the City of Wheaton, DuPage County, Illinois, and that, as such City Clerk, I have the custody of the papers, entries, records and ordinances of said City.

I FURTHER CERTIFY that the attached is a true and correct copy of City of Wheaton Ordinance No. F-1888 which was passed by the Wheaton City Council on Monday, October 5, 2015.

I have hereunto set my hand and affixed the seal of said City this 6th day of October, 2015.


City Clerk

ORDINANCE NO. F- 1889

AN ORDINANCE REGARDING CERTAIN SECOND AMENDMENTS TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN WHEATON REDEVELOPMENT PROJECT AREA, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as supplemented and amended (the "Act"), the City of Wheaton, DuPage County, Illinois (the "City"), is authorized to approve a redevelopment plan for and to designate redevelopment project areas and adopt tax increment allocation financing therefor; and,

WHEREAS, the corporate authorities (the "Corporate Authorities") of the City have heretofore determined that it is necessary and advisable for the public health, safety, welfare and convenience of residents of the City that the City undertake a redevelopment project and have heretofore approved a redevelopment plan and project (the "Plan"), designated a redevelopment project area (the "Area") for that portion of the City known as the Downtown Wheaton Redevelopment Project Area, legally described on Exhibit "A" attached hereto, and adopted tax increment allocation financing for the Area, all as authorized by the Act; and

WHEREAS, on October 2, 2006, pursuant to the Act and Ordinance No. F-1208, the corporate authorities of the City of Wheaton approved an Amendment to the Downtown Wheaton Redevelopment Project Report, dated October 2, 2006 (the "First Amendment").

WHEREAS, the Corporate Authorities are considering adoption of Second Amendments to the Plan (the "Second Amendment"); and

WHEREAS, the Act requires the City to conduct a public hearing prior to the passage of an ordinance approving the Second Amendments, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to such Second Amendment; and,

WHEREAS, the Act further requires that the City convene a joint review board consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that has authority to directly levy taxes on the property within the Area, a representative selected by the City, and a public member to consider the subject matter of the public hearing; and,

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, as follows:

Section 1. That a public hearing for those purposes specified in the Act shall be held by the City Council of the City at 7:00 P.M. on the 30th day of November, 2015 at City Hall, 303 W. Wesley Street, Wheaton, Illinois 60187, to consider the proposed Second Amendments to the Downtown Wheaton Redevelopment Report and Project.

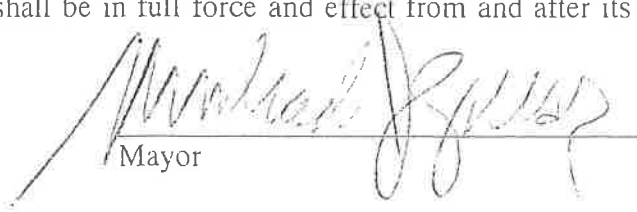
Section 2. Notice of the hearing, substantially in the form attached hereto as Exhibit "B", shall be published at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the hearing, in a newspaper of general circulation within the taxing districts having property in the Area. In addition, notice shall be mailed by certified mail not less than ten (10) days prior to the date set for the hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property. In addition, notice shall be mailed to each residential address located within the Area.

Section 3. Notice shall also be given by certified mail to all taxing districts in which taxable property is included in the Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Economic Opportunity to submit written comments prior to the date of the hearing to the City, to the attention of the City Clerk, 303 W. Wesley, Wheaton, Illinois 60187, concerning the subject matter of the hearing. Each mailed notice shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of such board.

Section 4. A draft of the Second Amendment is on file at the offices of the City and is available for public inspection.

Section 5. The joint review board is hereby convened and shall meet to consider the proposed Second Amendment to the Plan and issue its report as required by the Act. A meeting of the joint review board shall be held at 10:00 A.M. on the 28th day of October, 2015, at City Hall, 303 W. Wesley Street, Wheaton, Illinois 60187.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.



Mayor

ATTEST:


City Clerk

ROLL CALL VOTE:

Ayes: Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Pro Tem Suess
Councilman Saline

Nays: None

Absent: Mayor Gresk
Councilman Scalzo

MOTION CARRIED UNANIMOUSLY

Passed: October 5, 2015
Published: October 6, 2015

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THE TAX INCREMENT FINANCING DISTRICT IN SECTIONS 16 AND 17, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE WESLEY STREET RIGHT-OF-WAY WITH THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, IN THE NORTHEAST QUARTER OF SAID SECTION 17,

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WESLEY STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 186 FEET OF LOT 4 OF COUNTY CLERKS ASSESSMENT DIVISION OF LOT 4, IN THE SOUTHEAST QUARTER OF SAID SECTION 17,

THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF THE EAST 186 FEET OF SAID LOT 4, TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT STREET,

THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT STREET TO THE SOUTHEASTERLY CORNER OF LOT 15 IN A.T. MACINTOSH & COMPANY'S FRONT STREET ADDITION BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 17,

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 15 TO THE NORTHEAST CORNER THEREOF SAID POINT BEING ALONG THE SOUTHERLY LINE OF LOT 3 IN SAID A.T. MACINTOSH & COMPANY'S FRONT STREET ADDITION,

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 3, 2, AND 1 AND THE EXTENSION THEREOF IN SAID SUBDIVISION TO THE WEST RIGHT-OF-WAY LINE OF GARY AVENUE,

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF GARY AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET,

THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET TO THE WEST RIGHT-OF-WAY LINE OF WEST STREET,

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF WEST STREET TO THE NORTH RIGHT-OF-WAY LINE OF SEMINARY AVENUE,

THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SEMINARY AVENUE TO THE EAST RIGHT-OF-WAY LINE OF WHEATON AVENUE,

THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF WHEATON AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET, THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOTS 1, 9, AND 10 IN BLOCK 8 OF THE ORIGINAL TOWN OF WHEATON,

THENCE SOUTHERLY ALONG THE EXTENSION OF SAID WESTERLY LINE OF LOTS 1, 9, AND 10 IN BLOCK 8 TO THE SOUTHWESTERLY CORNER OF LOT 10 IN SAID BLOCK 8 OF THE ORIGINAL TOWN OF WHEATON,

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 10 TO THE WEST RIGHT-OF-WAY LINE OF HALE STREET,

THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF HALE STREET TO THE NORTH RIGHT-OF-WAY LINE OF FRONT STREET,

THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF FRONT STREET TO THE NORTHERLY EXTENSION OF A LINE THAT IS 10.5 FEET WEST OF THE WEST LINE OF LOT 2 IN THE COUNTY CLERKS ASSESSMENT DIVISION IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 16,

THENCE SOUTHERLY ALONG THE EXTENSION OF SAID LINE THAT IS 10.5 FEET WEST OF THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY,

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE TO A POINT THAT IS 395 FEET WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16, AS MEASURED ALONG THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY,

THENCE SOUTHERLY 100 FEET PARALLEL WITH SAID QUARTER SECTION LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY,

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHEATON AVENUE,

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WHEATON AVENUE TO THE SOUTHERLY

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WHEATON AVENUE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW STREET.

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET,

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WEST STREET TO A POINT 305.2 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET,

THENCE WESTERLY 165.0 FEET, THENCE NORTHERLY 139.3 FEET. THENCE EASTERLY 165.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST STREET,

THENCE NORTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LIBERTY DRIVE.

THENCE SOUTH 89 DEGREES, 30 MINUTES WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LIBERTY DRIVE 256 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE.

THENCE SOUTH 82 DEGREES, 59 MINUTES WEST 200 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE.

THENCE SOUTH 89 DEGREES, 53 MINUTES WEST 780.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE.

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET,

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE,

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE 200.1 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE.

THENCE WESTERLY 4.6 FEET TO THE CONTINUATION OF THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE.

THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY DRIVE, SAID POINT ALSO BEING THE SOUTH-EASTERLY CORNER OF LOT 5 IN THE SOUTH RAILROAD STREET SUBDIVISION,

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE WESTERN RIGHT-OF-WAY LINE OF THE OLD CHICAGO AURORA AND ELGIN RAILROAD RIGHT-OF-WAY, BEING THE EASTERLY LINE OF SAID SOUTH RAILROAD STREET SUBDIVISION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY,

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CENTERLINE OF BRIDGE STREET EXTENDED NORTHERLY,

THENCE SOUTHERLY ALONG THE EXTENSION OF SAID CENTERLINE OF BRIDGE STREET TO THE SOUTHERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MANCHESTER ROAD,

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17,

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 TO THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY,

THENCE NORTHWESTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. ALL BEING IN SECTIONS 16 AND 17, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS.

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0516300016	0516340006	0516340052	0516340098	0517431028
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EXHIBIT "B"

NOTICE OF PUBLIC HEARING
SECOND AMENDMENT DOWNTOWN WHEATON REDEVELOPMENT PROJECT AREA

NOTICE is hereby given as follows: The City of Wheaton (the "City") has previously designated the Downtown Wheaton Redevelopment Project Area (the "Area") as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the "Act") and has approved a redevelopment plan and project (the "Plan") for the Area. Pursuant to the Act and Ordinance No. F-1208, on October 2, 2006, the City approved an Amendment to the Downtown Wheaton Redevelopment Project Report (the "First Amendment").

The City is now considering the approval of second amendments to the Plan (the "Second Amendment") and, pursuant to the Act, will conduct a hearing on November 30, 2015, at 7:00 P.M., at City Hall, 303 W. Wesley Street, Wheaton, Illinois, regarding the approval of the Second Amendment. The Area consists of a territory legally described on Exhibit "A" attached hereto and made a part hereof.

The approximate street location and description of the Area is as follows:

Generally bounded by Seminary Street on the north, Willow Street on the south, Gary Avenue on the west and Hale Street on the east. A map of the Area is included in the Plan and is on file in the office of the City Clerk.

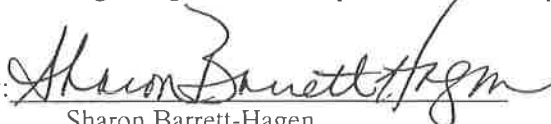
There will be considered at the hearing the proposed Second Amendment for the Area. The proposed Second Amendment is on file and available for public inspection at the office of the City Clerk at 303 W. Wesley, Wheaton, Illinois 60187. The proposed Second Amendment includes the provisions set forth in the Plan, with certain Second Amendments regarding the budget and other matters.

Prior to the date of the hearing, each taxing district having property in the Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments concerning the subject matter of the hearing to the City, to the attention of the City Clerk, 303 W. Wesley, Wheaton, Illinois 60187.

There is hereby convened a joint review board consisting of a representative from DuPage County, College of DuPage-Community College District 502, Wheaton Warrenville-Community Unit School District 200, Wheaton Park District, Milton Township, a representative selected by the City, and a public member. The meeting of the joint review board will be held at 10:00 A.M. on October 28, 2015, at City Hall, 303 W. Wesley Street, Wheaton, Illinois 60187.

At the hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issue regarding the approval of the Second Amendment. The hearing may be adjourned by the City Council of the City without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

By:



Sharon Barrett-Hagen
City Clerk
City of Wheaton
DuPage County, Illinois

SECOND AMENDMENT TO
DOWNTOWN WHEATON
REDEVELOPMENT PROJECT REPORT

(TIF#1)

September 29, 2015

On October 18, 1993, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. E-3903, the corporate authorities of the City of Wheaton approved the Downtown Wheaton Redevelopment Project Report, dated May 17, 1993 (the "Original Report"), with respect to the Downtown Wheaton Redevelopment Project Area.

On October 2, 2006, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. F-1208, the corporate authorities of the City of Wheaton approved an amendment to the Downtown Wheaton Redevelopment Project Report, dated October 2, 2006 (the "Amended Report").

The corporate authorities have considered the second amendments to the Original Report and the Amended Report and have complied with all notice, public hearing and other procedural requirements of the Act.

The Original Report and Amended Report are hereby amended as follows:

1. Page 23 of the Amended Report is amended by deleting Table 1, Estimated Project Costs, and the following is substituted:

Estimated Project Expenses

Professional Services	
a.) Actual	663,374
b.) Estimated remaining	441,831
Property Assembly	
a.) Actual	3,669,348
b.) Estimated remaining	0
Construction of Public Works and Improvements	
a.) Actual	5,785,911
b.) Estimated remaining	100,000
Rehabilitation, Reconstruction, Repair of existing Public or Private Buildings	
a.) Actual	869,578
b.) Estimated remaining	80,000
Financing Costs	
a.) Actual	12,900,108
b.) Estimated remaining	1,030,050
Transfers Out	
a.) Actual	3,986,919
b.) Estimated remaining	2,213,081*
<u>Total Estimated Project Expenses</u>	31,740,200

*Includes \$750,000 in transfer allowed by First Amendment adopted October 2, 2006.

2. Page 25 of the Amended Report is amended by deleting Table 2, Estimated Project Revenues, and the following is substituted:

Estimated Project Revenues

Incremental Property Tax Revenue	
a.) Actual	18,114,394
b.) Estimated remaining	3,325,465
Bond Proceeds	
a.) Actual	7,678,826
b.) Estimated remaining	0
Interest Earnings	
a.) Actual	550,630
b.) Estimated remaining	500
Sale of Property, Miscellaneous	
a.) Actual	2,070,385
b.) Estimated remaining	0
<u>Total Estimated Project Revenues</u>	31,740,200

3. Page 29 of the Original Report is amended by deleting the last paragraph and substituting the following language:

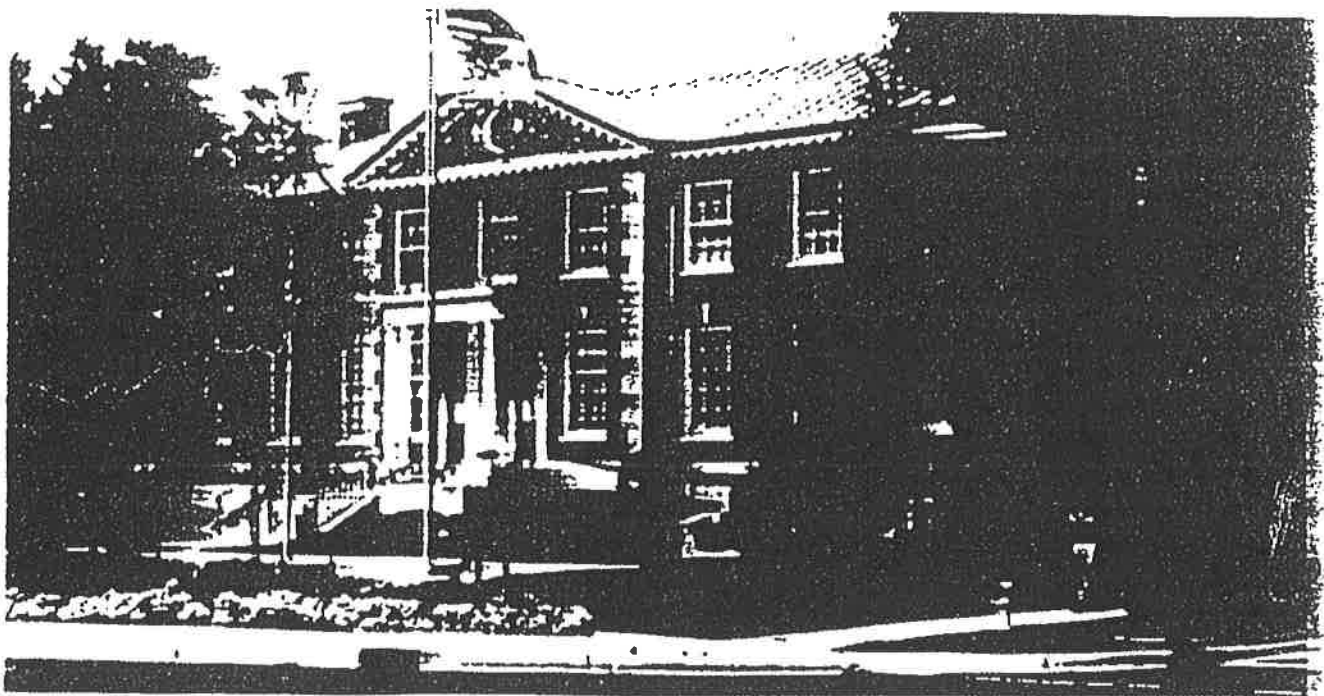
The estimated date of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs is December 31, 2016 (the year in which payments to the City Treasurer pursuant to Section 11-74.4-8(b) of the Act are to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area is adopted).

Terms capitalized in this Second Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Act, the Original and Amended Report.

The provisions of this Second Amendment shall be deemed to be fully integrated into the Original Report and Amended Report. The Original Report and Amended Report shall remain in full force and effect except to the extent that it is expressly modified by the terms of this Second Amendment. Should any provision of the Original Report and Amended Report conflict with any provision of this Second Amendment, the provisions of this Second Amendment shall control.

The City hereby certifies that this Second Amendment will not result in the displacement of residents from ten (10) or more inhabited residential units.

*DOWNTOWN WHEATON
REDEVELOPMENT
PROJECT REPORT*



Prepared for
The City of Wheaton, Illinois
by

**TESKA
ASSOCIATES
INC.**

May 17, 1993

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INTRODUCTION

Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 24, Paragraph 11-74.4-1 et seq. of the Illinois Revised State Statutes) as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Illinois Revised Statutes are eligible to use this financing mechanism.

The Act permits municipalities to make improvements to properties located within eligible "conservation," "blighted," or "industrial park conservation" areas in accordance with an adopted redevelopment plan during a period which does not exceed 23 years. The municipal cost of such public improvements can be repaid with the increased revenues generated by private investment in real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of taxing districts with jurisdiction over the land within the project area can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the redevelopment project, principally increased equalized assessed valuation from new private development. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the project area.

During the months of September and October of 1992, a survey of the area was undertaken to determine eligibility under the tax increment financing law. The results of the survey indicate that the area meets the statutory requirements of a "conservation area" and is eligible to be designated as a Tax Increment Financing Redevelopment Project Area. The results of this survey are summarized in Appendix A.

The Act stipulates specific procedures which must be adhered to in the redevelopment planning process. They include the designation of a Redevelopment Project Area and determination of its eligibility; preparation and description of a Redevelopment Plan, and description of the program and projects designed to further the objectives of the Redevelopment Plan. These items are the substance of this report.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The Redevelopment Project Area, hereinafter the "Project Area" (Figure 1), generally forms a cross shape defined by Seminary Street on the north, Wesley Street as the northern horizontal boundary, the Chicago Northwestern Railroad as the southern horizontal boundary, and Willow Street on the South; Gary Avenue on the west, West Street as the western vertical boundary, Wheaton Avenue as the eastern vertical boundary, and the eastern edge is mid-block between Wheaton Avenue and Hale Street. The Chicago Northwestern Railroad extends the Project Area easterly to Scott Street and westerly beyond Bridge Street. The project area is legally described as follows:

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THE TAX INCREMENT FINANCING DISTRICT IN SECTIONS 16 AND 17, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE WESLEY STREET RIGHT-OF-WAY WITH THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, IN THE NORTHEAST QUARTER OF SAID SECTION 17.

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WESLEY STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 186 FEET OF LOT 4 OF COUNTY CLERK'S ASSESSMENT DIVISION OF LOT 4, IN THE SOUTHEAST QUARTER OF SAID SECTION 17.

THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF THE EAST 186 FEET OF SAID LOT 4, TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT STREET.

THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT STREET TO THE SOUTHEASTERLY CORNER OF LOT 15 IN A.T. MACINTOSH & COMPANY'S FRONT STREET ADDITION BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 17.

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 15 TO THE NORTHEAST CORNER THEREOF SAID POINT BEING ALONG THE SOUTHERLY LINE OF LOT 3 IN SAID A.T. MACINTOSH & COMPANY'S FRONT STREET ADDITION.

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 3, 2, AND 1 AND THE EXTENSION THEREOF IN SAID SUBDIVISION TO THE WEST RIGHT-OF-WAY LINE OF GARY AVENUE.

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF GARY AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET.

THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET TO THE WEST RIGHT-OF-WAY LINE OF WEST STREET.

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF WEST STREET TO THE NORTH RIGHT-OF-WAY LINE OF SEMINARY AVENUE.

THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SEMINARY AVENUE TO THE EAST RIGHT-OF-WAY LINE OF WHEATON AVENUE.

THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF WHEATON AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET, THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WESLEY STREET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOTS 1, 9, AND 10 IN BLOCK 8 OF THE ORIGINAL TOWN OF WHEATON.

THENCE SOUTHERLY ALONG THE EXTENSION OF SAID WESTERLY LINE OF LOTS 1, 9, AND 10 IN BLOCK 8 TO THE SOUTHWESTERLY CORNER OF LOT 10 IN SAID BLOCK 8 OF THE ORIGINAL TOWN OF WHEATON.

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 10 TO THE WEST RIGHT-OF-WAY LINE OF HALE STREET.

THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF HALE STREET TO THE NORTH RIGHT-OF-WAY LINE OF FRONT STREET.

THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF FRONT STREET TO THE NORTHERLY EXTENSION OF A LINE THAT IS 10.5 FEET WEST OF THE WEST LINE OF LOT 2 IN THE COUNTY CLERKS ASSESSMENT DIVISION IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 16.

THENCE SOUTHERLY ALONG THE EXTENSION OF SAID LINE THAT IS 10.5 FEET WEST OF THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE TO A POINT THAT IS 395 FEET WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16, AS MEASURED ALONG THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY.

THENCE SOUTHERLY 100 FEET PARALLEL WITH SAID QUARTER SECTION LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHEATON AVENUE.

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WHEATON AVENUE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW STREET.

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET.

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WEST STREET TO A POINT 305.2 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET.

THENCE WESTERLY 165.0 FEET. THENCE NORTHERLY 139.3 FEET. THENCE EASTERLY 165.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST STREET.

THENCE NORTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LIBERTY DRIVE.

THENCE SOUTH 89°, 30 MINUTES WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LIBERTY DRIVE 258 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE.

THENCE SOUTH 82°, 59 MINUTES WEST 200 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE.

THENCE SOUTH 89°, 53 MINUTES WEST 760.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE.

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET.

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHILDS STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE.

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE 200.1 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE.

THENCE WESTERLY 4.8 FEET TO THE CONTINUATION OF THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE.

THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CARLTON AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY DRIVE, SAID POINT ALSO BEING THE SOUTH-EASTERLY CORNER OF LOT 5 IN THE SOUTH RAILROAD STREET SUBDIVISION.

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE WESTERN RIGHT-OF-WAY LINE OF THE OLD CHICAGO AURORA- AND ELGIN RAILROAD RIGHT-OF-WAY, BEING THE EASTERLY LINE OF SAID SOUTH RAILROAD STREET SUBDIVISION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CENTERLINE OF BRIDGE STREET EXTENDED NORTHERLY.

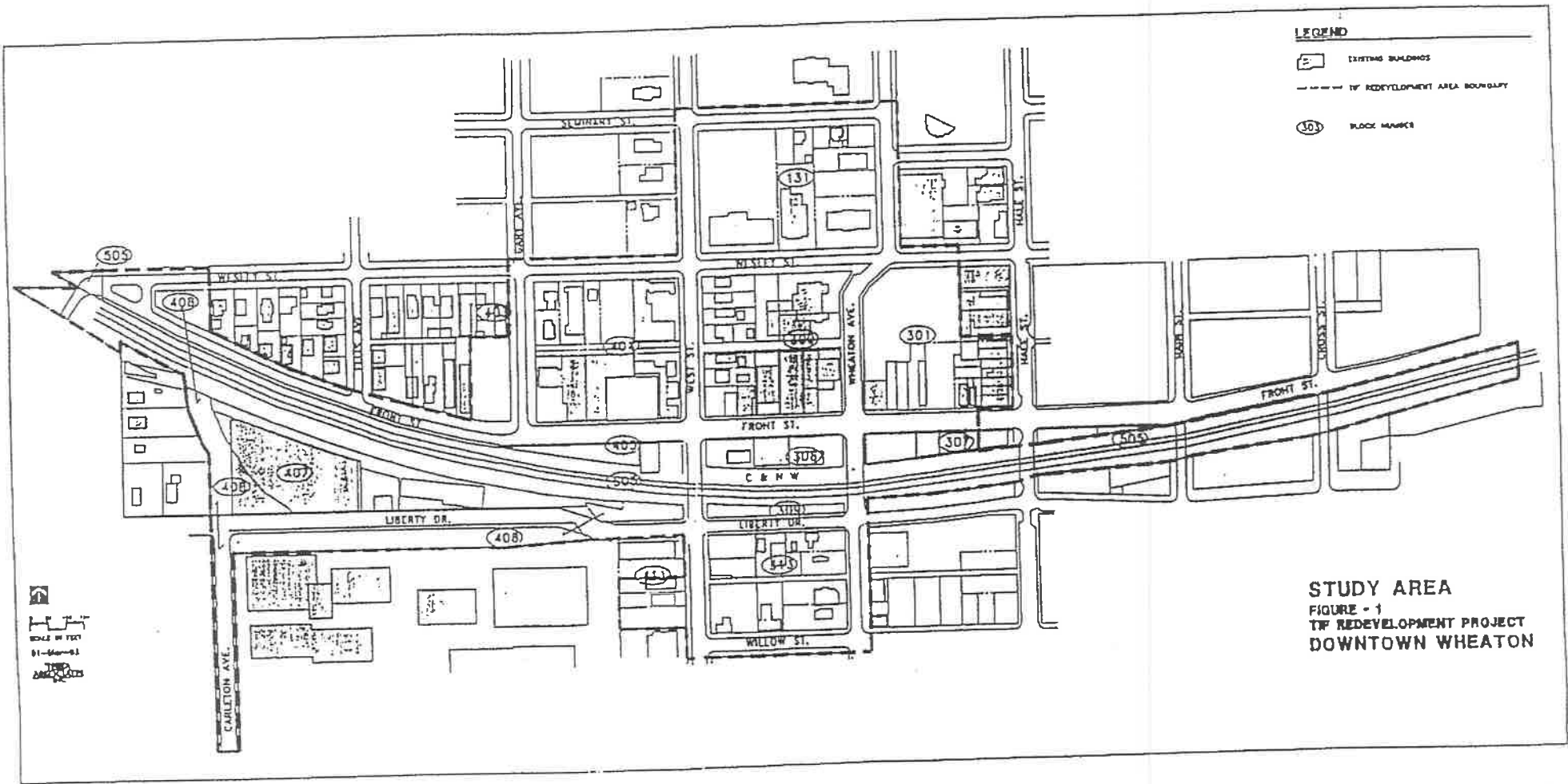
THENCE SOUTHERLY ALONG THE EXTENSION OF SAID CENTERLINE OF BRIDGE STREET TO THE SOUTHERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MANCHESTER ROAD.

Downtown Wheaton Redevelopment Project Report » Page 4

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17.

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 TO THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

THENCE NORTHWESTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL BEING IN SECTIONS 16 AND 17, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS.



- LEGEND**
- EXISTING BUILDINGS
 - TIF REDEVELOPMENT AREA BOUNDARY
 - 30 BLOCK NUMBER

STUDY AREA
FIGURE - 1
TIF REDEVELOPMENT PROJECT
DOWNTOWN WHEATON

SCALE IN FEET
 0' 10' 20' 30' 40' 50'

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Redevelopment Plan is consistent with the City's comprehensive plan and other related planning documents, and encourages the achievement of city-wide goals and objectives fundamental to the future development and redevelopment of the Project Area. The City of Wheaton Comprehensive Plan and other pertinent planning documents encourage the beautification and redevelopment of the downtown area.

OVERALL GOALS AND OBJECTIVES

Pursuant to the Act, the purpose of a Redevelopment Plan for a project area is to promote the health, safety, morals, and welfare of the general public by:

- preventing the onset of blight while instituting conservation measures;
- removing and alleviating adverse conditions by encouraging private investment of under-utilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- improving existing public utilities within the area; and
- enhancing the overall quality while maintaining the historic character and pedestrian scale of Downtown Wheaton.

The Redevelopment Plan is a refinement and extension of the City's Comprehensive Plan and its Central Area Plan. As part of the Redevelopment Plan, the overall goals and objectives are set forth in a manner consistent with these plans. The goals and objectives are intended to guide redevelopment decisions within the Redevelopment Project Area.

The following goals are extensions of the City's overall goal for the Central Area -- to create a viable, multi-faceted downtown, a central area which provides opportunities for a wide range of activities nourishing community life while conserving Wheaton's historic character and pedestrian scale.

Economic Development

Goal: Redevelopment of the Project Area in a manner that strengthens the economic vitality of the City of Wheaton and the central business district.

Objectives:

1. Promote downtown economic development which capitalizes on the unique character of the Project Area.
2. Encourage a variety of redevelopment activities which enhances a base of support for Wheaton's central business district.
3. Encourage timely redevelopment projects that are of high quality and yield a high assessed value, thereby strengthening the overall tax base.
4. Establish cooperative and mutually-reinforcing investment opportunities for the public and the private sectors.

Land Use

Goal: An attractive and vital area comprised of compatible and mutually-supportive land uses.

Objectives:

1. Encourage a variety of commercial, residential, open space, and public functions in their appropriate locations in a concentrated pattern within the Project Area which appeal to residents, visitors, and workers.
2. Provide and/or maintain public access to the Prairie Path and other open space amenities within the Project Area.
3. Provide adequate parking facilities throughout the Project Area to accommodate residents, shoppers, employees, and commuters.
4. Accommodate a variety of appropriate uses and users that do not compromise the aesthetic and/or environmental quality of the area.

Residential

Goal: A viable urban neighborhood combining compatible residential and commercial uses.

Objectives:

1. Ensure that the design of residential development is compatible with the surrounding land uses and is consistent with the scale and historic character of the Project Area.
2. Buffer surrounding residential areas from more intensive land uses.
3. Encourage higher density residential uses within the Project Area to contribute to the Project Area's lively streetscape and economic vitality.
4. Ensure that residents have access to semi-private open space with identifiable boundaries.

Public Services and Facilities

Goal: An efficient system of services and facilities essential to the success of the redeveloped Project Area.

Objectives:

1. Ensure that the properties located within the Project Area are served by the necessary public infrastructure to protect the health and safety of residents, visitors, and workers.
2. Improve the municipal utility distribution systems.
3. Ensure that the infrastructure required to successfully implement the redevelopment conforms to the City's standards.

Appearance

Goal: A visually attractive environment with a strong, positive community image.

Objectives:

1. Promote high design standards with regard to the development of public and private buildings, signage, site planning, streetscaping, and landscaping.
2. Encourage continuity and compatibility in architecture within the Project Area consistent with the character, quality, massing, and scale of existing development in and surrounding the Project Area.
3. Unify the appearance of public and private property within the Project Area through the consistent use of site improvements such as landscaping, lighting, outdoor furniture, and signage.

4. Improve the public signage system to be both attractive and helpful to ensure that shopping, parking, and other amenities are easy to find and to use.
5. Require screening and buffering of off-street parking lots from adjacent land uses.
6. Require unsightly overhead wires and poles to be buried or screened as redevelopment occurs.
7. Encourage private property owners to initiate enhancement of their properties.
8. Preserve and reuse buildings of historic value and/or architectural merit.
9. Utilize all available legal means to enforce City ordinances established to protect the economic health and welfare of the central business district.

Transportation

Goal: A coordinated transportation network linking the Project Area to other portions of the City and the metropolitan area.

Objectives:

1. Construct or reconstruct necessary roadways and/or improvements to allow for the efficient and safe movement of traffic within the Project Area.
2. Plan for increased capacity and use of transit systems and enhance facilities for bus and rail lines which support downtown functions.
3. Ensure that the development of roads within the Project Area is consistent with City standards, adequately serves all properties, and allows for the movement of personal, public, and service vehicles.
4. Create strong pedestrian and vehicular linkages to facilitate safe and convenient interaction between the various activities within the Project Area and the entire central business district.
5. Provide adequate parking facilities throughout the Project Area to service residents, shoppers, commuters, and employees.
6. Ensure that redevelopment does not result in high volume traffic through residential and other sensitive areas.
7. Enhance the opportunities for multi-modal transportation usage.

REDEVELOPMENT PLAN

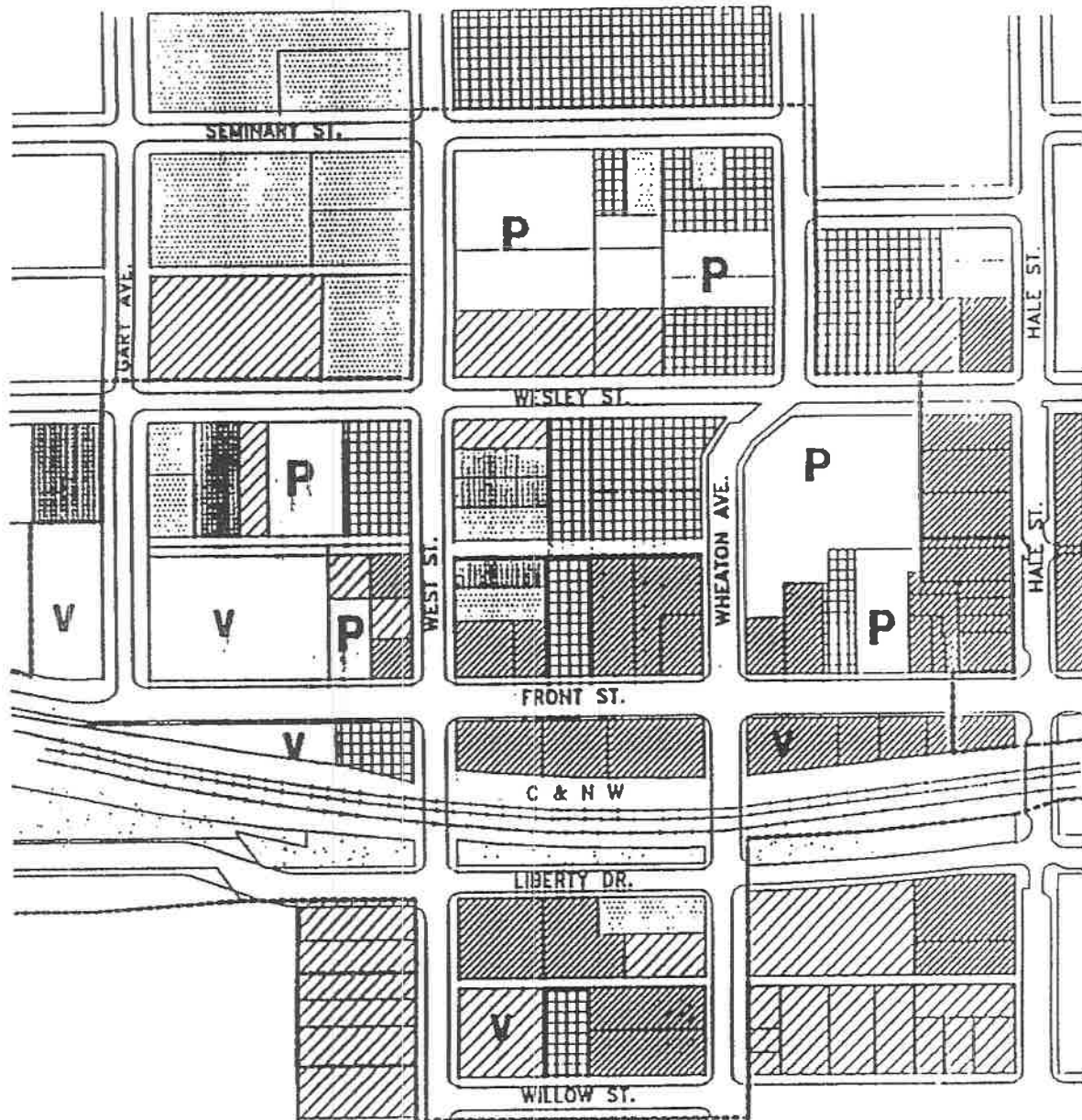
The focus of the Redevelopment Plan is the redevelopment of several blocks within Downtown Wheaton. The various public improvements required to implement the Redevelopment Plan are discussed in the subsequent section of this report.

To achieve the goals and objectives of the Redevelopment Plan, the City of Wheaton will encourage private investment through the adoption of a tax increment financing district, and will incur TIF project costs. Successful completion of the City's efforts will result in a revitalized central business district. Undertaking the redevelopment program would generate increased tax revenues, provide housing opportunities, create much needed parking facilities for downtown businesses and commuters, and create additional opportunities for business development.









The Project Area currently consists of a variety of uses. (see Figure 2). Hale Street, and Front Street from Hale Street to West Street represent the primary concentration of retail uses. The intersection of Wheaton Avenue and Wesley Street is the municipal and institutional core containing City Hall, the Post Office operation, and supporting parking facilities. A number of residences have been converted to commercial uses along Wheaton Avenue and West Street south of Liberty Drive. Within the Project Area south of the railroad tracks, there are a variety of retail, auto repair, office and financial, institutional, and residential uses.

The land use recommendations for the Redevelopment Plan, Figure 3, create more coherent and mutually supporting uses including business, institutional, and residential uses, with sufficient parking areas for both commuters and downtown shoppers and employees by:

- Strengthening and enhancing retail uses along Front Street,
- Providing adequate and convenient parking facilities to serve commercial, municipal, and commuter facilities,
- Creating a critical mass of residential opportunities to stimulate "non-peak" hour activities such as entertainment, restaurants, and generally a higher demand for downtown businesses,
- Expanding and renovating existing Metra facility to accommodate future increases in ridership,
- Creating opportunities for office development south of the Chicago Northwestern Railroad along the south side of Liberty Drive, and
- Enhancing the "sense of place" through additional streetscape improvements and by highlighting the civic/cultural core of the community.

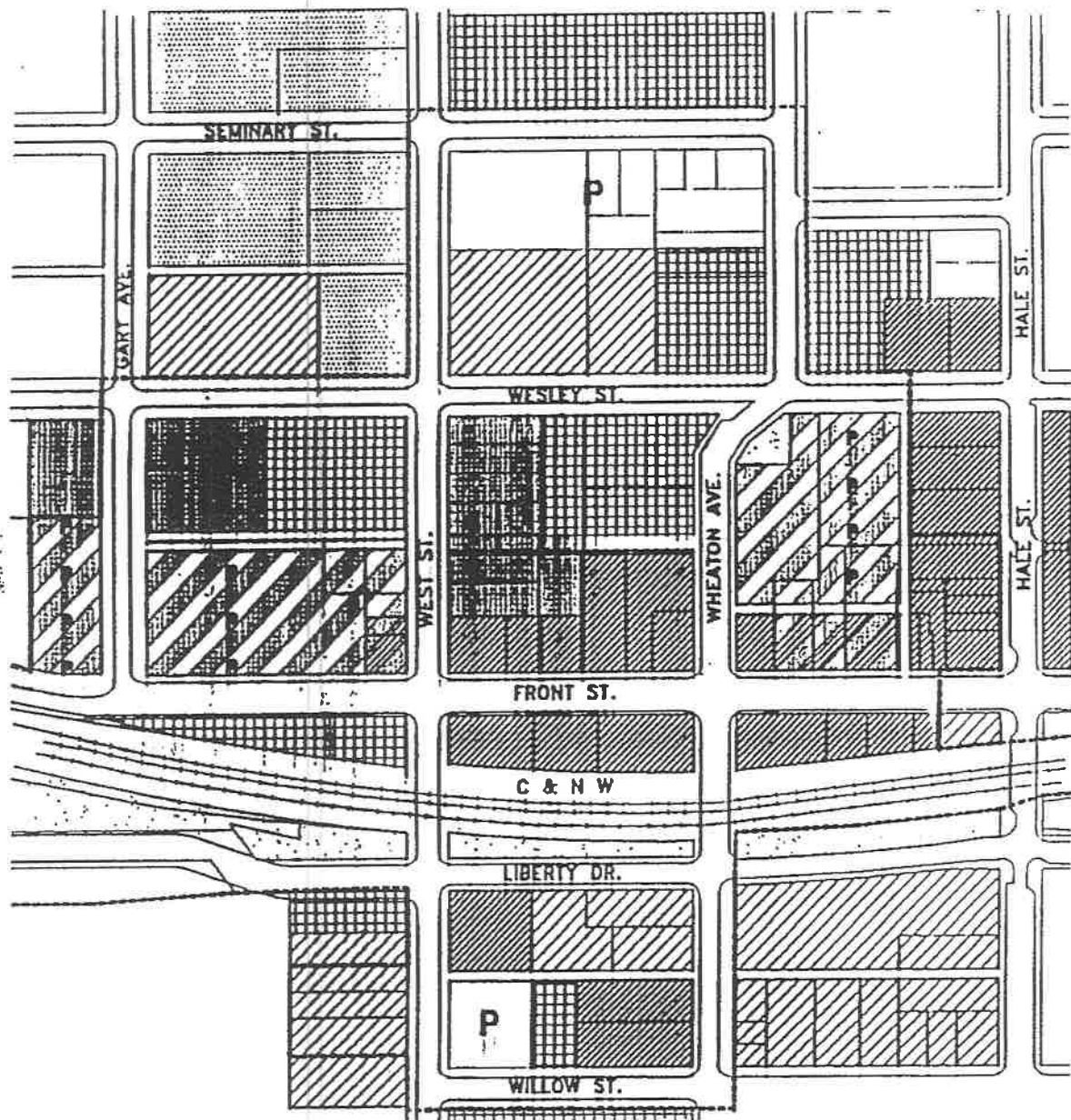


LAND USE










-  RETAIL/COMMERCIAL
-  NON-RETAIL COMMERCIAL
-  MUNICIPAL/INSTITUTIONAL
-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  TRAIL/OPEN SPACE
-  PARKING
-  VACANT PROPERTY/BUILDING

**EXISTING LAND USE
FIGURE - 2**

**TIF REDEVELOPMENT PROJECT
COMMERCIAL DISTRICT**



LAND USE

-  RETAIL/COMMERCIAL
-  NON-RETAIL COMMERCIAL
-  MUNICIPAL/INSTITUTIONAL
-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  TRAIL/OPEN SPACE
-  PARKING
-  RESIDENTIAL OVER RETAIL
-  RESIDENTIAL OVER PARKING

PROPOSED LAND USE
FIGURE - 3

TIF REDEVELOPMENT PROJECT
 DOWNTOWN WHEATON

Redevelopment Opportunities

Figure 4, Redevelopment Opportunities, highlights those characteristics of the Project Area and its surroundings which begin to suggest the direction of the redevelopment strategy. Two primary redevelopment sites will serve as anchor projects for the redevelopment of the Project Area. Site One consists of the vacated Ruch Auto Dealership property and the Metra Commuter Train Station. Site Two includes the eastern half of block 301 which is bounded by Front Street on the south, Wheaton Avenue on the west, Wesley Street on the north, and Hale Street on the east. To guide the redevelopment of the Project Area, the following specific objectives have been identified for each of the Redevelopment Sites.

Redevelopment Site One

Existing development within Site One includes an auto dealership which has since relocated leaving behind a functionally obsolescent expanse of building, asphalt and concrete. This area exhibits the aging of structures, signs of structural and site obsolescence, and deterioration in addition to other characteristics inhibiting redevelopment. The current land uses are no longer the highest and best use of the land and should be redeveloped according to the Central Area Plan. Suitable redevelopment for this area is envisioned to include multiple family residential, business/commercial, and an expanded Metra Commuter station. The following specific objectives are anticipated to guide development within the area.

- Encourage the redevelopment of the southern portion of block 404 for multiple family and business/commercial uses in the appropriate arrangement.
- Encourage the redevelopment of block 405/505 as an expanded Metra commuter station with appropriate parking and drop-off capacity provided.
- Facilitate redevelopment with the installation of appropriate utilities. Extend a water main along Front Street and north along Gary Avenue as redevelopment occurs to adequately service the properties within Site One.
- Establish design standards for new development which encourage compatibility with existing development in the surrounding areas as well as within the context of the central business district.
- In order to remove the impediments to redevelopment, it may be necessary to acquire property within block 404 and to demolish the existing structures. In addition, the City may need to take specific action to attract developer interest, including direct recruitment and promotion of development opportunities.

SCHOOL PROVIDES APPROPRIATE TRANSITION BETWEEN DOWNTOWN AND THE NEIGHBORHOODS.

DOWNTOWN IS SURROUNDED BY STABLE SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS.

MAINTAIN EXISTING RESIDENTIAL BUILDING SCALE WHEN CONVERTING EXISTING HOMES TO NON-RESIDENTIAL USES.

QUESTIONABLE STABILITY OF HISTORIC BUT OBSOLETE POST OFFICE SUGGESTS POSSIBLE REUSE TO BE COMPATIBLE AND SUPPORTIVE OF CIVIC & INSTITUTIONAL ACTIVITIES AT CORE OF DOWNTOWN. REHABILITATION IN HISTORIC TRADITION TO BE ENCOURAGED.

PUBLIC IMPROVEMENTS INCLUDING LIGHTING FIXTURES AND SIDEWALKS SHOULD BE ADDRESSED IN ORDER TO EXTEND DOWNTOWN CHARACTER AND SUPPORT EXPANDED USE OF TRANSIT STATION DROP-OFF.

CONVERTED SINGLE FAMILY HOMES PROVIDES A POTENTIAL SITE FOR MULTIPLE FAMILY REDEVELOPMENT.

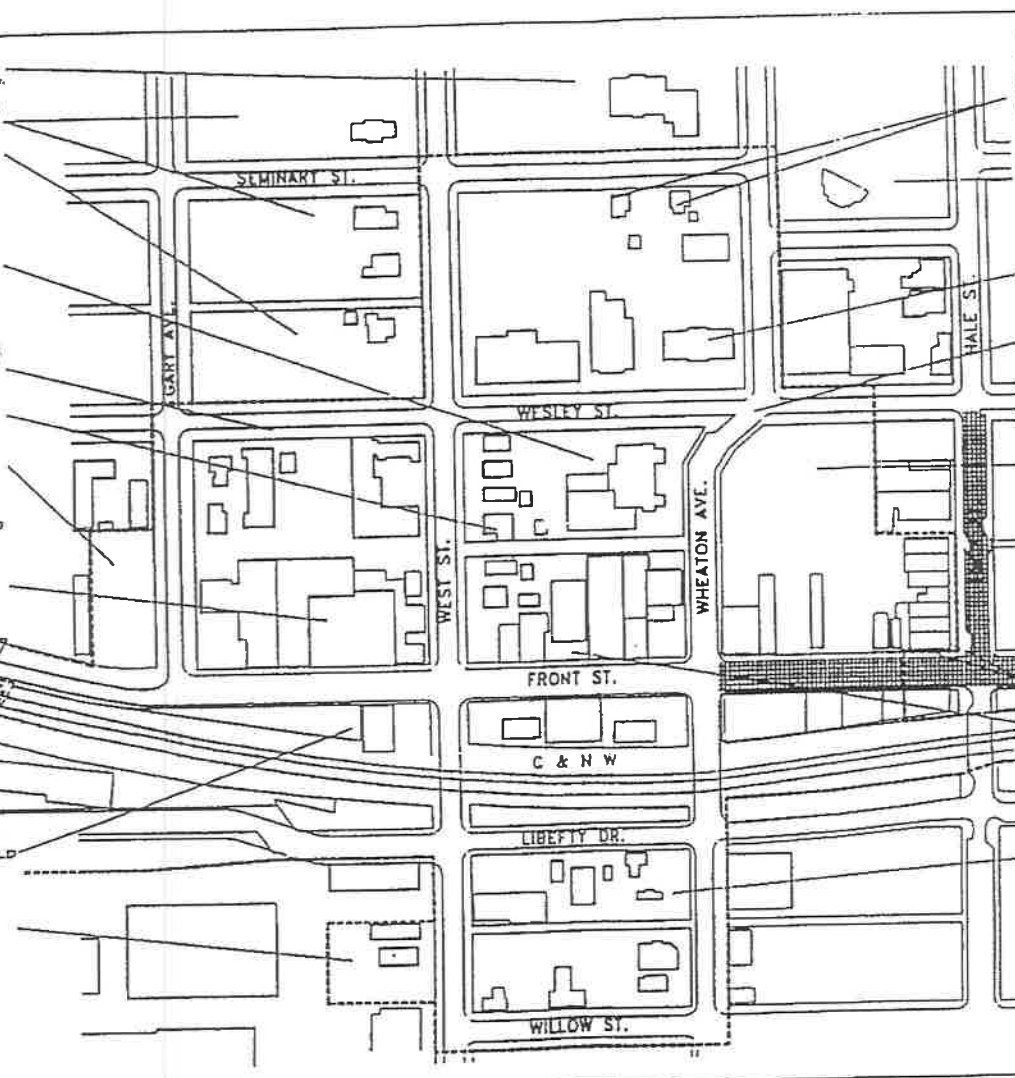
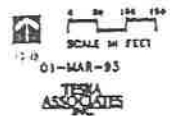
SURFACE LOT MAY BE USED AS PART OF RESIDENTIAL REDEVELOPMENT OR AS SEPARATE PARKING FACILITY FOR METRA.

REDEVELOPMENT SITE CURRENTLY A VACANT, OBSOLETE CAR DEALERSHIP, SHOULD BE DEMOLISHED AND REDEVELOPED FOR RESIDENTIAL USES, INCLUDING POTENTIAL JOINT DEVELOPMENT OF PARKING AND CONVENIENCE COMMERCIAL TO THE MUTUAL BENEFIT OF RESIDENTS AND TRANSIT RIDERS.

ENHANCE CONNECTION TO EXISTING PARKING STRUCTURE WITH PEDESTRIAN OVERPASS.

NON-HANDICAP ACCESSIBLE TRAIN STATION REQUIRES SUBSTANTIAL MODERNIZATION AND IMPROVEMENT TO PARKING/DROP-OFF SHOULD BE DONE IN CONJUNCTION WITH REDEVELOPMENT OF VACANT CAR DEALERSHIP.

THE OLDER HOMES CONVERTED TO RETAIL USES COULD BE REDEVELOPED FOR HIGHER QUALITY OFFICE OR RETAIL.



THE REMAINING HOMES ARE NO LONGER MOST APPROPRIATE USE AND PROVIDE PRACTICAL LOCATION FOR A CONSOLIDATED PARKING FACILITY - (SURFACE LOT WHICH COULD BECOME A STRUCTURE) SERVING ALL THREE USES ON THE BLOCK & LONG TERM EMPLOYER/CUSTOMER PARKING.

PARK PROVIDES BUTTER AND EDGE TO DOWNTOWN

CONGESTED CITY HALL REQUIRES EXPANSION, AND WOULD BENEFIT FROM MORE EFFICIENT & CONVENIENT PARKING FACILITIES.

NEED TO ADDRESS THE SENSE OF CIVIC CENTER THROUGH THE DESIGN OF PUBLIC SPACES. ONE OF FEW PLAZA/PEOPLE SPACES ON WEST SIDE OF DOWNTOWN NEEDS ENHANCEMENT/EXPANSION.

REDEVELOPMENT SITE CURRENTLY USED FOR DOWNTOWN CUSTOMER PARKING. OFFERS OPPORTUNITIES FOR SUBSTANTIAL REDEVELOPMENT IN CONJUNCTION WITH PARKING STRUCTURE. MIXED USE RESIDENTIAL & RETAIL POSES THE GREATEST OPPORTUNITY FOR LEVERAGING PRIVATE INVESTMENT AND DOWNTOWN VITALITY.

PRIMARY RETAIL STORE FRONTAGE

MAINTENANCE AND FACADE REHABILITATION ARE PRIMARY CONCERNS FOR MANY PROPERTIES. WHEN THE FIRE STATION BEGINS AVAILABLE, A LARGER REDEVELOPMENT SITE MAY BE CONSIDERED FOR RETAILING USES OR CULTURAL FACILITIES.

POTENTIAL REDEVELOPMENT SITE FOR ADDITION TO SMALL SCALE OFFICE CAMPUS SOUTH OF RAILROAD

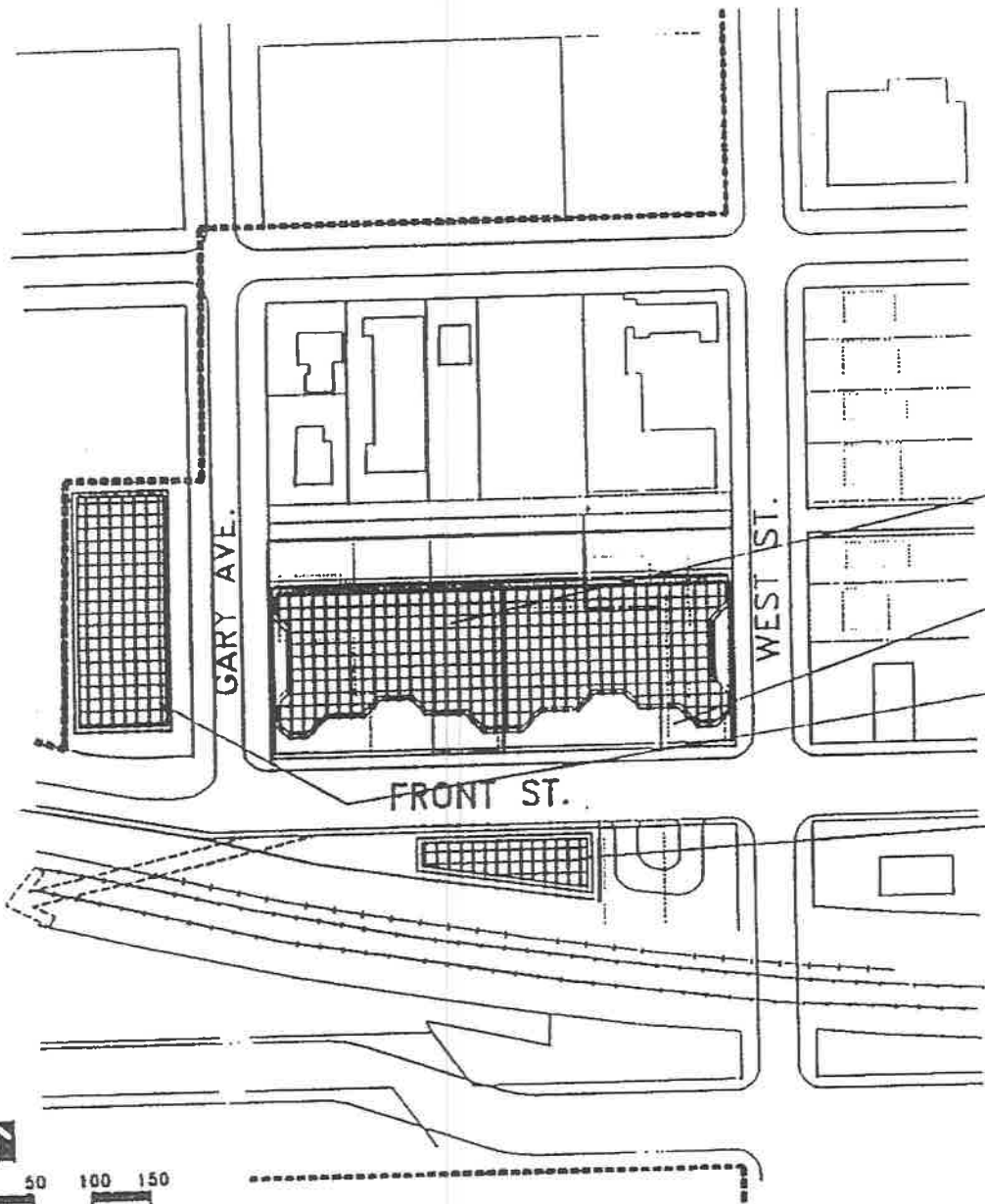
REDEVELOPMENT OPPORTUNITIES

FIGURE - 4
TIF REDEVELOPMENT PROJECT
DOWNTOWN WHEATON

Figure 5 represents an example of the type of development envisioned for redevelopment Site One. These examples of possible development are not intended to limit the creativity of future development proposals, nor should they be interpreted to authorize or permit such development. Rather, they illustrate the objectives of developing these sites. By developing these examples, it is also possible to estimate the potential project costs and revenues generated by redevelopment. The portion of the site located between West Street, Gary Avenue, and Front Street may be developed separately or jointly with the property west of Gary Avenue. The larger site could support a 6 or 7 story multi-use development containing residential apartments or condominiums above a supporting parking structure. This illustrative development scenario also includes convenience retail located at the corner of Front Street and West Street.

The site located on the northwest corner of Gary Avenue and Front Street could potentially support the development of a smaller, 3 to 4 story structure including multiple family with a supporting parking structure if developed independently. In the interim, prior to redevelopment, this site may be useful as surface parking.

The current commuter station must be expanded and enhanced. Expansion of this facility could include supporting retail such as a coffee shop, newspaper stand, etc. Parking for the expanded station could be accommodated through a direct pedestrian link to the existing parking structure, lots south of the tracks, and possibly through joint development of either of the sites to the north of Front Street.



LEGEND

- PROJECT COSTS**
- DEVELOPER RECRUITMENT/NEGOTIATION
 - LAND ASSEMBLY
 - REVISE ZONING
 - RAZE STRUCTURES
 - CONVEY SITES

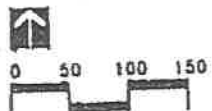
DEVELOPMENT GUIDELINES

MULTIPLE FAMILY RESIDENCES ABOVE BELOW GRADE PARKING AND/OR RETAIL USES (MAX. 7 STORIES TOTAL)

CONVENIENCE RETAILING (DRY CLEANING, COFFEE SHOP, ETC.)

POTENTIAL DEVELOPMENT AS 2-3 STORY MULTIPLE FAMILY OR PARKING FACILITIES

EXPANSION OF METRA STATION TO INCLUDE SUPPORTING RETAIL AND CONNECTION TO EXISTING PARKING FACILITIES



SCALE IN FEET
01-MAR-93

JESKA ASSOCIATES

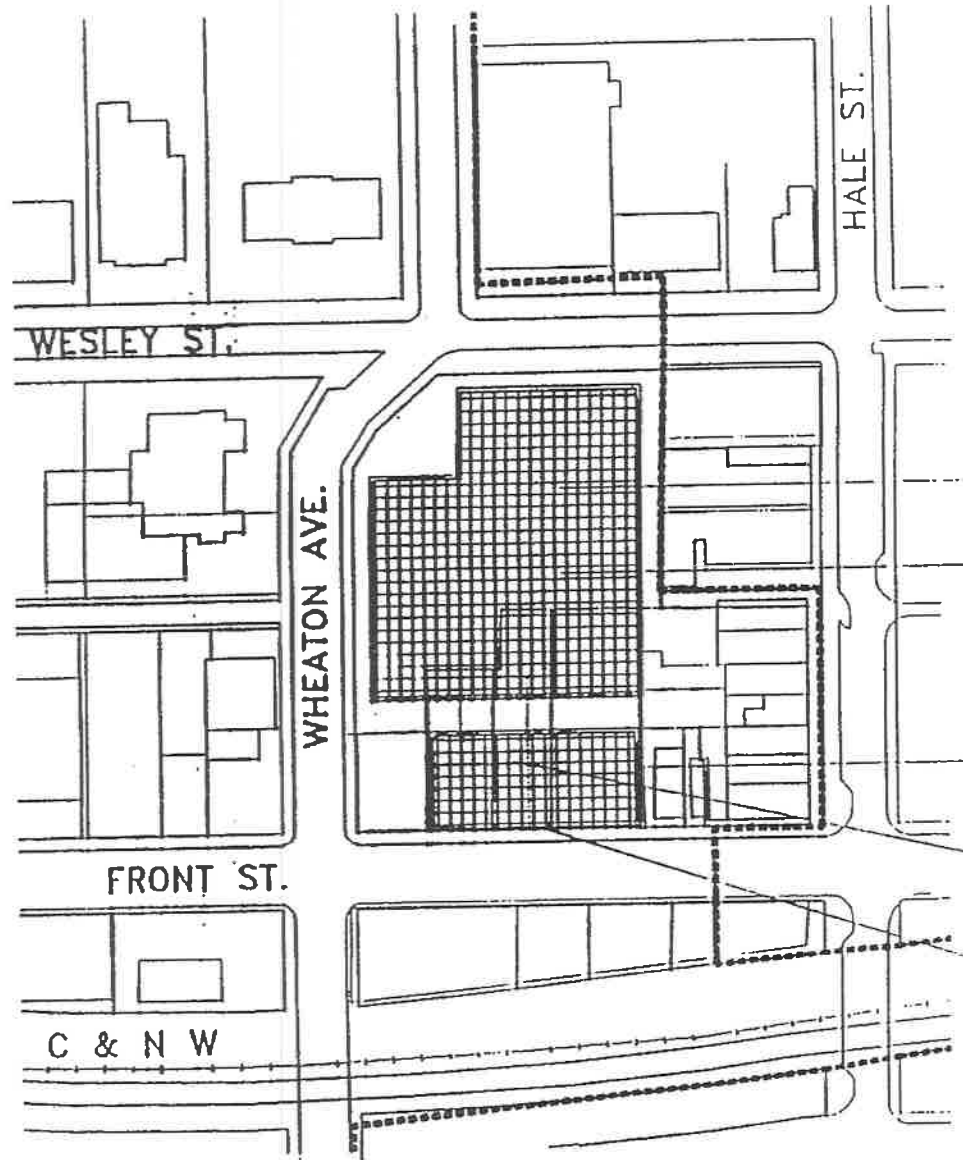
DEVELOPMENT SITE 1
FIGURE - 5
TIF REDEVELOPMENT PROJECT
DOWNTOWN WHEATON

Redevelopment Site Two

Redevelopment of Site Two can accommodate the construction of a mixed-use development consisting of multiple family residential units, a parking structure, and a mix of retail uses along Front Street. In addition, it is envisioned that this site and surrounding areas will benefit from public improvements designed to enhance the pedestrian environment for the central business district as well as to facilitate the redevelopment of the area. Objectives to guide development of this redevelopment site include:

- Reinforce the strength of image and function of retailing on both sides of Front Street and the northeast corner of Front Street and Wheaton Avenue. Emphasize the identity of the civic core with institutional/civic uses on the west side of Wheaton Avenue and both sides of Wesley Street.
- Provide customer and employee parking which is convenient to the core of downtown businesses and supports the marketability of residential uses downtown.
- Encourage the development of attractive pedestrian links between the new development and retail uses along Front Street and Hale Street.
- Ensure that construction of the water main and electric utility improvements facilitate the redevelopment of this site, adequately service the Project Area, and conform to City standards.
- Encourage architectural designs which contribute positively to the overall appearance of the central business district.
- Ensure that the design and scale of new structures are compatible with existing structures in the area as well as the surrounding environment. Orient the structures to continue the street frontages along Front Street and Wheaton Avenue. Incorporate building setbacks on upper floors which diminish the massing of the development.
- Establish useable plaza space at the intersection of Wheaton Avenue and Wesley Street to enhance the civic/public image.

Figure 6 represents the type and scale of redevelopment envisioned for redevelopment Site Two, though it should not be interpreted to limit or permit such redevelopment. The site which currently consists of a large, public, surface parking facility, could accommodate substantial redevelopment. Four to five stories of residential condominiums located above a two to three story parking structure would generate a substantial number of people who would use the central business district during off-peak hours. In addition, retail development should be developed at street level along Front Street. As part of the civic center of the City, this



LEGEND

PROJECT COSTS

- DEVELOPER RECRUITMENT/NEGOTIATION
- LAND ASSEMBLY
- REVISE ZONING
- RAZE STRUCTURES
- CONVEY SITES (RETAIL)
- CONSTRUCT GARAGE
- CONVEY AIR RIGHTS (RESIDENTIAL)

DEVELOPMENT GUIDELINES

- TWO LEVEL PARKING STRUCTURE (ONE UP, ONE DOWN, 300 STALLS)
- RESIDENTIAL APARTMENTS ABOVE PARKING AND/OR RETAIL UP TO 50 FT. (FOUR STORIES)
- PEDESTRIAN/SERVICE ALLEY BEHIND HALE ST. STORES (SOUTH BOUND)
- RETAIL STORES ALONG WHEATON AVE. SOUTH OF EW ALLEY
- RETAIL STORES ALONG FRONT ST. (80-100FT DEPTH)

DEVELOPMENT SITE 2
FIGURE - 6
TIF REDEVELOPMENT PROJECT
DOWNTOWN WHEATON

development should contribute to the character created by the public plazas in front of the City Hall and U.S. Post Office. The corner of Wesley Street and Wheaton Avenue should remain as a public plaza. The pedestrian scale of Wheaton Avenue should be maintained by bringing elements of the residential structure to ground level, and minimize the negative impact of parking on the character of the streetscape.

REDEVELOPMENT PROJECT

In accordance with the goals and objectives set forth in the previous section, the City of Wheaton must implement a coordinated Redevelopment Project which may include, but is not limited to, the following redevelopment activities.

Estimated Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs may include, without limitation, the following:

- costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services;
- property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- costs of the construction of public works or improvements;
- costs of job training and retraining projects;
- financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- all or a portion of the taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent that the City by written agreement, accepts and approves such costs;
- relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

REDEVELOPMENT PROJECT

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- property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- costs of the construction of public works or improvements;
- costs of job training and retraining projects;
- financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- all or a portion of the taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent that the City by written agreement, accepts and approves such costs;
- relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

- payment in lieu of taxes not available to taxing districts while property within the district is publicly held or under construction;
- costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical field leading directly to employment, incurred by one or more taxing districts, as provided by the Act; and
- interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

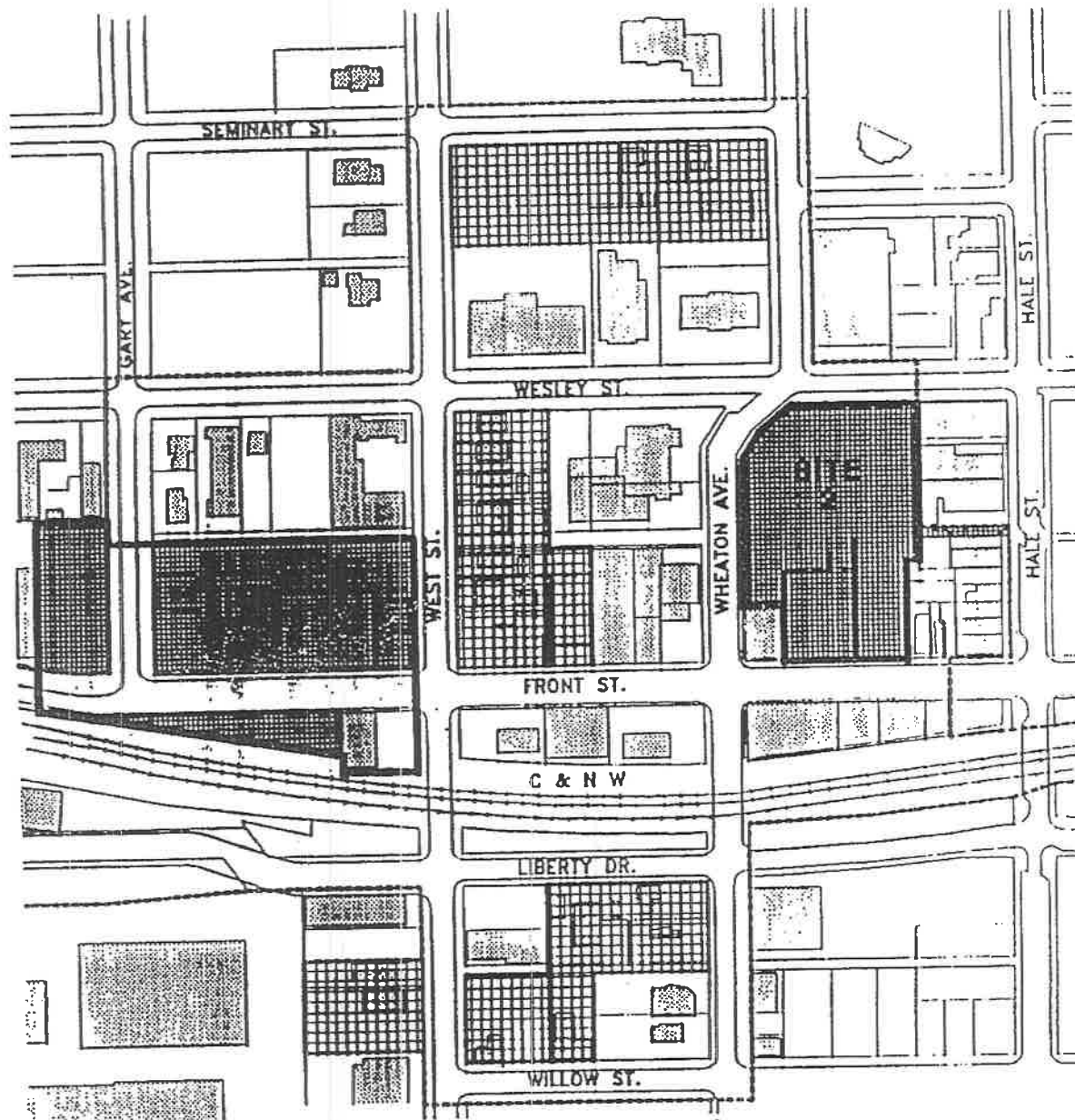
To meet the redevelopment objectives, it may be necessary for the City of Wheaton to assemble property. Acquisition of property and clearance of existing structures or improvements would be scheduled to coincide with redevelopment activities so that facilities do not remain unused for extended periods of time and any adverse effects of clearance activities may be minimized. Figure 7 highlights those properties where assembly may facilitate the primary redevelopment activities. The City may choose to acquire additional properties if redevelopment opportunities present themselves, or may choose not to acquire properties identified here if redevelopment will occur without direct City intervention or control. Generally, the City will seek to use regular market transactions to acquire property in an effort to avoid the need for use of eminent domain.

Land Disposition




Property acquired by the City may be assembled into appropriate redevelopment sites. These properties or rights in these properties may be sold or leased by the City to other public bodies or to private developers, in whole or in part.


Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the City. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids. Figure 7 highlights primary and secondary redevelopment sites which may or may not require acquisition and disposition on the part of the City of Wheaton.



LEGEND

-  EXISTING BUILDINGS
-  PRIMARY REDEVELOPMENT OPPORTUNITY WITH OR WITHOUT ACQUISITION AND/OR DISPOSITION
-  SECONDARY REDEVELOPMENT OPPORTUNITY WITH OR WITHOUT ACQUISITION AND/OR DISPOSITION


 SCALE IN FEET
 0 50 100 150
 01-MAR-93
JENKINS ASSOCIATES

REDEVELOPMENT SITES
FIGURE - 7
TIF REDEVELOPMENT PROJECT
DOWNTOWN WHEATON

Public Improvements

The City of Wheaton will provide public improvements in the Project Area to facilitate redevelopment, support the Redevelopment Plan, and to serve the needs of Wheaton residents. Appropriate public improvements may include, but are not limited to, the following:

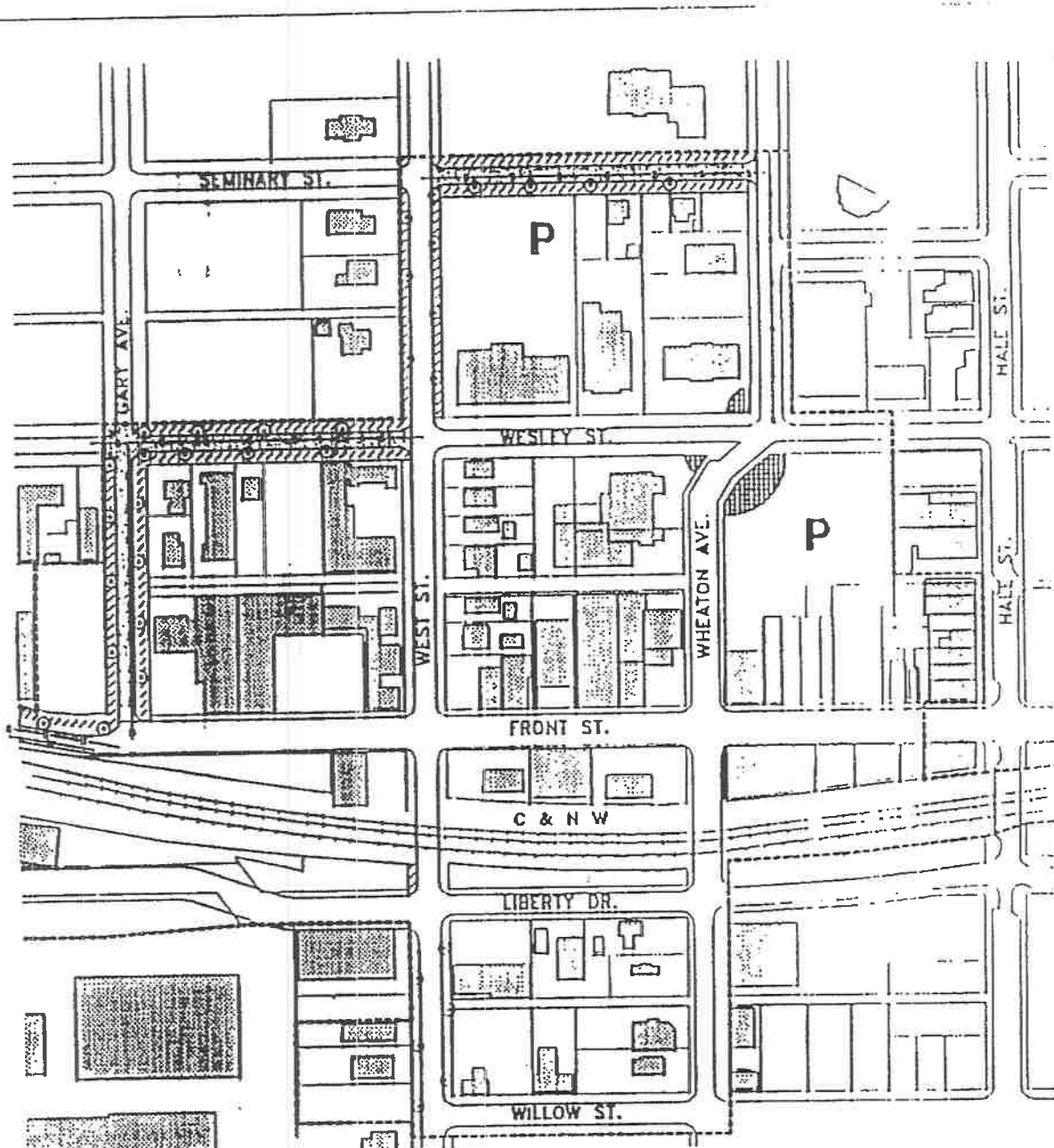
- Extension, rights-of-way vacation, relocation, removal, resurfacing, widening, reconstruction, and other improvements to streets, alleys, bridges, viaducts, pedestrian-ways, and pathways;
- Development of public open space;
- Relocation expenses;
- Improvement of public utilities such as sewer and water lines, sidewalks, curbs and gutters, storm water detention facilities and rights-of-way;
- Beautification, lighting, signage, and landscaping of public properties;
- Demolition and removal of structures or improvements;
- Rehabilitation or renovation of existing public or private structures; and
- Construction of public parking facilities.

TOTAL ESTIMATED PROJECT EXPENSES:	
Property Assembly *	2,755,295
Construction of Public Facilities **	5,000,000
Grant/Loan Program	400,000
Streetscape	180,000
Infrastructure	563,480
Pedestrian Access Improvements	500,000
Debt Service on Capital Improvements	9,034,823
Transfers Out	
TOTAL ESTIMATED EXPENSES	18,433,598

* Market value of property based on 8 x current assessed value minus proceeds from sale/lease.
 ** Includes 600 structured parking spaces @ \$10,000 each.
 *** Revenue based on a 18 year district life.


Table 1 Estimated Project Costs

Recommended public improvements anticipated to be undertaken by the City of Wheaton are highlighted in Figure 8, and the associated costs are summarized in Table 1. The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan.



LEGEND

- TIF REDEVELOPMENT AREA BOUNDARY
- [Hatched Box] STREET IMPROVEMENTS
- [Diagonal Lines Box] SIDEWALK IMPROVEMENTS
- [Circles] DECORATIVE LIGHTING
- [Dashed Line] SEWER REPAIR/CONSTRUCTION
- [Dotted Line] WATER MAIN REPAIR/CONSTRUCTION
- [Vertical Lines Box] PUBLIC PLAZA IMPROVEMENTS
- [P] PARKING IMPROVEMENTS


 SCALE IN FEET
 15-JAN-83
 TEMA ASSOCIATES

PUBLIC IMPROVEMENTS
 FIGURE - 8
 TIF REDEVELOPMENT PROJECT
 DOWNTOWN WHEATON

Sources of Funds

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the Project Area;
- Rent from building or facilities leases;
- Incremental municipal sales tax revenue;
- Interest earned on temporary investments;
- Gifts, grants, and contributions;
- Proceeds from sale or lease of land structures; and
- User fees.

Table 2 summarizes the anticipated revenues from the appropriate sources based on projects anticipated at the present time. The exhibit does not include revenues which might result from additional unanticipated development within the Project Area. Revenues are shown as a projection based on development assumptions required to retire obligations. The life of the district may run its full length of 23 years, however it is estimated that the sufficient revenues could be generated to retire the district after 18 years.

ESTIMATED INCREMENTAL REVENUES	
Estimated Incremental	
Property Tax Revenue:	18,379,442
Total Estimated Incremental	
Sales Tax Revenue:	32,813
Proceeds From Operation of Public Facilities	10,500
Grants/Participation of Other Agencies	500,000
TOTAL ESTIMATED REVENUES	18,922,754

Table 2 Estimated Project Revenues

The principal source of tax incremental revenues will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the project area over the initial equalized assessed value of each such lot, block, tract or parcel.

There may be other eligible local sources of revenue that the City determines are appropriate to allocate to the payment of redevelopment project costs.

Nature and Term of Obligations to be Issued

The financial component of this Redevelopment Plan is intended to establish a very conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan and, whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service, reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The municipality may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the followings:

1. net revenues of all or part of the Redevelopment Project;
2. taxes levied and collected on any or all property in the municipality;
3. the full faith and credit of the municipality;
4. a mortgage on part or all of the Redevelopment Project;
5. any other taxes or anticipated receipts that the municipality may lawfully pledge.

Equalized Assessed Valuation

Table 3 lists the most recent (1991) equalized assessed valuation of properties in the Project Area by block. The total estimated equalized assessed valuation of the Project Area is \$4,675,100.

Upon the completion of the Redevelopment Project it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of \$22,000,000 in 1992 dollars.

THE CITY OF WHEATON Tax Increment Finance District TABLE 3 - Current Equalized Assessed Value 12-May-93	
PROJECT AREA BLOCK	CURRENT EAV* OF PROPERTY
Block 131 Total:	811,220
Block 300 Total:	541,640
Block 301 Total:	578,670
Block 306 Total:	209,560
Block 307 Total:	276,720
Block 309 Total:	-
Block 313 Total:	557,310
Block 403 Total:	75,350
Block 404 Total:	866,080
Block 405 Total:	25,530
Block 407 Total:	640,580
Block 408 Total:	-
Block 411 Total:	92,440
Block 505 Total:	-
TOTAL PROJECT AREA EAV:	4,675,100
1992 EAV FROM TOWNSHIP ASSESSOR'S OFFICE	

Table 3 Current Equalized Assessed Values

Affirmative Action

The City of Wheaton will require each private developer entering into an agreement with the City, in connection with the Redevelopment Project Area, to utilize fair employment practices, including an affirmative action program.

Payment In Lieu of Taxes

No payments in lieu of taxes are anticipated for this project.

Provision for Amending the Redevelopment Plan Objectives and Project

The Redevelopment Plan objectives and project may be amended pursuant to provisions of the Act.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the Tax Increment Financing District Eligibility Study and this Redevelopment Plan and Project, the Mayor and the City Council of Wheaton, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed consistent with City policies without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

The Redevelopment Plan is consistent with the City's current Comprehensive Plan with some minor exceptions. Where minor differences occur between this Redevelopment Plan and the Comprehensive Plan, the City may adopt this redevelopment plan as an amendment to the Comprehensive Plan to better reflect the goals and objectives in the Project Area.

Date of Completion

The estimated year of completion of the redevelopment project under no circumstances shall extend beyond the year 2016 (23 years from the date of adoption of the ordinance approving the Project Area).

APPENDIX A
STUDY AREA ELIGIBILITY

STUDY AREA ELIGIBILITY

Introduction

The Real Property Tax Increment Allocation Redevelopment Act of 1977 permits municipalities to improve eligible "blighted", "conservation", or "industrial park conservation" areas in accordance with an adopted redevelopment plan.

The act also stipulates specific procedures which must be adhered to in designating a redevelopment project area. One of those procedures is to determine the eligibility of the area. By definition, a redevelopment project area means:

"...an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

The City Council of the City of Wheaton has concluded that the use of Tax Increment Financing (TIF) may be in the best interest of the redevelopment of a portion of Downtown Wheaton. To determine eligibility, therefore, the consultant and City staff have conducted field and office surveys of a portion of Downtown Wheaton, denoted the study area utilizing the survey forms found in Appendix A of this Report, and supplemented with information available as public record from the City of Wheaton. The total survey results are on file in the City offices. The most germane aspects are summarized within this Report.

Conservation Areas

According to Section 11-74.4-3 of the Illinois Revised Statutes, a "conservation area" means:

"...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area."

Eligibility Survey

According to the stipulations of the Act, the study area qualifies as a 'conservation area'. Approximately 81 percent, 38 out of 47, of the buildings in the study area are over 35 years old. In addition, of the seventeen other eligibility factors, thirteen were clearly present in the study area. In addition, we find the study area to be in compliance with the following standards identified in the Act:

Conservation factors are distributed evenly throughout the study area.

All blocks within the study area were found to evidence the presence of eligibility criteria.

A field survey of the study area was conducted by the consultant on Monday and Friday, September 28 and October 2, 1992, with follow up inspections and confirmation taken during the week of October 5, 1992 and January 29, 1993. The survey included an exterior evaluation of all properties and existing buildings. Several interior building inspections were conducted by City Building Inspectors and Fire Department Inspectors, and a re-evaluation of public utility systems was made by Department of Public Works personnel during the week of September 28.

Findings were recorded on a survey form for each principal building on each parcel. Only that information was recorded which would directly aid in the determination of eligibility for a tax increment finance district. Supplementary information has been incorporated from municipal records, and comments provided by the City of Wheaton officials. Table 1 summarizes the results of the Redevelopment Eligibility Survey on a block-by-block basis.

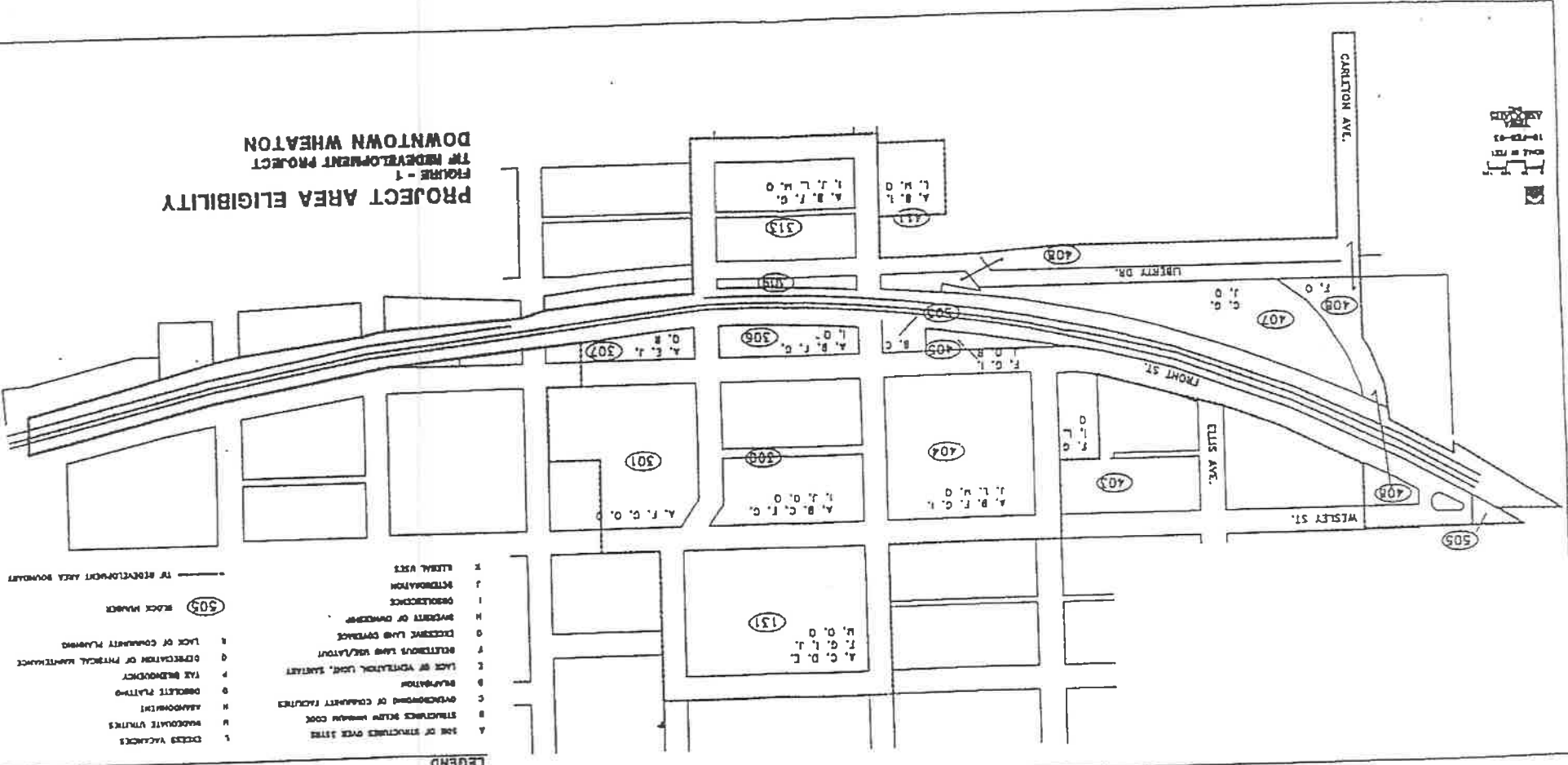
Definitions utilized for consistent interpretation of the foregoing findings are provided in Appendix B of this report. Because these eligibility conditions were documented through primarily exterior observations, the following survey should be viewed as conservative. The status of the Downtown Wheaton Redevelopment Project Area is as follows:

Age of Structure: Exterior inspections identified 49 of the 58 buildings in the area, or 85 percent, exceeding 35 years in age. Many of the remaining structures nearly meet the 35 year age requirement.

Presence of Structures below Minimum Code Standards: Inspection by City Officials indicate that there are five (5) blocks within the study area containing structures that are below minimum code for accessibility or fire suppression systems. Through exterior observations, other blocks were identified to contain buildings with inadequate accessibility and dangerous vehicular circulation. In addition, several blocks which are zoned C4 (allowing one third of parking requirements to be met by on-street parking and parking in municipal lots) fail to meet the minimum number of required parking spaces for the uses contained on these blocks.



**FIGURE - 1
PROJECT AREA ELIGIBILITY
THE REDEVELOPMENT PROJECT
DOWNTOWN WHEATON**



505 BLOCK NUMBER
 --- THE REDEVELOPMENT AREA BOUNDARY
 L CHECKS VACANCIES
 M WAREHOUSE UTILITIES
 N MANUFACTURING
 O OBSOLETE PLANTING
 P TAX DELINQUENCY
 Q DEGRADATION OF PHYSICAL MAINTENANCE
 R LACK OF COMMUNITY PLANNING

LEGEND
 A AGE OF STRUCTURES OVER 50 YEARS
 B STRUCTURES BEYOND MINIMUM CODE
 C OVERGROWING OF COMMUNITY FACILITIES
 D DEGRADATION
 E DECONTAMINATION
 F EXCESSIVE LAND CONSUMPTION
 G EXCESSIVE LAND WASTE/LAYOUT
 H INEFFICIENT OR OVERSIZED
 I OBSOLETE USES
 J REDUNDANT
 K EXCESSIVE LAND CONSUMPTION
 L EXCESSIVE LAND WASTE/LAYOUT
 M LACK OF VENTILATION LIGHT, SMOKEST
 N DECONTAMINATION
 O OBSOLETE USES
 P EXCESSIVE LAND CONSUMPTION
 Q EXCESSIVE LAND WASTE/LAYOUT
 R INEFFICIENT OR OVERSIZED
 S OBSOLETE USES
 T REDUNDANT
 U EXCESSIVE LAND CONSUMPTION
 V EXCESSIVE LAND WASTE/LAYOUT
 W LACK OF VENTILATION LIGHT, SMOKEST
 X DECONTAMINATION
 Y DECONTAMINATION
 Z EXCESSIVE LAND CONSUMPTION

Overcrowding of Structures and Community Facilities: There are two community facilities within the study area, the City Hall and the Metra Station. Both of these facilities were found to evidence overcrowding. The needs of City Hall have rapidly increased over time resulting in the City Hall annex. Continued growth has resulted in the need to expand the existing facility further to accommodate the increasing activity at City Hall. In addition, parking facilities for Metra and the Post Office were also deemed to be overcrowded.

Dilapidation: Exterior observation identified only one block in the study area that contains a structure exhibiting signs of physical dilapidation.

Lack of Ventilation, Light or Sanitary Facilities: Interior and exterior inspections revealed that on three blocks within the study area, eight (8) buildings, or nearly 14 percent of the buildings within the area, exhibiting restricted ventilation and light caused by the boarding or bricking over of windows and other openings. Several blocks which are adjacent to the Chicago Northwestern Railroad have sealed door and window openings which result in a lack of opportunity for adequate lighting and ventilation.

Deleterious Land Use or Layout: Through site inspections, nine blocks containing twenty-four (24) parcels, or 41 percent of the parcels were determined to be deleterious in their layout or use of land thus deterring the safe and efficient use of the sites for contemporary development.

Excessive Land Coverage: Excessive land coverage was found on nine (9) blocks in the study area, or nineteen (19) lots containing primary structures. This represents over 32 percent of the lots within the redevelopment area containing little or no landscape treatment whether on the perimeter or the interior of the lot.

Obsolescence: Eight (8) blocks containing 32 buildings were determined to be obsolete because they are no longer used for the original purpose which they were initially designed, or evidenced less than complete use of the building due to changes in the function or operation of contemporary businesses.

Deterioration: Over half of the blocks within the study area containing 19 buildings, or 33 percent of the structures within the study area, exhibit varying degrees of physical deterioration. This includes structural deformation of building components, significant cracking or separation of foundations and broken or missing windows.

Illegal Use of Individual Structures: No illegal uses were identified through site visits and exterior observations. However, there is, within the study area, a wide range of non-compatible uses. Many of the uses were "grandfathered" into legal non-conforming uses, or are special uses granted without the guidance of a coherent policy.

Excessive Vacancies: Four (4) buildings in the area were vacant at the time of this survey, and one other significant building is for sale and anticipated to be vacant soon. This accounts for approximately 57,000 square feet of space. However, since no interior inspection of properties was made, this vacancy count is likely to underestimate the degree to which properties are vacant or partially vacant. In addition, there are a number of impending vacancies which could substantially increase the amount of vacant space in the study area.

Inadequate Utilities: There are at least seventeen (17) instances of inadequate utilities. Blocks 131, 403, 404, 411, and 309 suffer from sidewalks that are in serious disrepair. Blocks 131, 403, 404, 411, and 313 contain portions which lack adequate street lighting. City staff members have identified the "very poor condition" of storm sewers along the north side of blocks 404 and 131. There is also the question of illegal connections on blocks 404 and 403. Blocks 131 and 403 contain approximately 500 linear feet of water mains which are in need of replacement. Seminary, Gary, and portions of Wesley Road evidence physical deterioration requiring significant repairs.

Obsolete Platting of Vacant Land: There are six (6) instances of obsolete platting of vacant land, where the configuration of the parcel is a detriment to redevelopment.

Depreciation of Physical Maintenance: Eleven (11) of the fourteen (14) blocks within the study area, containing 34 principal structures, evidence some depreciation of physical maintenance. Such problems as peeling paint, loose or missing building materials, accumulation or trash, crumbling or broken pavement, can depreciate the value of sound nearby properties.

Lack of Community Planning: Through discussions with City officials and site inspections, it was apparent that there was a lack of coordinated community planning. Non-conforming setbacks, uses allowed under special use criteria, lack of strict zoning enforcement, and the fact that a majority of the development in the study area occurred without the direction of a comprehensive plan, contribute to the lack of coherence within the study area. In addition, municipal parking to offset the need for customer parking is lacking in many sections of the study area. The recently prepared Center Area Plan recommends further study and planning for the study area.

Conclusions:

The survey results indicate that the Downtown-Wheaton Redevelopment Study Area qualifies as a "conservation area" under the Statutory criteria for such classifications. A majority of the structures (84.48%) within the Project Area were built more than 35 years ago. In addition, a substantial number of the properties in the Project Area have deficiencies in the following five factors: Obsolescence (55.2%), Depreciation of Physical Maintenance (58.6%), Deleterious Land Use or Layout (41.4%), Deterioration

(32.8%), and Excessive Land Coverage (32.8%). A minimum of three of these factors must be present in addition to the Age of Structures requirement for designation as a 'conservation area'.

There is also significant evidence of other deficiencies that relate to additional statutory criteria. These include such factors as vacancies, presence of structures below minimum code, dilapidation, lack of ventilation, light, and sanitary facilities, overcrowding of community facilities, inadequate utilities, obsolete platting, and a lack of community planning. A review of table 1 reveals that the distribution of properties with deficiencies is widespread throughout the Project Area.

Thus, in terms of both the level and distribution of deficiencies, the Downtown Wheaton Redevelopment Study Area is clearly eligible for utilization of the provisions of the Act.

APPENDIX B
ELIGIBILITY SURVEY FORMS

THE CITY OF WHEATON
 Tax Increment Finance District:
 Eligibility Survey - Table 1
 04-Feb-93

DEFICIENCIES CONTRIBUTING TO ELIGIBILITY	BLOCK IDENTIFICATION NUMBER														Total	
	131	300	301	306	307	309	313	403	404	405	407	408	411	505		
Total No. of Structures																
No. of Structures Over 33yrs Old																
Structures Below Minimum Code																
Overcrowding of Structure or Community Facility																
Dilapidation																
Lack of Ventilation, Light or Sanitary Facilities																
Deleterious Land Use or Layout																
Excessive Land Coverage																
Diversity of Ownership																
Obsolescence																
Deterioration																
Illegal Uses																
Excessive Vacancies																
Inadequate Utilities																
Abandonment																
Obsolete Platting																
Tax Delinquency																
Depreciation of Physical Maintenance																
Lack of Community Planning																
NUMBER OF DEFICIENCY CATEGORIES PRESENT																

6/2/93

APPENDIX C
DEFINITION OF ELIGIBILITY FACTORS

DEFINITION OF ELIGIBILITY FACTORS

The definitions of the eligibility factors which are used to determine whether an area qualifies as a tax increment financing district are provided below. They reflect the definitions used by the Illinois Department of Revenue as provided in the 1988 TIF Guide which were revised April 6, 1989.

Age

The age of structures is so advanced as to affect their condition, adaptability to modern use, or real property value. As required by the Illinois Revised Statutes, such buildings must be at least 35 years old to qualify as an applicable eligibility factor.

Deterioration

Physical deficiencies or disrepair of buildings or site improvements requiring treatment or repair beyond normal maintenance.

►Deterioration of Buildings

Conditions that are not easily corrected in the course of normal maintenance. This would include structures exhibiting major defects in the secondary building components (doors, windows, porches, gutters and downspout, fascia materials), and major defects in primary building components (foundations, frames, roofs).

►Deterioration of Surface Improvements

The condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas which evidence deterioration such as surface cracking, crumbling, potholes, depressions, loose paving materials, or weeds protruding through the surface.

Dilapidation

Dilapidation refers to the advanced state of disrepair of buildings or improvements. It may be evidenced by critical defects in primary structural components and/or building systems and secondary structural components in such combination and extent that major repair is required, or the defects are so serious and so extensive that the structure or improvement must be removed. Structures or improvements that are classified as dilapidated cannot also be classified as deteriorated or depreciated.

Obsolescence

Obsolescence is the condition or process of a structure or site improvement falling into disuse. It may also include the obsolete platting of a parcel.

► Functional Obsolescence

The condition of buildings as evidenced by characteristics or deficiencies which limit the use and marketability of such buildings. Characteristics may include the loss in value of a property resulting from an inherent deficiency existing from poor design or layout, or the improper orientation of the building on the site which detracts from the overall usefulness or desirability of a property. Such obsolescence is typically difficult and expensive to correct.

► Economic Obsolescence

Economic obsolescence is normally the result of adverse conditions which cause persistent or chronic market rejection and hence, the depreciation of market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

► Obsolete Platting

Parcels of limited or narrow size and configuration and/or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Platting that has created inadequate widths of rights-of-way or omitted easements for public utilities should also be considered obsolete.

► Obsolete Site Improvements

The condition of site improvements including sewer and water lines, public utility lines (gas, electric, telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting as evidenced by factors of obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors may include inadequate utility capacities, outdated designs, etc.

Illegal Uses

The presence of uses or activities on the property which are in violation of applicable national, state, or local laws.

Structures Below Minimum Code

Structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property.

Excessive Vacancies

The presence of buildings which are unoccupied or under-utilized and which represent an adverse influence on the area due to the frequency, extent, or duration of the vacant condition. Vacant properties are those which do not exhibit any apparent efforts directed toward their occupancy or utilization.

Abandonment

Abandonment refers to the relinquishing of all right, title, claim, and possession with the intention of not reclaiming the property or resuming its ownership, possession, or enjoyment. Evidence supporting abandonment may include unsuccessful attempts to locate owners of properties that give the appearance of abandonment or the non-payment of real property taxes for an extended period of time combined with the long-term disuse and neglect of the property.

Overcrowding of Structures and Community Facilities

The over-intensive use of property and the crowding of buildings and accessory facilities onto a site, resulting in hazards such as the increased threat of the spread of fires due to the close proximity of buildings, or the lack of proper access to a public right-of-way.

Lack of Ventilation, Light, and Sanitary Facilities

Substandard conditions which adversely affect the health and welfare of building occupants as determined by local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America, and the Model Housing Code of the American Public Health Association. Factors may include the following:

►inadequate mechanical ventilation for air circulation in spaces or rooms without windows;

►inadequate natural light and ventilation by means of skylights or windows for interior rooms or spaces, and improper window sizes and amounts in relation to the area of the room or space;

►inadequate sanitary facilities; and

►inadequate ingress and egress to and from all rooms and units.

Inadequate Utilities

Underground or overhead utilities which are of insufficient capacity to serve the redevelopment project area. The infrastructure may exhibit conditions such as deterioration, antiquation, obsolescence, and disrepair, or it may be lacking in a particular area.

Depreciation of Physical Maintenance

Lack of normal property maintenance of buildings, improvements, and grounds which contributes to the deterioration of buildings, the unsightliness of properties, hazards to health and safety, devaluation of real estate, and the undesirability of an area.

Evidence of the presence of this factor may include, but is not limited to, the following:

►Buildings

Unpainted or unfinished surfaces; peeling paint; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters; and downspout; loose or missing shingles; damaged building areas still in disrepair; etc.

►Yards and Vacant Parcels

Accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes; standing water; fences in disrepair; lack of mowing and pruning of vegetation; etc.

►Public or Private Utilities

►Streets, Alleys, and Parking Areas

Potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials, standing water; etc.

Excessive Land Coverage

The over-intensive use of property and the crowding of buildings and accessory structures onto a site as evidenced by the ratio of floor area to lot area in excess of zoning standards.

Deleterious Land Use or Layout

Conditions as evidenced by incompatible land use relationships, buildings occupied by an inappropriate mixture of uses, or uses which may be considered noxious, offensive, or environmentally unsuitable.

Lack of Community Planning

The presence of historical evidence indicating that the initial development of the proposed redevelopment project area occurred prior to or without the existence or benefit of a community plan, or the application of appropriate planning procedures.

Obsolete Platting of Vacant Land

Vacant parcels of limited or narrow size and configuration and/or of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements.

Diversity of Ownership

The condition of multiple ownership and/or interests which are sufficient in number to deter or impede the ability to assemble tracts of land at a scale that is suitable for contemporary development.

Tax and Special Assessment Delinquencies

Evidence of non-payment of real property taxes and/or special assessments, applicable to the property, over an extended period of time.

Deterioration of Structures or Site Improvements in Areas Adjacent to Vacant Land

The presence of the deterioration of structures or site improvements, as defined previously, on adjacent property.

ORDINANCE NO. F-1208

AN ORDINANCE OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS,
APPROVING AN AMENDMENT TO THE DOWNTOWN WHEATON REDEVELOPMENT
PROJECT REPORT (TIF #1)

WHEREAS, the corporate authorities (the "Corporate Authorities") of the City of Wheaton, DuPage County, Illinois (the "City"), have heretofore determined that it is necessary and advisable for the public health, safety, welfare and convenience of residents of the City that the City undertake a redevelopment project and have heretofore approved a redevelopment plan and project (the "Plan"), designated a redevelopment project area (the "Area") for that portion of the City known as the Downtown Wheaton Redevelopment Project Area, and adopted tax increment allocation financing for the Area, all as authorized by the Tax Increment Allocation Redevelopment Act, as amended (the "Act"); and,

WHEREAS, the Corporate Authorities have determined that it is desirable and for the best interests of the citizens of the City to make certain amendments to the Plan (the "Amended Plan"); and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the Act; and,

WHEREAS, the joint review board met on August 11, 2006 and unanimously recommended approval of the Amended Plan; and

WHEREAS, pursuant to Section 11-74.4-5 and 6 of the Act, the Corporate Authorities called a public hearing relative to the Amended Plan for September 11, 2006, at the Wheaton City Hall, 303 W. Wesley Street, Wheaton, Illinois; and,

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act; and,

WHEREAS, the City held the hearing on September 11, 2006 at the City Hall, 303 West Wesley Street, Illinois; and,

WHEREAS, at the hearing any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and,

WHEREAS, the hearing was adjourned on September 11, 2006.

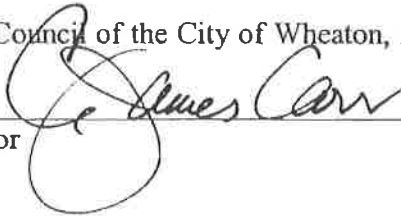
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, as follows:

Section 1. That the Amended Plan is hereby adopted and approved. A copy of the Amended Plan is attached hereto as Exhibit "A" and incorporated herein as if set out in full by this reference.

Section 2. That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the City Council of the City of Wheaton, Illinois, this 2nd day of October, 2006.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: Councilman Bolds
Councilman Sues

Absent: None

Motion Carried

Passed: October 2, 2006
Published: October 3, 2006

F. 1208

EXHIBIT "A"

AMENDMENT TO
DOWNTOWN WHEATON
REDEVELOPMENT PROJECT REPORT

October 2, 2006

On October 18, 1993, pursuant to 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") and Ordinance No. E-3903, the corporate authorities of the City of Wheaton approved the Downtown Wheaton Redevelopment Project Report, dated May 17, 1993 (the "Original Report"), with respect to the Downtown Wheaton Redevelopment Project Area. The corporate authorities desire to amend the Original Report and have complied with all notice, public hearing and other procedural requirements of the Act. The Original Report is hereby amended as follows:

1. Page 23 of the Original Report is amended by deleting Table 1, Estimated Project Costs, and the following is substituted:

Total Estimated Project Expenses

Property Assembly	3,914,207
Construction of Public Facilities	5,000,000
Grant/Loan Program	600,000
Streetscape	180,000
Infrastructure	563,480
Pedestrian Access Improvements	500,000
Debt Service on Capital Improvements	13,874,496
Transfers Out	5,524,816
<u>Total Estimated Expenses</u>	30,156,999

2. Page 23 of the Original Report is amended by adding the following language after the last paragraph:

Total Project Expenses include redevelopment project costs (including, but not limited to, debt service on obligations issued to pay such costs) in contiguous project areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous project areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Project Expenses described in this Redevelopment Plan.

3. Page 25 of the Original Report is amended by deleting Table 2, Estimated Project Revenues, and the following is substituted:

<u>Estimated Project Revenues</u>	
Estimated Incremental Property Tax Revenue	21,583,365
Total Estimated Incremental Sales Tax Revenue	32,813
Proceeds from Operation of Public Facilities	768,000
Grants/Participation of Other Agencies	500,000
Interest Earnings	600,000
Bond Proceeds	7,678,826
<u>Total Estimated Revenues</u>	<u>31,163,004</u>

4. Page 26 of the Original Report is amended by adding the following language after the first paragraph:

The Project Area may be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Project Expenses described in this Redevelopment Plan.

5. Page 29 of the Original Report is amended by deleting the last paragraph and substituting the following language:

The estimated date of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs is December 31, 2017 (the year in which payments to the City Treasurer pursuant to Section 11-74.4-8(b) of the Act are to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area is adopted).

Terms capitalized in this Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Original Report. Terms defined and capitalized herein shall have the meanings ascribed to those terms in this Amendment and, to the extent such terms are also defined terms in the Original Report, the definitions of those terms as herein provided shall be deemed to control the interpretation of those terms in the Original Report.

The provisions of this Amendment shall be deemed to be fully integrated into the Original Report. The Original Report shall remain in full force and effect except to the extent that it is expressly modified by the terms of this Amendment. Should any provision of the Original Report conflict with any provision of this Amendment, the provisions of this Amendment shall control.

The City hereby certifies that this Amendment will not result in the displacement of residents from ten (10) or more inhabited residential units.

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Wheaton Park District
Jane Hodgkinson, President
102 E. Wesley St.
Wheaton, IL 60187

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WHEATON PARK DISTRICT



Financial Overview

September, 2015

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AGC Month & YTD Summary

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
60-Golf Fund									
000-Administration									
4-Revenues	1,489,869	740,800	648,594	92,207	14.22%	1,487,021	1,362,004	125,016	9.18%
5-Expenses	(2,490,447)	(96,080)	(68,741)	(27,340)	-39.77%	(979,422)	(931,893)	(47,528)	-5.10%
000-Administration Total	(1,000,578)	644,720	579,853	64,867	11.19%	507,599	430,111	77,488	18.02%
101-Parks Maintenance									
5-Expenses	(23,940)	(1,744)	(1,774)	30	1.69%	(17,720)	(18,418)	699	3.79%
101-Parks Maintenance Total	(23,940)	(1,744)	(1,774)	30	1.69%	(17,720)	(18,418)	699	3.79%
601-Golf Maintenance									
4-Revenues	0	0	0	0	0.00%	0	116,250	(116,250)	-100.00%
5-Expenses	(1,246,381)	(151,625)	(83,065)	(68,560)	-82.54%	(822,605)	(1,097,388)	274,783	25.04%
601-Golf Maintenance Total	(1,246,381)	(151,625)	(83,065)	(68,560)	-82.54%	(822,605)	(981,138)	158,533	16.16%
611-Pro Shop/Golf Fees									
4-Revenues	2,493,675	245,490	272,781	(27,292)	-10.01%	2,017,959	1,992,494	25,465	1.28%
5-Expenses	(825,529)	(128,360)	(82,113)	(46,246)	-56.32%	(552,752)	(525,173)	(27,578)	-5.25%
611-Pro Shop/Golf Fees Total	1,668,146	117,130	190,668	(73,538)	-38.57%	1,465,208	1,467,321	(2,113)	-0.14%
612-Food and Beverage									
4-Revenues	5,471,021	531,932	559,900	(27,968)	-5.00%	4,028,963	4,150,256	(121,293)	-2.92%
5-Expenses	(4,683,138)	(385,860)	(444,834)	58,974	13.26%	(3,057,317)	(3,098,467)	41,150	1.33%
612-Food and Beverage Total	787,883	146,072	115,066	31,006	26.95%	971,645	1,051,789	(80,144)	-7.62%
613-Cross Country Skiing									
4-Revenues	15,000	0	0	0	0.00%	7,543	26,314	(18,771)	-71.33%
5-Expenses	(10,256)	(13)	(10)	(4)	-35.80%	(1,958)	(4,288)	2,330	54.34%
613-Cross Country Skiing Total	4,744	(13)	(10)	(4)	-35.80%	5,585	22,026	(16,441)	-74.64%
60-Golf Fund Total	189,874	754,540	800,738	(46,198)	-5.77%	2,109,713	1,971,691	138,023	7.00%

Cosley Zoo Analysis

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
Cosley Zoo									
4-Revenues									
41-Taxes	850,472	334,093	324,736	9,357	2.88%	787,945	754,657	33,288	4.41%
42-Charges for Services	318,490	31,521	30,778	742	2.41%	305,125	286,976	18,149	6.32%
44-Rentals	38,300	6,207	5,477	730	13.32%	41,159	39,139	2,020	5.16%
45-Product Sales	913	80	520	(440)	-84.62%	820	1,045	(225)	-21.53%
46-Grants & Donations	105,500	1,385	15,906	(14,521)	-91.29%	45,583	67,787	(22,204)	-32.76%
47-Misc. Income	0	0	0	0	0.00%	226	0	226	0.00%
48-Interest Income	0	22	98	(76)	-77.12%	64	251	(188)	-74.70%
49-Transfers In	0								
4-Revenues Total	1,313,675	373,307	377,515	(4,208)	-1.11%	1,180,922	1,149,855	31,066	2.70%
5-Expenses									
51-Salaries & Wages	(819,281)	(72,058)	(59,605)	(12,453)	-20.89%	(543,388)	(554,912)	11,524	2.08%
52-Contractual Services	(305,828)	(53,747)	(50,237)	(3,510)	-6.99%	(215,223)	(207,313)	(7,910)	-3.82%
53-Supplies	(142,619)	(16,293)	(7,212)	(9,081)	-125.91%	(88,958)	(67,498)	(21,460)	-31.79%
54-Other Charges	(49,380)	(4,250)	(2,674)	(1,576)	-58.94%	(34,235)	(25,238)	(8,997)	-35.65%
57-Capital	0	0	(372)	372	100.04%	0	(1,116)	1,116	100.04%
59-Transfers Out	0								
5-Expenses Total	(1,317,109)	(146,348)	(120,100)	(26,248)	-21.85%	(881,804)	(856,078)	(25,726)	-3.01%
Cosley Zoo Total	(3,434)	226,960	257,415	(30,455)	-11.83%	299,118	293,778	5,340	1.82%
Foundation									
Concessions									
1-Concession Sales	63,000	5,261	4,986	275	5.51%	60,585	54,600	5,985	10.96%
2-Concession COGS	(18,500)	(1,256)	(2,868)	1,611	56.17%	(15,862)	(15,560)	(302)	-1.94%
3-Concession Supplies	(1,500)	(242)	(260)	18	6.99%	(1,680)	(784)	(896)	-114.29%
Concessions Total	43,000	3,763	1,859	1,904	102.41%	43,043	38,256	4,787	12.51%
Gift Shop									
1-Gift Shop Sales	85,000	7,277	6,084	1,192	19.60%	74,284	66,135	8,149	12.32%
2-Gift Shop COGS	(31,500)	(5,815)	(5,274)	(541)	-10.26%	(29,555)	(24,474)	(5,080)	-20.76%
Gift Shop Total	53,500	1,462	810	651	80.42%	44,729	41,661	3,068	7.37%
Concession & Gift Shop									
4-Concession & Gift Shop W	(57,000)	(5,499)	0	(5,499)	0.00%	(41,153)	0	(41,153)	0.00%
Concession & Gift Shop Total	(57,000)	(5,499)	0	(5,499)	0.00%	(41,153)	0	(41,153)	0.00%
Foundation Total	39,500	(274)	2,669	(2,943)	-110.28%	46,619	79,917	(33,298)	-41.67%
Grand Total	36,066	226,686	260,084	(33,399)	-12.84%	345,737	373,695	(27,957)	-7.48%

Cash & Investments

Description	Current Month	Prior Month	Current Month, Prior Year
<i>Operating Funds</i>			
10-General	3,736,530	2,765,252	3,312,634
20-Recreation	5,671,750	5,185,355	6,027,493
21-Special Recreation	355,380	39,432	359,127
22-Cosley Zoo	466,233	217,577	322,762
23-Liability	487,437	293,070	446,372
24-Audit	47,907	47,117	65,502
25-FICA	406,298	258,410	399,098
26-IMRF	666,787	433,276	650,109
30-Debt Service	4,939,806	2,355,008	4,376,474
60-Golf Fund	5,247,384	4,602,944	4,602,624
70-Information Systems ISF	50,004	32,097	82,199
75-Health Insurance	540,197	259,624	642,564
Total Operating Funds	22,615,713	16,489,164	21,286,958
<i>Capital Funds</i>			
40-Capital Projects	5,626,832	5,568,615	4,084,319
Total Capital Funds	5,626,832	5,568,615	4,084,319
Total District Funds	28,242,546	22,057,779	25,371,277

Fund Balance Target Analysis
September, 2015

	General 10	Recreation 20	Cosley 22	Insurance Liability 23	Audit 24	FICA 25	IMRF 26	Debt Service 30	Golf 60
Basis of Measurement:									
Budgeted expenditures less budget capital expenditures	3 to 4 months	> 2 months	3 to 6 month	3 to 6 month	3 to 6 month	3 to 6 month	3 to 6 month	\$5,000	2 - 4 months
FY 2015 Budget Basis:									
Budgeted expenditures less budgeted capital expenditures	3,783,791	7,912,429	1,317,109	592,111	30,364	533,056	783,839	4,093,072	8,718,376
FY 2015 Targets									
Target Minimum	945,950	1,318,740	329,280	148,030	7,590	133,260	195,960	5,000	1,453,060
Target Maximum	1,261,260	None	658,550	296,060	15,180	266,530	391,920	None	2,906,130
Fund Balance as of September, 2015									
Fund Balance as of 12/31/2014	2,555,214	3,920,400	176,490	307,299	61,120	307,272	409,059	796,730	
Net Profit (Loss) YTD thru September, 2015	1,081,481	495,215	299,118	180,265	(13,213)	87,778	179,496	4,143,077	
Fund Balance as of September, 2015	3,636,695	4,415,615	475,608	487,564	47,907	395,050	588,554	4,939,806	
Cash & Investments 12/31/2014									1,688,579
Cash & Investments September, 2015									5,247,384
Analysis Results									
	Over Maximum Target by	Over Target by	Meets Target	Over Maximum Target by	Over Maximum Target by	Over Maximum Target by	Over Maximum Target by	Over Target Minimum by	Over Maximum Target by
Variances									
Amount over maximum or (under minimum)	2,375,435		-	191,504	32,727	128,520	196,634		2,341,254
Amount over target or (under target)		3,096,875						4,934,806	

**General Fund
Balance Sheet**

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	2,726,760	1,755,482	2,304,912
11-Investments	1,009,770	1,009,770	1,007,721
12-Receivables	3,881,406	3,873,233	3,753,179
13-Interfund Receivables	0	0	0
14-Inventory	2,004	2,049	2,387
16-Prepaid/Deposits/Escrows	3,818	3,818	4,651
Total Assets	7,623,758	6,644,353	7,072,850
Liabilities			
20-ST Payables	(7,930)	(20,211)	(12,885)
21-Payroll Payables	(48,224)	(47,481)	(48,200)
22-Accruals	(49,169)	(49,169)	(47,772)
23-Interfund Payables	0	0	0
24-Deferred Revenues	(3,873,957)	(3,866,153)	(3,751,986)
25-Deposits/Uncashed/Stale Dated	(7,783)	(7,616)	(6,572)
Total Liabilities	(3,987,063)	(3,990,630)	(3,867,415)
30-Fund Balance	(3,636,695)	(2,653,723)	(3,205,435)
Liabilities and Fund Balance	(7,623,758)	(6,644,353)	(7,072,850)

Recreation BS

**Recreation Fund
Balance Sheet**

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	2,531,839	2,045,444	2,886,503
11-Investments	3,139,911	3,139,911	3,140,989
12-Receivables	4,099,455	4,141,358	3,903,437
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
16-Prepaid/Deposits/Escrows	6,775	748	830
Total Assets	9,777,981	9,327,461	9,931,760
Liabilities			
20-ST Payables	(297,713)	(305,157)	(277,626)
22-Accruals	(74,674)	(74,674)	(63,883)
24-Deferred Revenues	(4,976,389)	(5,095,313)	(4,738,372)
25-Deposits/Uncashed/Stale Dated	(13,590)	(13,565)	(11,425)
Total Liabilities	(5,362,366)	(5,488,709)	(5,091,306)
30-Fund Balance	(4,415,615)	(3,838,752)	(4,840,454)
Liabilities and Fund Balance	(9,777,981)	(9,327,461)	(9,931,760)

Zoo BS

Zoo Fund
Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	466,233	217,577	322,762
11-Investments	0	0	0
12-Receivables	893,113	907,292	853,444
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
16-Prepaid/Deposits/Escrows	0	0	0
Total Assets	1,359,345	1,124,869	1,176,206
Liabilities			
20-ST Payables	(0)	(0)	0
22-Accruals	(20,529)	(20,529)	(17,616)
24-Deferred Revenues	(863,208)	(855,692)	(817,151)
Total Liabilities	(883,737)	(876,221)	(834,767)
30-Fund Balance	(475,608)	(248,648)	(341,439)
Liabilities and Fund Balance	(1,359,345)	(1,124,869)	(1,176,206)

Debt BS

Debt Service Fund
Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	4,939,806	2,355,008	4,376,474
11-Investments	0	0	0
12-Receivables	4,336,358	4,336,358	2,786,695
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
15-Other Receivables	0	0	0
16-Prepaid/Deposits/Escrows	0	0	0
17-Other Assets	0	0	0
19-Capital Assets	0	0	0
Total Assets	9,276,164	6,691,366	7,163,169
Liabilities			
20-ST Payables	0	0	0
21-Payroll Payables	0	0	0
22-Accruals	0	0	0
23-Interfund Payables	0	0	0
24-Deferred Revenues	(4,336,358)	(4,336,358)	(2,786,695)
25-Deposits/Uncashed/Stale Dated	0	0	0
26-Long Term-Debt	0	0	0
27-LT Vacation Accruals	0	0	0
Total Liabilities	(4,336,358)	(4,336,358)	(2,786,695)
30-Fund Balance	(4,939,806)	(2,355,008)	(4,376,474)
Liabilities and Fund Balance	(9,276,164)	(6,691,366)	(7,163,169)

Cap BS

Capital Projects Fund
Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	2,902,374	2,844,157	1,359,935
11-Investments	2,724,458	2,724,458	2,724,384
12-Receivables	17,128	16,885	7,413
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
15-Other Receivables	0	0	0
16-Prepaid/Deposits/Escrows	0	0	0
17-Other Assets	0	0	0
19-Capital Assets	0	0	0
Total Assets	5,643,960	5,585,500	4,091,732
Liabilities			
20-ST Payables	(51,202)	(51,202)	(135,267)
21-Payroll Payables	0	0	0
22-Accruals	(4,819)	(4,819)	(3,897)
23-Interfund Payables	0	0	0
24-Deferred Revenues	0	0	(5,000)
25-Deposits/Uncashed/Stale Dated	0	0	0
26-Long Term-Debt	0	0	0
27-LT Vacation Accruals	0	0	0
Total Liabilities	(56,021)	(56,021)	(144,165)
30-Fund Balance	(5,587,939)	(5,529,479)	(3,947,567)
Liabilities and Fund Balance	(5,643,960)	(5,585,500)	(4,091,732)

AGC BS

Arrowhead Golf Club Fund
Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	3,506,984	2,862,544	2,862,832
11-Investments	1,740,400	1,740,400	1,739,792
12-Receivables	1,496,753	1,486,725	1,312,711
13-Interfund Receivables	0	0	0
14-Inventory	157,853	124,192	125,024
15-Other Receivables	25,000	25,000	25,000
16-Prepaid/Deposits/Escrows	35,622	41,994	32,365
17-Other Assets	0	0	0
19-Capital Assets	18,507,890	18,507,890	18,529,625
Total Assets	25,470,501	24,788,746	24,627,349
Liabilities			
20-ST Payables	(946,474)	(943,905)	(731,456)
21-Payroll Payables	(6,095)	(6,095)	(5,529)
22-Accruals	(138,333)	(138,333)	(137,280)
23-Interfund Payables	0	0	0
24-Deferred Revenues	(750)	(750)	(505)
25-Deposits/Uncashed/Stale Dated	(375,562)	(450,916)	(355,915)
26-Long Term-Debt	(8,500,612)	(8,500,612)	(9,125,694)
27-LT Vacation Accruals	(62,383)	(62,383)	(64,671)
Total Liabilities	(10,030,207)	(10,102,992)	(10,421,050)
30-Fund Balance	(15,440,294)	(14,685,753)	(14,206,299)
Liabilities and Fund Balance	(25,470,501)	(24,788,746)	(24,627,349)

IST BS

Information Systems
Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	50,004	32,097	82,199
11-Investments	0	0	0
12-Receivables	0	0	0
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
15-Other Receivables	0	0	0
16-Prepaid/Deposits/Escrows	6,420	63	2,792
17-Other Assets	0	0	0
19-Capital Assets	73,693	73,693	104,734
Total Assets	130,118	105,853	189,726
Liabilities			
20-ST Payables	0	0	(0)
21-Payroll Payables	0	0	0
22-Accruals	0	0	0
23-Interfund Payables	0	0	0
24-Deferred Revenues	0	0	0
25-Deposits/Uncashed/Stale Dated	0	0	0
26-Long Term-Debt	0	0	0
27-LT Vacation Accruals	0	0	0
Total Liabilities	0	0	(0)
30-Fund Balance	(130,118)	(105,853)	(189,726)
Liabilities and Fund Balance	(130,118)	(105,853)	(189,726)

Health BS

Health Insurance Fund

Balance Sheet

Description	Current Balance	Prior Month Balance	Prior Year Balance
Assets			
10-Cash & Cash Equivalents	540,197	259,624	642,564
11-Investments	0	0	0
12-Receivables	1,322	881	1,365
13-Interfund Receivables	0	0	0
14-Inventory	0	0	0
15-Other Receivables	0	0	0
16-Prepaid/Deposits/Escrows	0	0	0
17-Other Assets	0	0	0
19-Capital Assets	0	0	0
Total Assets	541,519	260,505	643,929
Liabilities			
20-ST Payables	(0)	(0)	0
21-Payroll Payables	0	0	0
22-Accruals	0	0	0
23-Interfund Payables	0	0	0
24-Deferred Revenues	0	0	0
25-Deposits/Uncashed/Stale Dated	0	0	0
26-Long Term-Debt	0	0	0
27-LT Vacation Accruals	0	0	0
Total Liabilities	(0)	(0)	0
30-Fund Balance	(541,519)	(260,505)	(643,929)
Liabilities and Fund Balance	(541,519)	(260,505)	(643,929)

Major & Internal Service Funds

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
10-General									
4-Revenues									
41-Taxes	3,845,110	1,511,712	1,485,200	26,512	1.79%	3,565,314	3,441,275	124,039	3.60%
42-Charges for Services	293,700	28,751	32,153	(3,402)	-10.58%	241,502	264,673	(23,170)	-8.75%
43-Debt Proceeds	0								
44-Rentals	89,000	6,750	6,750	0	0.00%	67,500	67,670	(170)	-0.25%
45-Product Sales	15,000	937	16,634	(15,697)	-94.37%	5,807	25,775	(19,969)	-77.47%
46-Grants & Donations	181,023	32,865	42,782	(9,917)	-23.18%	126,358	151,269	(24,911)	-16.47%
47-Misc. Income	600	6,498	78	6,420	8230.77%	15,898	21,968	(6,070)	-27.63%
48-Interest Income	4,500	100	713	(613)	-85.98%	2,712	4,382	(1,670)	-38.12%
49-Transfers In	10,000	0	0	0	0.00%	10,000	10,000	0	0.00%
4-Revenues Total	4,438,933	1,587,613	1,584,310	3,303	0.21%	4,035,090	3,987,012	48,078	1.21%
5-Expenses									
51-Salaries & Wages	(2,077,815)	(142,538)	(129,793)	(12,745)	-9.82%	(1,344,688)	(1,367,326)	22,638	1.66%
52-Contractual Services	(1,075,602)	(191,697)	(171,738)	(19,959)	-11.62%	(773,004)	(781,655)	8,651	1.11%
53-Supplies	(492,508)	(65,162)	(78,216)	13,054	16.69%	(295,162)	(360,318)	65,157	18.08%
54-Other Charges	(137,867)	(5,407)	(7,898)	2,490	31.53%	(90,918)	(90,922)	4	0.00%
57-Capital	(174,230)	(74,836)	21,926	(96,762)	-441.31%	(74,836)	(3,349)	(71,487)	-2134.58%
59-Transfers Out	(500,000)	(125,000)	(125,000)	0	0.00%	(375,000)	(375,000)	0	0.00%
5-Expenses Total	(4,458,021)	(604,641)	(490,718)	(113,922)	-23.22%	(2,953,609)	(2,978,571)	24,962	0.84%
10-General Total	(19,088)	982,972	1,093,592	(110,619)	-10.12%	1,081,481	1,008,441	73,040	7.24%
20-Recreation									
4-Revenues									
41-Taxes	3,798,452	1,492,756	1,466,574	26,182	1.79%	3,520,608	3,397,990	122,618	3.61%
42-Charges for Services	4,793,913	345,404	343,805	1,599	0.47%	3,887,110	3,786,831	100,278	2.65%
44-Rentals	203,452	13,548	15,310	(1,762)	-11.51%	178,268	162,388	15,879	9.78%
45-Product Sales	206,557	13,193	15,026	(1,833)	-12.20%	158,915	172,334	(13,420)	-7.79%
46-Grants & Donations	26,600	1,020	1,079	(59)	-5.51%	28,075	26,697	1,378	5.16%
47-Misc. Income	26,500	5,287	872	4,415	506.34%	36,695	20,738	15,958	76.95%
48-Interest Income	15,000	564	1,127	(562)	-49.89%	9,249	15,599	(6,350)	-40.71%
49-Transfers In	85,000								
4-Revenues Total	9,155,474	1,871,773	1,843,793	27,980	1.52%	7,818,919	7,582,578	236,341	3.12%
5-Expenses									
51-Salaries & Wages	(3,902,439)	(295,830)	(278,983)	(16,847)	-6.04%	(2,955,673)	(2,897,748)	(57,925)	-2.00%
52-Contractual Services	(2,798,837)	(407,679)	(342,512)	(65,166)	-19.03%	(2,093,530)	(1,957,250)	(136,280)	-6.96%
53-Supplies	(979,907)	(82,502)	(117,591)	35,089	29.84%	(623,656)	(640,872)	17,217	2.69%
54-Other Charges	(231,246)	(8,899)	(11,288)	2,389	21.16%	(140,846)	(148,845)	7,999	5.37%
57-Capital	0	0	22,980	(22,980)	-100.00%	0	(4,723)	4,723	100.01%
59-Transfers Out	(2,010,000)	(500,000)	(500,000)	0	0.00%	(1,510,000)	(1,510,000)	0	0.00%
5-Expenses Total	(9,922,429)	(1,294,910)	(1,227,394)	(67,516)	-5.50%	(7,323,704)	(7,159,438)	(164,266)	-2.29%
20-Recreation Total	(766,955)	576,863	616,399	(39,536)	-6.41%	495,215	423,140	72,075	17.03%
22-Cosley Zoo									
4-Revenues									
41-Taxes	850,472	334,093	324,736	9,357	2.88%	787,945	754,657	33,288	4.41%
42-Charges for Services	318,490	31,521	30,778	742	2.41%	305,125	286,976	18,149	6.32%
44-Rentals	38,300	6,207	5,477	730	13.32%	41,159	39,139	2,020	5.16%
45-Product Sales	913	80	520	(440)	-84.62%	820	1,045	(225)	-21.53%
46-Grants & Donations	105,500	1,385	15,906	(14,521)	-91.29%	45,583	67,787	(22,204)	-32.76%
47-Misc. Income	0	0	0	0	0.00%	226	0	226	0.00%
48-Interest Income	0	22	98	(76)	-77.12%	64	251	(188)	-74.70%
49-Transfers In	0								
4-Revenues Total	1,313,675	373,307	377,515	(4,208)	-1.11%	1,180,922	1,149,855	31,066	2.70%
5-Expenses									
51-Salaries & Wages	(819,281)	(72,058)	(59,605)	(12,453)	-20.89%	(543,388)	(554,912)	11,524	2.08%
52-Contractual Services	(305,828)	(53,747)	(50,237)	(3,510)	-6.99%	(215,223)	(207,313)	(7,910)	-3.82%
53-Supplies	(142,619)	(16,293)	(7,212)	(9,081)	-125.91%	(88,958)	(67,498)	(21,460)	-31.79%
54-Other Charges	(49,380)	(4,250)	(2,674)	(1,576)	-58.94%	(34,235)	(25,238)	(8,997)	-35.65%
57-Capital	0	0	(372)	372	100.04%	0	(1,116)	1,116	100.04%
59-Transfers Out	0								
5-Expenses Total	(1,317,109)	(146,348)	(120,100)	(26,248)	-21.85%	(881,804)	(856,078)	(25,726)	-3.01%
22-Cosley Zoo Total	(3,434)	226,960	257,415	(30,455)	-11.83%	299,118	293,778	5,340	1.82%

Major & Internal Service Funds

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
30-Debt Service									
4-Revenues									
41-Taxes	4,336,358	2,199,046	2,134,565	64,481	3.02%	4,398,092	4,269,130	128,962	3.02%
43-Debt Proceeds	572,328	385,900	0	385,900	0.00%	385,900	0	385,900	0.00%
46-Grants & Donations	144,455	0	0	0	0.00%	66,955	68,381	(1,426)	-2.09%
47-Misc. Income	0	0	0	0	0.00%	0	0	0	0.00%
48-Interest Income	3,750	102	1,238	(1,136)	-91.79%	278	4,473	(4,195)	-93.79%
49-Transfers In	0								
4-Revenues Total	5,056,892	2,585,048	2,135,803	449,245	21.03%	4,851,225	4,341,984	509,240	11.73%
5-Expenses									
52-Contractual Services	(5,061,146)	(250)	(250)	0	0.00%	(708,148)	(754,678)	46,530	6.17%
54-Other Charges	0								
59-Transfers Out	0								
5-Expenses Total	(5,061,146)	(250)	(250)	0	0.00%	(708,148)	(754,678)	46,530	6.17%
30-Debt Service Total	(4,254)	2,584,798	2,135,553	449,245	21.04%	4,143,077	3,587,306	555,770	15.49%
40-Capital Projects									
4-Revenues									
41-Taxes	0								
42-Charges for Services	0								
43-Debt Proceeds	912,088	0	0	0	0.00%	0	0	0	0.00%
44-Rentals	42,885	1,413	1,365	48	3.55%	40,696	39,979	717	1.79%
45-Product Sales	7,200	0	1,600	(1,600)	-100.00%	2,900	5,600	(2,700)	-48.21%
46-Grants & Donations	550,370	0	(2,000)	2,000	100.00%	57,296	53,350	3,946	7.40%
47-Misc. Income	0	0	0	0	0.00%	266	17,806	(17,540)	-98.50%
48-Interest Income	13,000	2,112	1,419	692	48.78%	10,154	11,223	(1,069)	-9.53%
49-Transfers In	2,500,000	625,000	625,000	0	0.00%	1,875,000	1,875,000	0	0.00%
4-Revenues Total	4,025,543	628,525	627,384	1,141	0.18%	1,986,312	2,002,958	(16,645)	-0.83%
5-Expenses									
51-Salaries & Wages	(174,593)	23,855	(11,418)	35,273	308.92%	(89,499)	(118,697)	29,198	24.60%
52-Contractual Services	(131,205)	(20,319)	(18,477)	(1,842)	-9.97%	(81,191)	(76,695)	(4,496)	-5.86%
53-Supplies	(350,086)	(9,847)	(4,813)	(5,034)	-104.58%	(48,927)	(32,511)	(16,416)	-50.49%
54-Other Charges	(10,200)	(97)	(60)	(37)	-61.00%	(3,588)	(3,981)	394	9.89%
57-Capital	(4,669,548)	(563,657)	(584,430)	20,773	3.55%	(919,648)	(1,385,050)	465,402	33.60%
59-Transfers Out	0								
5-Expenses Total	(5,335,632)	(570,065)	(619,198)	49,133	7.93%	(1,142,853)	(1,616,935)	474,082	29.32%
40-Capital Projects Total	(1,310,089)	58,460	8,186	50,274	614.14%	843,460	386,023	457,437	118.50%
60-Golf Fund									
4-Revenues									
41-Taxes	1,480,469	740,234	647,332	92,902	14.35%	1,480,469	1,294,664	185,805	14.35%
42-Charges for Services	2,175,925	226,548	198,635	27,914	14.05%	1,683,128	1,591,225	91,903	5.78%
44-Rentals	366,750	52,692	44,478	8,214	18.47%	294,143	287,133	7,010	2.44%
45-Product Sales	5,403,521	533,981	574,741	(40,760)	-7.09%	4,039,583	4,259,904	(220,321)	-5.17%
46-Grants & Donations	0	0	0	0	0.00%	0	175,000	(175,000)	-100.00%
47-Misc. Income	37,900	(35,394)	15,260	(50,655)	-331.94%	41,154	33,864	7,290	21.53%
48-Interest Income	5,000	161	830	(669)	-80.54%	3,009	5,527	(2,519)	-45.57%
49-Transfers In	0								
4-Revenues Total	9,469,565	1,518,222	1,481,275	36,947	2.49%	7,541,486	7,647,318	(105,833)	-1.38%
5-Expenses									
51-Salaries & Wages	(3,041,423)	(230,048)	(241,692)	11,644	4.82%	(2,075,487)	(2,087,629)	12,142	0.58%
52-Contractual Services	(3,183,748)	(242,518)	(210,371)	(32,147)	-15.28%	(1,458,760)	(1,431,329)	(27,431)	-1.92%
53-Supplies	(2,228,575)	(181,186)	(203,029)	21,843	10.76%	(1,512,476)	(1,540,808)	28,332	1.84%
54-Other Charges	(264,630)	(14,111)	(15,440)	1,330	8.61%	(201,201)	(195,772)	(5,429)	-2.77%
57-Capital	(561,315)	(95,819)	(10,004)	(85,816)	-857.81%	(183,848)	(420,090)	236,242	56.24%
59-Transfers Out	0								
5-Expenses Total	(9,279,691)	(763,682)	(680,537)	(83,145)	-12.22%	(5,431,773)	(5,675,628)	243,855	4.30%
60-Golf Fund Total	189,874	754,540	800,738	(46,198)	-5.77%	2,109,713	1,971,691	138,023	7.00%
70-Information Systems ISF									
4-Revenues									
42-Charges for Services	300,001	75,000	75,924	(924)	-1.22%	225,001	227,771	(2,770)	-1.22%
43-Debt Proceeds	0								
47-Misc. Income	0	0	0	0	0.00%	16	0	16	0.00%

Major & Internal Service Funds

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
48-Interest Income	0	0	0	0	0.00%	0	25	(25)	-98.56%
49-Transfers In	0								
4-Revenues Total	300,001	75,000	75,924	(924)	-1.22%	225,016	227,796	(2,780)	-1.22%
5-Expenses									
52-Contractual Services	(266,927)	(36,816)	(11,204)	(25,613)	-228.60%	(184,734)	(159,277)	(25,457)	-15.98%
53-Supplies	(33,074)	(13,919)	(8,778)	(5,141)	-58.57%	(28,398)	(28,068)	(330)	-1.18%
57-Capital	0	0	0	0	0.00%	0	0	0	0.00%
5-Expenses Total	(300,001)	(50,735)	(19,982)	(30,754)	-153.91%	(213,132)	(187,345)	(25,788)	-13.76%
70-Information Systems ISF Total	0	24,265	55,942	(31,677)	-56.63%	11,884	40,451	(28,567)	-70.62%
75-Health Insurance									
4-Revenues									
42-Charges for Services	1,582,215	396,253	390,708	5,545	1.42%	1,188,760	1,172,124	16,635	1.42%
47-Misc. Income	124,750	8,202	8,269	(67)	-0.81%	79,662	77,441	2,221	2.87%
48-Interest Income	650	0	69	(69)	-100.19%	40	419	(379)	-90.35%
49-Transfers In	0								
4-Revenues Total	1,707,615	404,455	399,046	5,409	1.36%	1,268,462	1,249,985	18,478	1.48%
5-Expenses									
52-Contractual Services	(1,709,465)	(123,441)	(108,849)	(14,592)	-13.41%	(998,014)	(877,127)	(120,887)	-13.78%
5-Expenses Total	(1,709,465)	(123,441)	(108,849)	(14,592)	-13.41%	(998,014)	(877,127)	(120,887)	-13.78%
75-Health Insurance Total	(1,850)	281,014	290,197	(9,183)	-3.16%	270,448	372,857	(102,410)	-27.47%
Grand Total	(1,915,795)	5,489,872	5,258,023	231,849	4.41%	9,254,395	8,083,687	1,170,709	14.48%

Major Op Fund by Dept

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
10-General									
000-Administration									
4-Revenues									
41-Taxes	1,922,555	755,856	742,608	13,248	1.78%	1,782,692	1,715,659	67,034	3.91%
42-Charges for Services	258,750	28,601	24,208	4,393	18.15%	221,809	238,911	(17,103)	-7.16%
43-Debt Proceeds	0								
44-Rentals	81,000	6,750	6,750	0	0.00%	67,500	67,500	0	0.00%
45-Product Sales	12,650	896	16,232	(15,336)	-94.48%	3,848	24,278	(20,430)	-84.15%
46-Grants & Donations	0	0	0	0	0.00%	0	2,925	(2,925)	-100.00%
47-Misc. Income	600	3	6	(3)	-50.00%	4,069	249	3,820	1534.04%
48-Interest Income	4,500	100	713	(613)	-85.98%	2,712	4,382	(1,670)	-38.12%
49-Transfers In	0								
4-Revenues Total	2,280,055	792,206	790,517	1,689	0.21%	2,082,629	2,053,904	28,725	1.40%
5-Expenses									
51-Salaries & Wages	(464,982)	(40,313)	(39,869)	(444)	-1.11%	(328,126)	(330,125)	1,999	0.61%
52-Contractual Services	(468,377)	(75,052)	(60,587)	(14,466)	-23.88%	(354,319)	(345,211)	(9,108)	-2.64%
53-Supplies	(114,363)	(14,694)	(20,566)	5,872	28.55%	(84,486)	(96,319)	11,832	12.28%
54-Other Charges	(121,890)	(4,792)	(6,240)	1,447	23.19%	(80,165)	(82,011)	1,846	2.25%
57-Capital	0	0	(601)	601	100.02%	0	(1,803)	1,803	100.02%
59-Transfers Out	(500,000)	(125,000)	(125,000)	0	0.00%	(375,000)	(375,000)	0	0.00%
5-Expenses Total	(1,669,612)	(259,852)	(252,862)	(6,989)	-2.76%	(1,222,096)	(1,230,469)	8,373	0.68%
000-Administration Total	610,443	532,354	537,655	(5,301)	-0.99%	860,533	823,435	37,099	4.51%
101-Parks Maintenance									
4-Revenues									
41-Taxes	1,922,555	755,856	742,592	13,264	1.79%	1,782,621	1,725,616	57,005	3.30%
42-Charges for Services	5,000	0	0	0	0.00%	0	1,091	(1,091)	-99.95%
46-Grants & Donations	0	0	0	0	0.00%	0	14,592	(14,592)	-100.00%
47-Misc. Income	0	6,495	72	6,423	8920.83%	11,829	21,720	(9,890)	-45.54%
49-Transfers In	10,000	0	0	0	0.00%	10,000	10,000	0	0.00%
4-Revenues Total	1,937,555	762,351	742,664	19,687	2.65%	1,804,451	1,773,018	31,433	1.77%
5-Expenses									
51-Salaries & Wages	(1,470,464)	(94,590)	(83,711)	(10,880)	-13.00%	(952,013)	(960,668)	8,655	0.90%
52-Contractual Services	(540,770)	(104,513)	(99,926)	(4,587)	-4.59%	(368,003)	(388,333)	20,330	5.24%
53-Supplies	(356,961)	(49,453)	(54,995)	5,542	10.08%	(204,562)	(249,929)	45,367	18.15%
54-Other Charges	(8,355)	(260)	(1,648)	1,388	84.22%	(7,049)	(4,320)	(2,729)	-63.17%
57-Capital	(174,230)	(74,836)	22,670	(97,506)	-430.11%	(74,836)	(1,116)	(73,720)	-6605.74%
59-Transfers Out	0								
5-Expenses Total	(2,550,780)	(323,653)	(217,610)	(106,043)	-48.73%	(1,606,463)	(1,604,366)	(2,097)	-0.13%
101-Parks Maintenance Total	(613,225)	438,698	525,054	(86,356)	-16.45%	197,987	168,652	29,336	17.39%
430-Historical Museum									
4-Revenues									
42-Charges for Services	29,950	150	7,945	(7,795)	-98.11%	19,694	24,671	(4,977)	-20.17%
44-Rentals	8,000	0	0	0	0.00%	0	170	(170)	-100.00%
45-Product Sales	2,350	41	402	(361)	-89.71%	1,959	1,498	461	30.78%
46-Grants & Donations	181,023	32,865	42,782	(9,917)	-23.18%	126,358	133,752	(7,394)	-5.53%
47-Misc. Income	0	0	0	0	0.00%	0	0	0	0.00%
4-Revenues Total	221,323	33,056	51,129	(18,073)	-35.35%	148,010	160,090	(12,080)	-7.55%
5-Expenses									
51-Salaries & Wages	(142,369)	(7,635)	(6,213)	(1,422)	-22.88%	(64,550)	(76,533)	11,983	15.66%
52-Contractual Services	(66,455)	(12,131)	(11,225)	(907)	-8.08%	(50,682)	(48,112)	(2,570)	-5.34%
53-Supplies	(21,183)	(1,015)	(2,655)	1,640	61.76%	(6,114)	(14,071)	7,957	56.55%
54-Other Charges	(7,622)	(355)	(10)	(345)	-3448.10%	(3,705)	(4,591)	886	19.30%
57-Capital	0	0	(143)	143	100.09%	0	(429)	429	100.09%
5-Expenses Total	(237,629)	(21,136)	(20,246)	(890)	-4.40%	(125,050)	(143,735)	18,686	13.00%
430-Historical Museum Total	(16,306)	11,920	30,883	(18,963)	-61.40%	22,960	16,354	6,606	40.39%
10-General Total	(19,088)	982,972	1,093,592	(110,619)	-10.12%	1,081,481	1,008,441	73,040	7.24%
20-Recreation									
000-Administration									
4-Revenues									
41-Taxes	3,798,452	1,492,756	1,466,574	26,182	1.79%	3,520,608	3,397,990	122,618	3.61%
42-Charges for Services	143,020	0	0	0	0.00%	105,433	97,662	7,771	7.96%
44-Rentals	29,702	3,240	250	2,990	1196.00%	12,930	19,513	(6,583)	-33.74%
45-Product Sales	42,530	309	3	306	10201.67%	36,390	44,361	(7,971)	-17.97%
46-Grants & Donations	26,600	1,020	1,079	(59)	-5.51%	28,015	26,697	1,318	4.94%

Major Op Fund by Dept

Row Labels	Sum of Full Year Budget	Sum of			% Month Variance	Sum of			YTD Variance	% YTD Variance
		Current Month	Sum of LY Month	Month Variance		Current YTD	Sum of LY YTD	YTD Variance		
47-Misc. Income	0	197	134	63	47.01%	3,404	2,452	952	38.81%	
48-Interest Income	15,000	564	1,127	(562)	-49.89%	9,249	15,599	(6,350)	-40.71%	
49-Transfers In	30,000									
4-Revenues Total	4,085,304	1,498,086	1,469,167	28,919	1.97%	3,716,029	3,604,274	111,755	3.10%	
5-Expenses										
51-Salaries & Wages	(1,166,929)	(89,834)	(84,281)	(5,553)	-6.59%	(847,566)	(825,063)	(22,503)	-2.73%	
52-Contractual Services	(797,660)	(111,316)	(111,829)	513	0.46%	(585,884)	(556,311)	(29,573)	-5.32%	
53-Supplies	(148,295)	(10,255)	(11,905)	1,650	13.86%	(67,924)	(83,158)	15,234	18.32%	
54-Other Charges	(117,037)	(1,752)	(6,496)	4,744	73.03%	(68,559)	(76,901)	8,342	10.85%	
57-Capital	0	0	(744)	744	100.04%	0	(2,233)	2,233	99.99%	
59-Transfers Out	(2,000,000)	(500,000)	(500,000)	0	0.00%	(1,500,000)	(1,500,000)	0	0.00%	
5-Expenses Total	(4,229,921)	(713,157)	(715,255)	2,098	0.29%	(3,069,932)	(3,043,665)	(26,267)	-0.86%	
000-Administration Total	(144,617)	784,929	753,912	31,017	4.11%	646,096	560,608	85,488	15.25%	
101-Parks Maintenance										
4-Revenues										
42-Charges for Services	0	0	0	0	0.00%	13,715	4,466	9,249	207.09%	
44-Rentals	12,261	2,280	4,245	(1,965)	-46.29%	16,625	16,795	(170)	-1.01%	
45-Product Sales	0									
47-Misc. Income	0	0	0	0	0.00%	0	0	0	0.00%	
4-Revenues Total	12,261	2,280	4,245	(1,965)	-46.29%	30,340	21,261	9,079	42.70%	
5-Expenses										
51-Salaries & Wages	(567,092)	(64,652)	(51,945)	(12,706)	-24.46%	(390,257)	(395,595)	5,338	1.35%	
52-Contractual Services	(302,415)	(44,198)	(53,626)	9,429	17.58%	(213,147)	(212,745)	(403)	-0.19%	
53-Supplies	(205,250)	(21,877)	(9,676)	(12,201)	-126.10%	(145,588)	(103,949)	(41,638)	-40.06%	
57-Capital	0	0	0	0	0.00%	0	0	0	0.00%	
5-Expenses Total	(1,074,757)	(130,726)	(115,247)	(15,479)	-13.43%	(748,991)	(712,289)	(36,703)	-5.15%	
101-Parks Maintenance Total	(1,062,496)	(128,446)	(111,002)	(17,444)	-15.71%	(718,652)	(691,028)	(27,624)	-4.00%	
220-Recreation Programs										
4-Revenues										
42-Charges for Services	2,546,900	216,163	235,679	(19,516)	-8.28%	2,125,006	2,011,399	113,608	5.65%	
44-Rentals	84,264	3,281	5,417	(2,135)	-39.42%	58,885	61,382	(2,497)	-4.07%	
45-Product Sales	26,005	6,196	7,017	(821)	-11.70%	19,664	26,996	(7,332)	-27.16%	
46-Grants & Donations	0	0	0	0	0.00%	60	0	60	0.00%	
47-Misc. Income	0									
4-Revenues Total	2,657,169	225,641	248,113	(22,472)	-9.06%	2,203,616	2,099,777	103,839	4.95%	
5-Expenses										
51-Salaries & Wages	(941,972)	(51,236)	(56,279)	5,043	8.96%	(743,300)	(696,795)	(46,505)	-6.67%	
52-Contractual Services	(892,814)	(114,517)	(74,695)	(39,822)	-53.31%	(668,601)	(595,068)	(73,532)	-12.36%	
53-Supplies	(179,939)	(7,068)	(7,815)	747	9.56%	(120,765)	(123,807)	3,042	2.46%	
54-Other Charges	0									
57-Capital	0	0	(57)	57	100.44%	0	(172)	172	99.85%	
5-Expenses Total	(2,014,725)	(172,821)	(138,846)	(33,975)	-24.47%	(1,532,666)	(1,415,842)	(116,824)	-8.25%	
220-Recreation Programs Total	642,444	52,820	109,267	(56,446)	-51.66%	670,950	683,935	(12,985)	-1.90%	
221-Athletics										
4-Revenues										
42-Charges for Services	452,283	52,799	40,418	12,380	30.63%	378,366	378,103	264	0.07%	
45-Product Sales	39,222	3,266	9,043	(5,777)	-63.88%	24,848	28,272	(3,425)	-12.11%	
47-Misc. Income	0									
49-Transfers In	55,000									
4-Revenues Total	546,505	56,065	49,461	6,603	13.35%	403,214	406,375	(3,161)	-0.78%	
5-Expenses										
51-Salaries & Wages	(74,457)	(7,433)	(7,561)	128	1.70%	(42,046)	(40,696)	(1,350)	-3.32%	
52-Contractual Services	(140,650)	(5,480)	(18,428)	12,947	70.26%	(77,929)	(103,991)	26,063	25.06%	
53-Supplies	(258,801)	(31,978)	(60,871)	28,893	47.47%	(163,661)	(192,191)	28,530	14.84%	
54-Other Charges	(51,480)	(5,630)	(2,310)	(3,320)	-143.72%	(48,361)	(42,841)	(5,520)	-12.89%	
57-Capital	0	0	22,215	(22,215)	-100.00%	0	(0)	0	0.00%	
59-Transfers Out	(10,000)	0	0	0	0.00%	(10,000)	(10,000)	0	0.00%	
5-Expenses Total	(535,388)	(50,521)	(66,955)	16,434	24.54%	(341,996)	(389,719)	47,723	12.25%	
221-Athletics Total	11,117	5,543	(17,494)	23,037	131.69%	61,218	16,656	44,562	267.54%	
222-Pools										
4-Revenues										
42-Charges for Services	816,500	18,727	8,771	9,956	113.51%	683,966	709,856	(25,891)	-3.65%	
44-Rentals	20,000	204	275	(71)	-25.71%	24,923	23,798	1,125	4.73%	

Major Op Fund by Dept

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
54-Other Charges	(500)	0	0	0	0.00%	(20)	(25)	5	20.20%
57-Capital	0								
59-Transfers Out	0								
5-Expenses Total	(60,047)	(5,783)	(5,713)	(70)	-1.23%	(42,844)	(43,994)	1,149	2.61%
000-Administration Total	790,425	328,832	319,121	9,711	3.04%	746,664	712,665	33,999	4.77%
101-Parks Maintenance									
4-Revenues									
47-Misc. Income	0	0	0	0	0.00%	0	0	0	0.00%
4-Revenues Total	0	0	0	0	0.00%	0	0	0	0.00%
5-Expenses									
51-Salaries & Wages	(148,076)	(23,328)	(11,540)	(11,788)	-102.15%	(95,265)	(103,670)	8,405	8.11%
52-Contractual Services	(51,220)	(7,629)	(10,816)	3,186	29.46%	(36,293)	(35,097)	(1,195)	-3.41%
53-Supplies	(27,188)	(2,929)	(1,173)	(1,756)	-149.68%	(17,433)	(12,180)	(5,253)	-43.13%
57-Capital	0	0	(29)	29	98.72%	0	(86)	86	99.87%
5-Expenses Total	(226,485)	(33,887)	(23,558)	(10,329)	-43.84%	(148,991)	(151,033)	2,042	1.35%
101-Parks Maintenance Total	(226,485)	(33,887)	(23,558)	(10,329)	-43.84%	(148,991)	(151,033)	2,042	1.35%
220-Recreation Programs									
4-Revenues									
42-Charges for Services	98,490	8,691	8,542	148	1.73%	92,331	88,030	4,302	4.89%
45-Product Sales	913	80	520	(440)	-84.62%	820	1,045	(225)	-21.53%
46-Grants & Donations	0	0	0	0	0.00%	83	5,472	(5,389)	-98.48%
4-Revenues Total	99,403	8,771	9,062	(292)	-3.22%	93,234	94,547	(1,312)	-1.39%
5-Expenses									
51-Salaries & Wages	(42,919)	(2,575)	(3,259)	684	21.00%	(32,354)	(31,481)	(873)	-2.77%
52-Contractual Services	(2,506)	(351)	(352)	1	0.26%	(1,454)	(1,457)	3	0.19%
53-Supplies	(9,653)	(645)	(250)	(395)	-157.87%	(8,147)	(5,735)	(2,412)	-42.06%
57-Capital	0	0	(29)	29	98.72%	0	(86)	86	99.87%
5-Expenses Total	(55,078)	(3,571)	(3,890)	319	8.21%	(41,955)	(38,758)	(3,197)	-8.25%
220-Recreation Programs Total	44,325	5,199	5,172	27	0.53%	51,279	55,788	(4,509)	-8.08%
350-Special Facilities									
5-Expenses									
51-Salaries & Wages	(51,159)	(3,885)	(3,792)	(93)	-2.44%	(37,595)	(36,867)	(728)	-1.97%
52-Contractual Services	(11,422)	(2,855)	(2,737)	(118)	-4.32%	(8,566)	(8,212)	(355)	-4.32%
53-Supplies	0								
54-Other Charges	(11,000)	(776)	(101)	(675)	-668.36%	(8,989)	(6,063)	(2,927)	-48.27%
57-Capital	0								
5-Expenses Total	(73,581)	(7,516)	(6,630)	(886)	-13.36%	(55,151)	(51,142)	(4,009)	-7.84%
350-Special Facilities Total	(73,581)	(7,516)	(6,630)	(886)	-13.36%	(55,151)	(51,142)	(4,009)	-7.84%
501-Cosley Zoo									
4-Revenues									
42-Charges for Services	220,000	22,330	22,236	94	0.42%	211,294	197,197	14,097	7.15%
44-Rentals	38,300	6,207	5,477	730	13.32%	41,159	39,139	2,020	5.16%
45-Product Sales	0	0	0	0	0.00%	0	0	0	0.00%
46-Grants & Donations	105,500	1,385	15,906	(14,521)	-91.29%	45,500	62,315	(16,815)	-26.98%
47-Misc. Income	0	0	0	0	0.00%	226	0	226	0.00%
4-Revenues Total	363,800	29,922	43,619	(13,698)	-31.40%	298,179	298,650	(472)	-0.16%
5-Expenses									
51-Salaries & Wages	(530,017)	(38,768)	(37,620)	(1,148)	-3.05%	(344,528)	(348,571)	4,043	1.16%
52-Contractual Services	(228,243)	(40,630)	(34,012)	(6,618)	-19.46%	(159,731)	(152,902)	(6,829)	-4.47%
53-Supplies	(105,778)	(12,719)	(5,788)	(6,931)	-119.74%	(63,378)	(49,583)	(13,796)	-27.82%
54-Other Charges	(37,880)	(3,474)	(2,573)	(901)	-35.02%	(25,226)	(19,151)	(6,075)	-31.72%
57-Capital	0	0	(315)	315	99.97%	0	(945)	945	99.97%
5-Expenses Total	(901,918)	(95,591)	(80,309)	(15,282)	-19.03%	(592,863)	(571,151)	(21,712)	-3.80%
501-Cosley Zoo Total	(538,118)	(65,669)	(36,689)	(28,980)	-78.99%	(294,684)	(272,501)	(22,183)	-8.14%
22-Cosley Zoo Total	(3,434)	226,960	257,415	(30,455)	-11.83%	299,118	293,778	5,340	1.82%
60-Golf Fund									
000-Administration									
4-Revenues									
41-Taxes	1,480,469	740,234	647,332	92,902	14.35%	1,480,469	1,294,664	185,805	14.35%
42-Charges for Services	0								
46-Grants & Donations	0	0	0	0	0.00%	0	58,750	(58,750)	-100.00%
47-Misc. Income	4,400	405	432	(27)	-6.25%	3,543	3,063	480	15.68%

Major Op Fund by Dept

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
48-Interest Income	5,000	161	830	(669)	-80.54%	3,009	5,527	(2,519)	-45.57%
49-Transfers In	0								
4-Revenues Total	1,489,869	740,800	648,594	92,207	14.22%	1,487,021	1,362,004	125,016	9.18%
5-Expenses									
51-Salaries & Wages	(300,909)	(20,413)	(21,234)	821	3.86%	(202,130)	(202,037)	(93)	-0.05%
52-Contractual Services	(1,977,821)	(64,151)	(30,772)	(33,380)	-108.47%	(613,923)	(593,746)	(20,177)	-3.40%
53-Supplies	(100,087)	(7,039)	(9,132)	2,093	22.92%	(84,043)	(59,379)	(24,665)	-41.54%
54-Other Charges	(111,630)	(4,477)	(7,546)	3,069	40.67%	(79,325)	(76,560)	(2,766)	-3.61%
57-Capital	0	0	(57)	57	100.44%	0	(172)	172	99.85%
59-Transfers Out	0								
5-Expenses Total	(2,490,447)	(96,080)	(68,741)	(27,340)	-39.77%	(979,422)	(931,893)	(47,528)	-5.10%
000-Administration Total	(1,000,578)	644,720	579,853	64,867	11.19%	507,599	430,111	77,488	18.02%
101-Parks Maintenance									
5-Expenses									
51-Salaries & Wages	(13,254)	(1,001)	(954)	(46)	-4.85%	(9,700)	(11,013)	1,313	11.92%
52-Contractual Services	(3,687)	(744)	(820)	76	9.30%	(2,734)	(2,952)	218	7.38%
53-Supplies	(7,000)	0	0	0	0.00%	(5,285)	(4,453)	(832)	-18.69%
54-Other Charges	0								
57-Capital	0								
5-Expenses Total	(23,940)	(1,744)	(1,774)	30	1.69%	(17,720)	(18,418)	699	3.79%
101-Parks Maintenance Total	(23,940)	(1,744)	(1,774)	30	1.69%	(17,720)	(18,418)	699	3.79%
601-Golf Maintenance									
4-Revenues									
46-Grants & Donations	0	0	0	0	0.00%	0	116,250	(116,250)	-100.00%
4-Revenues Total	0	0	0	0	0.00%	0	116,250	(116,250)	-100.00%
5-Expenses									
51-Salaries & Wages	(517,175)	(41,497)	(37,612)	(3,886)	-10.33%	(339,337)	(335,793)	(3,544)	-1.06%
52-Contractual Services	(148,191)	(23,327)	(28,488)	5,161	18.12%	(97,405)	(106,853)	9,448	8.84%
53-Supplies	(356,015)	(28,296)	(16,281)	(12,015)	-73.80%	(264,555)	(248,517)	(16,039)	-6.45%
54-Other Charges	(20,000)	0	(570)	570	100.00%	(16,640)	(12,955)	(3,685)	-28.44%
57-Capital	(205,000)	(58,504)	(115)	(58,390)	-50773.78%	(104,667)	(393,270)	288,603	73.39%
5-Expenses Total	(1,246,381)	(151,625)	(83,065)	(68,560)	-82.54%	(822,605)	(1,097,388)	274,783	25.04%
601-Golf Maintenance Total	(1,246,381)	(151,625)	(83,065)	(68,560)	-82.54%	(822,605)	(981,138)	158,533	16.16%
611-Pro Shop/Golf Fees									
4-Revenues									
42-Charges for Services	1,983,925	212,465	198,635	13,830	6.96%	1,584,380	1,564,911	19,469	1.24%
44-Rentals	366,750	52,692	44,478	8,214	18.47%	294,115	285,911	8,204	2.87%
45-Product Sales	143,000	18,749	19,638	(890)	-4.53%	126,396	131,528	(5,133)	-3.90%
46-Grants & Donations	0								
47-Misc. Income	0	(38,416)	10,031	(48,447)	-482.97%	13,068	10,143	2,925	28.84%
4-Revenues Total	2,493,675	245,490	272,781	(27,292)	-10.01%	2,017,959	1,992,494	25,465	1.28%
5-Expenses									
51-Salaries & Wages	(388,043)	(35,005)	(35,009)	4	0.01%	(258,220)	(269,429)	11,209	4.16%
52-Contractual Services	(188,430)	(29,183)	(21,357)	(7,825)	-36.64%	(125,484)	(119,692)	(5,792)	-4.84%
53-Supplies	(149,056)	(27,488)	(15,804)	(11,684)	-73.93%	(106,613)	(104,876)	(1,738)	-1.66%
54-Other Charges	(30,000)	(684)	(425)	(259)	-60.91%	(21,472)	(19,544)	(1,929)	-9.87%
57-Capital	(70,000)	(36,000)	(9,517)	(26,483)	-278.27%	(40,961)	(11,633)	(29,329)	-252.12%
5-Expenses Total	(825,529)	(128,360)	(82,113)	(46,246)	-56.32%	(552,752)	(525,173)	(27,578)	-5.25%
611-Pro Shop/Golf Fees Total	1,668,146	117,130	190,668	(73,538)	-38.57%	1,465,208	1,467,321	(2,113)	-0.14%
612-Food and Beverage									
4-Revenues									
42-Charges for Services	177,000	14,084	0	14,084	0.00%	91,205	0	91,205	0.00%
44-Rentals	0	0	0	0	0.00%	28	1,222	(1,194)	-97.71%
45-Product Sales	5,260,521	515,232	555,103	(39,871)	-7.18%	3,913,187	4,128,376	(215,188)	-5.21%
46-Grants & Donations	0								
47-Misc. Income	33,500	2,616	4,797	(2,181)	-45.47%	24,543	20,658	3,884	18.80%
4-Revenues Total	5,471,021	531,932	559,900	(27,968)	-5.00%	4,028,963	4,150,256	(121,293)	-2.92%
5-Expenses									
51-Salaries & Wages	(1,818,042)	(132,132)	(146,884)	14,751	10.04%	(1,265,039)	(1,265,468)	429	0.03%
52-Contractual Services	(865,114)	(125,100)	(128,924)	3,824	2.97%	(619,015)	(607,685)	(11,330)	-1.86%
53-Supplies	(1,610,667)	(118,363)	(161,812)	43,449	26.85%	(1,051,279)	(1,123,584)	72,305	6.44%
54-Other Charges	(103,000)	(8,950)	(6,899)	(2,050)	-29.72%	(83,764)	(86,714)	2,950	3.40%
57-Capital	(286,315)	(1,315)	(315)	(1,000)	-317.50%	(38,220)	(15,016)	(23,205)	-154.53%

Major Op Fund by Dept

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
59-Transfers Out	0								
5-Expenses Total	(4,683,138)	(385,860)	(444,834)	58,974	13.26%	(3,057,317)	(3,098,467)	41,150	1.33%
612-Food and Beverage Total	787,883	146,072	115,066	31,006	26.95%	971,645	1,051,789	(80,144)	-7.62%
613-Cross Country Skiing									
4-Revenues									
42-Charges for Services	15,000	0	0	0	0.00%	7,543	26,314	(18,771)	-71.33%
45-Product Sales	0								
4-Revenues Total	15,000	0	0	0	0.00%	7,543	26,314	(18,771)	-71.33%
5-Expenses									
51-Salaries & Wages	(4,000)	0	0	0	0.00%	(1,060)	(3,888)	2,828	72.74%
52-Contractual Services	(506)	(13)	(10)	(4)	-35.80%	(198)	(400)	202	50.48%
53-Supplies	(5,750)	0	0	0	0.00%	(700)	0	(700)	0.00%
57-Capital	0								
5-Expenses Total	(10,256)	(13)	(10)	(4)	-35.80%	(1,958)	(4,288)	2,330	54.34%
613-Cross Country Skiing Total	4,744	(13)	(10)	(4)	-35.80%	5,585	22,026	(16,441)	-74.64%
60-Golf Fund Total	189,874	754,540	800,738	(46,198)	-5.77%	2,109,713	1,971,691	138,023	7.00%
Grand Total	(599,602)	2,541,335	2,768,144	(226,809)	-8.19%	3,985,527	3,697,049	288,478	7.80%

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Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
4-Revenues									
42-Charges for Services	812,200	55,979	57,562	(1,583)	-2.75%	556,974	561,092	(4,118)	-0.73%
44-Rentals	725	25	59	(35)	-58.78%	303	483	(181)	-37.38%
45-Product Sales	4,000	0	0	0	0.00%	23	0	23	0.00%
47-Misc. Income	10,000	2,540	441	2,099	475.97%	15,447	2,888	12,559	434.87%
4-Revenues Total	826,925	58,544	58,063	482	0.83%	572,747	564,463	8,283	1.47%
5-Expenses									
51-Salaries & Wages	(438,694)	(34,573)	(30,482)	(4,091)	-13.42%	(302,542)	(300,753)	(1,790)	-0.60%
52-Contractual Services	(84,033)	(14,755)	(11,406)	(3,349)	-29.36%	(54,572)	(45,685)	(8,887)	-19.45%
53-Supplies	(64,811)	(2,975)	(2,836)	(138)	-4.88%	(34,238)	(33,074)	(1,165)	-3.52%
54-Other Charges	(15,500)	(535)	(303)	(233)	-76.75%	(6,224)	(5,682)	(542)	-9.53%
57-Capital	0	0	(172)	172	99.86%	0	(515)	515	100.05%
5-Expenses Total	(603,039)	(52,838)	(45,199)	(7,639)	-16.90%	(397,577)	(385,709)	(11,868)	-3.08%
Grand Total	223,886	5,706	12,863	(7,157)	-55.64%	175,170	178,754	(3,584)	-2.01%

Central Athletic Center

Row Labels	Sum of Full Year Budget	Sum of Current Month	Sum of LY Month	Month Variance	% Month Variance	Sum of Current YTD	Sum of LY YTD	YTD Variance	% YTD Variance
4-Revenues									
42-Charges for Services	29,500	337	2,899	(2,562)	-88.38%	30,211	26,989	3,222	11.94%
44-Rentals	84,264	3,281	5,417	(2,135)	-39.42%	58,885	51,461	7,424	14.43%
45-Product Sales	7,500	0	0	0	0.00%	4,813	5,844	(1,032)	-17.66%
4-Revenues Total	121,264	3,618	8,316	(4,697)	-56.48%	93,909	84,294	9,614	11.41%
5-Expenses									
51-Salaries & Wages	(27,000)	(425)	(1,324)	899	67.91%	(24,360)	(22,565)	(1,795)	-7.95%
52-Contractual Services	(79,964)	(6,734)	(4,207)	(2,527)	-60.06%	(39,691)	(36,634)	(3,057)	-8.34%
53-Supplies	(14,300)	(495)	(139)	(357)	-256.54%	(9,203)	(6,507)	(2,696)	-41.43%
54-Other Charges	0								
57-Capital	0								
5-Expenses Total	(121,264)	(7,653)	(5,669)	(1,984)	-35.00%	(73,254)	(65,706)	(7,547)	-11.49%
Grand Total	(0)	(4,035)	2,646	(6,682)	-252.51%	20,655	18,588	2,067	11.12%

Wheaton Park District

Quarterly Investment Report

3rd Quarter, 2015

Description	Page #
Preparer and Reviewer Sheet	1
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Report Description	Preparer's Signature	Agreed to General Ledger?	Agreed to Provider Statement?	Reviewer's Signature
Certificates of Deposit	<i>[Handwritten Signature]</i>	✓	✓	<i>[Handwritten Signature]</i>
Illinois Funds	<i>[Handwritten Signature]</i>	✓	✓	↓
IMET	<i>[Handwritten Signature]</i>	✓	✓	↓

Purchase Date	Maturity Date	Life in Days	Instrument	Original Cost	Rate	Fund 10	Fund 20	Fund 23	Fund 24	Fund 30	Fund 40	Fund 60
10/10/13	10/13/2015	733	American Express Centurion, Salt Lake City, UT	249,000.00	0.750%		249,000.00					
10/15/2014	10/15/2015	365	Kansas State Bank of Manhattan, Manhattan, KS	248,700.00	0.500%		248,700.00					
04/16/14	10/19/2015	551	First Niagara, NY	14,000.00	0.450%		14,000.00					
05/01/14	11/2/2015	550	Western Alliance, Oakland, CA	248,500.00	0.380%		248,500.00					
05/07/14	11/9/2015	551	Virginia Heritage Bank, Fairfax, VA	248,600.00	0.350%		248,600.00					
11/17/14	11/17/2015	365	Fieldpoint Private B&T, Greenwich, CT	247,800.00	0.400%		247,800.00					
11/28/14	11/30/2015	367	Stearns, MN	249,000.00	0.394%	249,000.00						
12/16/14	12/16/2015	365	Enerbank, Jacksonville, FL	249,000.00	0.550%						249,000.00	
12/18/14	12/18/2015	365	Onewest, Pasadena, CA	248,300.00	0.652%							248,300.00
6/30/2014	12/22/2015	540	IDB Bank, NY	92,228.11	0.440%						92,228.11	
12/24/14	12/23/2015	364	Bank of India	249,000.00	0.400%							249,000.00
06/19/14	12/28/2015	557	Apple, Manahasset, NY	42,000.00	0.500%		42,000.00					
10/15/2014	1/15/2016	457	Bridewater Bank, Bloomington, MN	248,700.00	0.400%							248,700.00
01/16/15	1/19/2016	368	Modern Bank, NY, NY	249,000.00	0.390%							249,000.00
1/26/2015	1/26/2016	365	Savoy Bank NY, NY	100,400.00	0.410%	100,400.00						
02/04/15	2/12/2016	373	Bank of Baroda, NY	200,000.00	0.450%						200,000.00	
11/10/14	2/12/2016	459	First Bank of PR	200,000.00	0.850%						200,000.00	
2/18/2015	2/18/2016	365	Premier, Rock Valley, IA	249,000.00	0.400%		249,000.00					
2/18/2015	2/18/2016	365	Sonabank, Warrenton, VA	248,000.00	0.410%						248,000.00	
02/24/15	3/4/2016	374	Banco Popular, PR	161,000.00	0.500%	161,000.00						
09/23/14	3/23/2016	547	Triumph Community Bank, Savanna, IL	247,400.00	0.690%							247,400.00
04/02/14	4/4/2016	733	Goldman Sachs, NY, NY	156,000.00	0.500%		156,000.00					
02/17/15	4/20/2016	428	Capital Bank, Houston, TX	206,770.00	0.440%	206,770.00						
02/17/15	4/20/2016	428	United Texas, Dallas, TX	248,600.03	0.450%	248,600.03						
10/20/2014	4/20/2016	548	Americanwest Bank, Spokane	192,000.00	0.650%						192,000.00	
4/22/2015	4/21/2016	365	IDB Bank, NY	92,065.00	0.410%		92,065.00					
4/22/2015	4/21/2016	365	Private Bank, MI	158,000.00	0.410%		158,000.00					
04/29/15	4/29/2016	366	Bank of China	142,000.00	0.400%		142,000.00					
05/06/14	5/6/2016	731	Barclays Bank, Wilmington, DE	249,239.81	0.500%						249,239.81	
11/10/14	5/12/2016	549	Capital One, Glen Allen, VA	49,000.00	0.650%						49,000.00	
11/24/14	5/17/2016	540	Bank of New England, Salem, NH	248,100.00	0.500%						248,100.00	
11/28/14	5/31/2016	550	Ally Bank, Midvale, UT	249,122.04	0.610%			249,122.04				
12/30/14	6/30/2016	548	Merrick Bank	249,000.00	0.700%		249,000.00					
1/28/2015	7/28/2016	547	Keybank National Association	249,000.00	0.550%		249,000.00					
1/30/2015	7/28/2016	545	The People's Bank Rose Hill, VA	249,000.00	0.500%							249,000.00
9/12/2014	9/12/2016	731	Discover Bank	200,000.00	1.000%						200,000.00	
03/30/15	9/30/2016	550	Cathay Bank	249,000.00	0.650%						249,000.00	
04/15/15	10/17/2016	551	Safra National Bank, NY	249,000.00	0.600%							249,000.00
7/17/2015	11/15/2016	487	Murphy Bank, Fresno, CA	202,267.55	0.550%						202,267.55	
05/27/15	11/28/2016	551	Iroquois Fed Savings, Watseka, IL	249,000.00	0.550%		249,000.00					
12/10/14	12/12/2016	733	Sallie Mae Bank, Murray, UT	248,245.92	1.000%		248,245.92					
8/21/2015	2/21/2017	550	FirstBank of PR	49,000.00	1.000%						49,000.00	
9/30/2015	3/30/2017	547	Cardinal Bank, McLean, VA	88,000.00	0.800%						88,000.00	
04/11/14	4/17/2017	1102	Goldman Sachs, NY, NY	93,000.00	1.050%	44,000.00	49,000.00					
4/24/2014	4/24/2017	1096	Bank of the West, San Ramon, CA	208,622.29	0.960%						208,622.29	
				8,863,660.75		1,009,770.03	3,139,910.92	249,122.04	-	-	2,724,457.76	1,740,400.00

Illinois Funds

	General	Recreation	Special Recreation	Cosley Zoo	Liability	Audit	FICA
	10	20	21	22	23	24	25
Beginning Balances	1,714,257.85	1,692,762.42	358,257.25	378,856.20	267,795.87	895.64	210,476.70
<i>Income</i>							
118.09.2015	670,441.65	1,324,069.71	280,226.40	296,339.41	209,469.23	700.57	164,633.01
118.09.2015	670,441.65						
137.09.2015	85,414.30	168,686.54	35,700.85	37,753.65	26,686.39	89.25	20,974.25
137.09.2015	85,414.29						

Deductions-Amounts Transferred Out

118.09.2015							
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Subtotal b4 interest, to calculate interest spread	3,225,969.74	3,185,518.67	674,184.50	712,949.26	503,951.49	1,685.46	396,083.96
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Interest Earnings	423.84	99.59	98.34	20.81	22.01	15.56	0.05	12.23
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Ending Balances	3,226,069.33	3,185,617.01	674,205.31	712,971.27	503,967.05	1,685.51	396,096.19
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Illinois Funds	IMRF	Debt Service	Capital	Capital	Golf	Health	Totals
	26	30	Projects	Projects- Overpass	60	Ins 75	
Beginning Balances	329,598.49	1,099,646.25	=	-	370,158.62	-	6,422,705.29
<i>Income</i>							-
118.09.2015	257,808.28	1,099,523.08			370,117.14		4,673,328.48
118.09.2015					370,117.14		1,040,558.79
137.09.2015	32,844.79	1,099,523.08					1,507,673.10
137.09.2015							85,414.29
							-
							-
<i>Deductions-Amounts Transferred Out</i>							-
118.09.2015							-
							-
							-
							-
							-
							-
Subtotal b4 interest, to calculate interest spread	620,251.56	3,298,692.41	-	-	1,110,392.90	-	13,729,679.95
Interest Earnings	19.15	101.83	-	-	34.28	-	423.84
Ending Balances	620,270.71	3,298,794.24	-	-	1,110,427.18	-	13,730,103.79

IMET-1017 & 1019	\$ Amt of Tran	Special								
		General	Recreation	Recreation	Cosley Zoo	Liability	Audit	FICA	IMRF	Debt Service
		10	20	21	22	23	24	25	26	30
Beginning Balances	60,910.30	78,984.80	13,332.65	8,891.11	6,017.81	2,167.82	9,411.15	16,542.70	\$ 97,643.74	
<i>Income</i>										
<i>Deductions-Amounts Transferred Out</i>										
Subtotal b4 interest, to spread interest	60,910.30	78,984.80	13,332.65	8,891.11	6,017.81	2,167.82	9,411.15	16,542.70	97,643.74	
Interest Earnings										
Ending Balances	60,910.30	78,984.80	13,332.65	8,891.11	6,017.81	2,167.82	9,411.15	16,542.70	97,643.74	
IMET Write Down-1097										
Allowance for investment loss	(29,807.28)	(38,652.28)	(6,524.51)	(4,350.99)	(2,944.90)	(1,060.85)	(4,605.48)	(8,095.40)	(47,783.28)	
	(29,807.28)	(38,652.28)	(6,524.51)	(4,350.99)	(2,944.90)	(1,060.85)	(4,605.48)	(8,095.40)	(47,783.28)	
Net IMET Balance	31,103.02	40,332.52	6,808.14	4,540.12	3,072.91	1,106.97	4,805.67	8,447.30	49,860.46	

IMET-1017 & 1019	Capital Projects	Capital Projects- Overpass	Capital Projects (1019)	Golf	Info Systems ISF	Health Ins	Totals
	40	40-186	40	60	70	75	
Beginning Balances	18,332.78	3,431.85	1,160.62	79,384.73	-	16,034.97	412,247.03
<i>Income</i>							-
<i>Deductions-Amounts Transferred Out</i>							-
Subtotal b4 interest, to spread interes	18,332.78	3,431.85	1,160.62	79,384.73	-	16,034.97	412,247.03
Interest Earnings							
Ending Balances	18,332.78	3,431.85	1,160.62	79,384.73	-	16,034.97	412,247.03
IMET Write Down-1097							
Allowance for investment loss	(8,979.28)	(1,678.88)	(567.99)	(38,847.98)	-	(7,846.93)	(201,746.03)
	(8,979.28)	(1,678.88)	(567.99)	(38,847.98)	-	(7,846.93)	(201,746.03)
Net IMET Balance	9,353.50	1,752.97	592.63	40,536.75	-	8,188.04	210,501.00

TO: Mike Benard, Executive Director
FROM: Rob Sperl, Director of Parks & Planning
DATE: October 1, 2015
SUBJECT: Board Report, September 2015

Park Services Center

- Special Events held during September 2015: Events were set up, staffed, and cleaned up at the end of the event by the Parks Department.
 - Wine & Cultural Art Event, 9/19/2015
 - Torch Run, 9/26/2015
- Employment
 - Gus Villafuerte has been promoted to full time Operations. Gus has been with the district as a long term seasonal employee since 1997. He is our leader for the mowing crew ensuring that all parks are maintained on a regular basis. This job requires a lot of skill and tact in working around park users and knowing all of our boundaries with many neighbors. Gus' friendly nature is a huge asset and we look forward to working with him throughout the year.
 - Brian Morrow has been promoted to Project Planner. Brian started with the district earlier this year as a part time seasonal employee. In this position he has had the opportunity to work with various divisions within the department on different projects and has worked independently to implement numerous ADA improvements at the Community Center. Regardless of the task, he brings a positive attitude and occasionally a sharp wit. His previous experience includes working for DuPage County and private companies in project management roles. This experience will be a welcome help with our capital projects and other duties.
 - Two additional full time maintenance operations positions are now open internally.
- Bids were opened for the 2015 gasoline and diesel fuel purchase. See statement of issue.
- Park Permits: 5 reservations were made this month

Planning

- The replacement of paving in the Hoffman parking lot is substantially complete. Remaining paving jobs at Scottsdale and Graf Park are being scheduled.
- The Central Park athletic field lights and fencing projects are substantially complete.
- Revisions to the boardwalk at the Lincoln Marsh have been drafted and shared with the forest preserve. These changes were made after discussing ways to reduce impact to the wildlife.
- Planning staff has been working closely with the projects crew on construction of the playground equipment at Silverwood Glen Park in Winfield. We are coordinating for installation of the surfacing once the equipment is complete.

- The demolition permit for the Blanchard house has been submitted to the City of Wheaton and bid specifications are being prepared.

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Operations

- General Cleaning was completed for all WPD facilities and shelters.
- Multiple work orders for set up and take down of Recreation athletic events were completed.
- Daily maintenance and safety checklists were completed for ball fields.
- Soccer and football fields are being striped for fall athletics.
- Ball fields are being groomed regularly for fall ball through the end of October.
- Began setup for Halloween Special Events and the Cosley Zoo and the Community Center.

Projects

- Various work order requests were completed throughout the district including: Electrical repairs, Lincoln Marsh, Community Center, and Signs & Banners.
- Staff managed set-up and take-down for the Wine and Cultural Art Event held 9/19/2015.
- Staff managed set-up and take-down for the Torch Run event held 9/25/2015.
- Projects crew is substantially complete with the installation of the Silverwood Glen Playground in Winfield.
- Installation of the Petanque Court at Northside Park adjacent to the tennis courts was completed and they are being used.

Horticulture

- Herbicide was sprayed at school sites to suppress broad leaf weeds.
- Landscape restoration continues for phase 1 of the Play for All projects at Danada South including weeding, grading, seeding, and erosion control.
- General Park Clean-up, including weeding, over-seeding, and mulching was completed.
- Sod repairs were made on various multi-use fields.
- Recent plantings and annual flowers are being watered throughout the district.
- Restoration of turf following construction has begun.

Conservation

- Removing invasive species in natural areas throughout the District.
- Lincoln Marsh Trail Inspections were completed throughout the month.
- Pruning for general health and structure on younger trees throughout District.
- Continued with diseased ash tree removal throughout District. As of this date, we have removed 384 of the 614 ash trees that were within the district in 2013.
- Continued with mulching, stump grinding, and general park cleanup.
- Contract work for tree removal at Toohey Park was completed.

Lincoln Marsh

- Lincoln Marsh hosted a total of 2018 participants in Adventure Education and Environmental Education in September.
 - Adventure Education staff presented 133 programs to 1750 participants.
 - Environmental Education staff presented 25 programs to 268 participants.
- Adventure Education Supervisor certified 2 new Challenge Course Facilitators.
- New backpacks were purchased for the library's discovery pack program. All backs were gone through by staff and updated with current information and materials.
- Environmental education staff attended the World Wide Day of Play event to promote Lincoln Marsh programs.
- Lincoln Marsh staff co-hosted and led activities at the park district's first Great American Campout held at Northside Park.

Green Team Report

- USA's gain recycling efforts collected 1710 pounds of clothing in September. This saves 2,394,000 gallons of water, 10 cubic yards of landfill space and 11,970 pounds of CO2 prevented from emission.
- 2 electric powered ball field striping machines have been ordered. These have an 8 hour battery, are lighter and save time and paint as they use 20 percent less paint and the paint can stay in the machine reserve tank until next application which is a time saver.
- The 2015 Green-T Award ceremony held at the Shedd Aquarium in Chicago, USAgain recognized the Wheaton Park District for its exemplary efforts in reducing waste by increasing textile recycling options and community awareness. The park district welcomed clothes and shoes recycling into the community in 2011 – with USAgain joining the community the same year. Since then, the program has collected 73,000 pounds of textiles, equal to 16 garbage trucks full of clothing and shoes. The Park District received honors for "Innovative Recycling Program."

Mechanic

- Truck and trailer inspections were all completed.
- Miscellaneous repair requests and work order tickets were completed.
- Took in 2 battery powered field stripers, these stripers will reduce air and noise pollutants in the parks.
- Took delivery of a Toro 4010 Mower, this mower has a new Yanmar Diesel engine which is EPA Tier 4 compliant, 11ft cut with turf and will have a broom installed on it for snow removal in the winter. This mower comes with a 2 year bumper to bumper warranty.

TO: Mike Benard, Executive Director
FROM: Andy Bendy, Director of Special Facilities
RE: October 21, 2015 Board Report

Cosley Zoo - Susan Wahlgren, Zoo Director

Fundraising/Revenue Activities

Admissions:

September revenue was very consistent with 2014.

Month	2015 Revenue	2015 Avg./Day	2014 Revenue	2014 Avg./Day
January	\$ 1,856	\$ 61.87	\$ 469	\$ 15.63
February	\$ 629	\$ 22.46	\$ 636	\$ 22.71
March	\$ 14,673	\$ 473.32	\$ 10,165	\$ 328.22
April	\$ 26,998	\$ 899.93	\$ 21,146	\$ 704.87
May	\$ 31,264	\$1,008.52	\$ 32,581	\$1,051.00
June	\$ 35,267	\$1,175.57	\$ 31,440	\$1,048.00
July	\$ 41,846	\$1,349.87	\$ 46,616	\$1,503.74
August	\$ 35,693	\$1,151.39	\$ 31,395	\$1,121.25
September	\$ 22,320	\$ 744.00	\$ 22,340	\$ 744.67
Total	\$210,546		\$196,788	

Miscellaneous Revenue Activities:

- Duck and chicken feeding continue to do well, earning \$21,911 in revenue through September. Thanks to the addition of chicken feeding, revenue is up \$5,338 over 2014, during the same time frame.
- Coyote Café concessions operation is also having a good year with net revenue through September of \$31,294. This is an increase of \$10,039 or 32% over 2014.

Significant Activities/Accomplishments

Education Programs and Activities:

- Program data for September and year-to-date are below:

Total Programs - September

Type of Program	2015 Number of programs	2015 Number of participants	2014 Number of programs	2014 Number of participants
Outreach	2	14	4	164
Casual Interpretation	161	6,022	102	4,815
Birthdays	2	39	2	21
Camps	0	0	0	0
Jr Zookeepers Club	0	0	0	0
School programs	9	172	4	57
Scout Programs	1	12	2	20
Park District programs	6	74	4	32
Special/Members Events	0	0	0	0
Rentals	16	701	11	545
Total	197	7,034	129	5,654

Total Programs – Year-to Date

Type of Program	2015 Number of programs	2015 Number of participants	2014 Number of programs	2014 Number of participants
Outreach	100	3,326	84	3,161
Casual Interpretation	1,098	54,346	837	52,831
Birthdays	14	240	21	229
Camps	6	75	4	56
Jr Zookeepers Club	8	209	8	152
School programs	139	3,269	137	3,322
Scout Programs	23	348	27	376
Park District programs	41	628	64	618
Special/Members Events	5	2,463	5	2,576
Rentals	77	3,999	76	4,006
Total	1,511	68,903	1,263	67,327

- Cosley Zoo conducted two Nature Play Workshops for DuPage Association for the Education of Young Children. A total of 40 individuals learned about nature play and how to incorporate it into their learning environment. These workshops were not only valuable for participants, but were a great showcase of our professional staff and program offerings.
- The zoo is once again working with psychology students from Wheaton College. Students will be coming to the zoo throughout the fall to utilize their newly learned training skills on the zoo's chickens. Participants have undergone an orientation provided by zoo staff in order to begin taking part in this unique opportunity.
- Educator Jackie Boquist completed the orientation of 47 Junior Zookeepers for the 2015/2016 year. This is by far the largest group of JZs the zoo has had with 24 of them returning from last year and 23 brand new faces.

General Activities:

- At the September AZA Annual Conference in Salt Lake City, Cosley Zoo was once again awarded a hard-earned accreditation. This is the fourth time that Cosley Zoo has received accreditation, beginning in 2000. Current accreditation will be in force for five years with the next cycle of accreditation taking place in 2020. Accreditation is earned by meeting or exceeding very high standards in all areas of operation:
 - ✓ Animal care, welfare and management
 - ✓ Veterinary care
 - ✓ Conservation
 - ✓ Education and interpretation
 - ✓ Research
 - ✓ Governing authority
 - ✓ Staff
 - ✓ Support organization
 - ✓ Finance
 - ✓ Physical facilities
 - ✓ Safety/security
 - ✓ Guest Services
- The zoo hosted a September after-hours rental for Camp Quality of Illinois, a group providing support for children with cancer.
- The Zoo Director and Animal Collection Supervisor attended a meeting regarding the Blanding's Turtle State Recovery Plan hosted by the Illinois Department of Natural Resources. All of our Blanding's Turtle partners were in attendance along with representatives from several other county forest preserves (Lake, Kendall, McHenry, Kane), the Illinois Natural History Survey, NIU Biology Department, and the Illinois Endangered Species Program.
- Cosley Zoo hosted an IPRA Facility Management Section meeting September 11. After the meeting was completed, staff provided a tour of the zoo for attendees.
- Fall Fest got underway at the end of September complete with pumpkin sales and carnival rides.

Parks Plus Fitness – Ryan Miller, Manager

- Create Discover Play Event took place September 12 with more than 125 participants attending the event at the Community Center.
- Clock Tower Commons hosted 1 birthday party in July with a total of 13 participants.

PPFC Membership Breakdown	Annual	3-Month	1-Month	Fit-N-Swim	Total
September 2015	2,035	15	14	0	2,064
September 2014	2,001	10	10	0	2,021
August 2015	2,034	17	42	0	2,093
August 2014	1,999	9	19	2	2,029
July 2015	2,004	13	38	3	2,058
July 2014	1,993	15	27	3	2,038
Monthly Total Attendance/ Usage	9,215				

PPFC September 2015 New and Renew Memberships:

Membership Type	New	Renew	Total Amount
Annual	36	89	\$30,935
Silver Sneakers	19	11	\$1,999
3 Month	7	8	\$1,960
Total for all Types	62	108	\$35,276

Arrowhead – Restaurant and Banquets

Brian Whitkanack- Director, Restaurant and Banquet Operations

Banquets

- Held 78 events for 4,990 guests in September.
- Hosted 12 weddings; 11 outdoor Ceremonies.
- We hosted two of our largest golf outings of the year.

Restaurant

- Big thanks to Chef Alan and his team for the work they put in to the Oktoberfest menu specials
- NFL Specials kicked off to a slow start based on a small Chicago Bear’s following currently. Business has been strong during Cubs’ play-off games.
- We have made our way through 18 different Oktoberfest beers. Top 3 favorites were; Two Brothers Atom Smasher, Great Lakes and Sam Adams.

Arrowhead Golf Club-Bruce Stoller, Director

- September weather was generally very pleasant, as it often is in our area. A couple of unseasonably warm stretches were separated by a few heavy rain events, but only four days during the month had high temperatures more than five degrees below normal.
- The new restroom facility located between the South and East courses was opened in time for the Labor Day weekend. The area is now complete with the exception of final asphalt work and tree planting which should be completed by the end of this month.
- A paver stone walkway and signage was added on the south side of the clubhouse to help guests locate and more easily access the restrooms near the old halfway house.
- The parking lot was seal coated and striped during the last part of September. The work was scheduled as late as possible in the year and spread out over three days to minimize the impact on our guests.
- New carpet was installed in the food and beverage office area. The work was done over two days and was staged in a way that would allow the area to be functional at all times.
- Play in the Couples League came to an end the Saturday before Labor Day and the Club Championship was held the following weekend. A joint dinner was held Sunday the 13th to recognize the top finishers in each group. Combining the groups allowed for more recognition of all winners and provided a little cross marketing for the Couples League as well.

- The annual interclub matches with Cantigny, affectionately called CanHead, took place over the last weekend of the month. The matches ended in a tie so each club will take possession of the cup for six months until the competition can be held again next fall.
- The high school golf season came to an end during the last week of the month. The season begins in mid-August and runs most weekdays (Monday-Thursday) through September. There will be sporadic activity during the first two weeks as some teams and individuals prepare for the state tournament series but all matches are complete.

	2015	2014	2013	2012	2011	5 Yr. Avg.
September Paid Rounds	6,554	6,167	6,256	5,902	6,123	6,200
YTD Paid Rounds	45,150	44,941	44,167	47,151	41,671	44,616

Historical Museum- Michelle Podkova, Educator

Collections and Exhibits

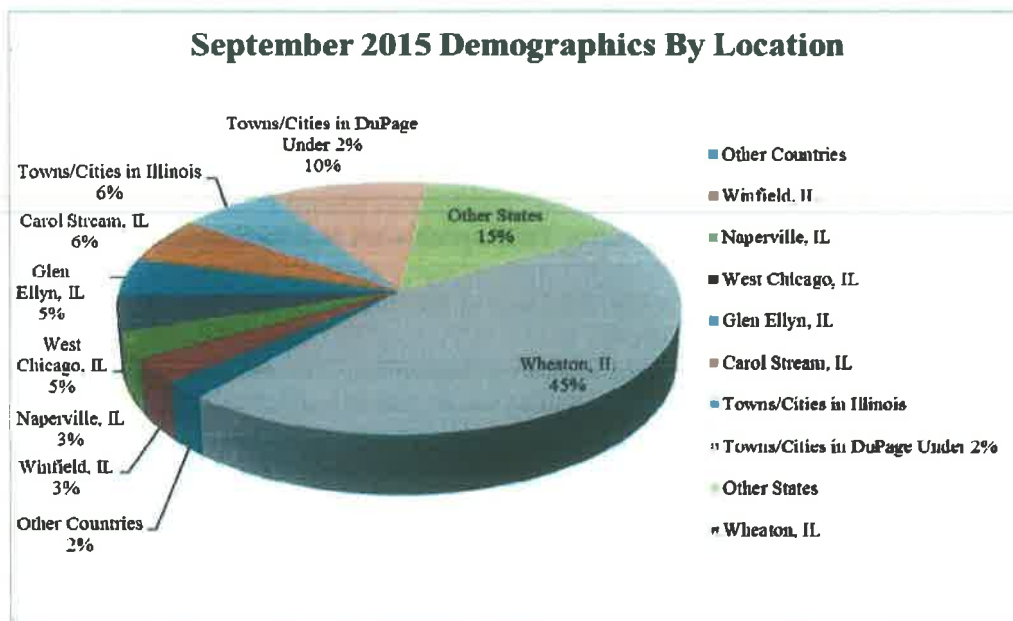
- The *Inheriting DuPage* exhibit has concluded and the *Wedding Traditions Unveiled* exhibit opened October 17.
- Staff continues to edit labels for *Fun Unplugged* and *Holiday Traditions* exhibits that will open in November and February.
- Curator has cataloged most of the Inman Steele collection. The Collection Committee will examine these pending donations at its next meeting.

Educational Programs

- Staff confirmed 5 trips of Santa Express with Metra. Santa Express tickets went on sale September 29 and sold out by 10:30am.
- DCHM provided materials in the Cultural Diversity event Saturday, September 12 for the City of Wheaton's Community Relations Commission's tent. The City and the Wheaton Public Library partnered with WPD to host the event at Adam's Park where 300 people attended.
- Museum staff participated in Create. Discover. Play. Event at the Community Center September 12. Thirty people participated in the Museum's activity.

Miscellaneous

- Museum Manager and Educator, Michelle Podkova, attended the Illinois Association of Museums Annual Conference in Springfield, Illinois, September 24-25. She accepted two awards on behalf of the Museum; the Award of Excellence for the *Inheriting DuPage* exhibit and the Gold Award on behalf of the DuPage Society of Model Engineers for 50 years of dedicated service to the Museum.
- The Museum had two private rentals in September; Lions Club and Outreach Community Ministries.
- Museum Manager met with the Executive Director regarding the Survey, Measurement and Analysis Team of the Strategic Planning Committee.
- Staff met with Arrowhead staff regarding their sponsorship of the *Wedding Traditions Unveiled* exhibit.



Total Visitors for September 2015: 362 (compared to 356 last September)
Total Visitors for 2015: 5,115 (compared to 5,106 last year)

Aquatics/Safety – Wendy Russell, Manager

- Rice Pool closed for the season, Monday, September 7. The community took advantage of warm weather during the last weekend of summer when 3,422 people visited Rice Pool for their last swim of the season.
- The Aquatic Facilities received full reimbursement from PDRMA for their 2015 Lifeguard safety audits. The audits are conducted monthly by Ellis & Associates on random lifeguards, scoring their performance of scan observations, individual rescue skills, Vigilance Awareness Testing, and team scenarios. The goal is to ensure lifeguards are providing a high safety standard of care on a daily basis to those patrons visiting our aquatic facilities.
- Wendy Russell attended the first Back to School Safety meeting at School District 200. The agenda included lockdown/reunification procedures and updating all the district facilities evacuation procedures for various situations, fire, severe weather, missing children, bomb threats, etc.

TO: Mike Benard, Executive Director
FROM: Margie Wilhelmi, Director of Marketing / Fund Development
RE: October 21, 2015 Board Report

Marketing

Arrowhead Restaurant

Staff is finalizing promotional material for Thanksgiving Dinner to include posters at facilities, table tents, website and social media. Photo collages are being developed for usage at expos, job fairs and menu tastings. We are also collaborating on updates to the lunch and dinner menus for fall/winter.

Arrowhead Golf Course & Driving Range

Fall Rate eblast was distributed and includes rates as low as \$47. This eblast includes a \$10.00 off coupon valid through the end of the 2015 golf season.

As part of Breast Cancer Awareness month, Putt for Pink took place October 19 with proceeds from green fees and hole sponsorship donated to Breast Health Center at Northwestern Medicine in Winfield.

Arrowhead Events

A new wedding rack card was designed for distribution during the DuPage Museum Wedding Traditions Unveiled Exhibit opening October 17. Staff is also working with various wedding vendors to approve marketing packages for 2016.

Cosley Zoo

Pumpkin Fest

To date, several media outlets are running the Pumpkin Fest Event and include Suburban Life, Daily Herald and Oaklee's Guide Friday Fun.

Education & Miscellaneous

A recent direct mailing to local educators has brought several inquiries and resulted in a few program arrangements.

DuPage County Historical Museum

Marketing for the wedding exhibit, opening October 16th, included post cards, eblast, website and social media and posters displayed around town.

Parks Plus Fitness Center

17 people took advantage of the free week promotion offered in the fall guide. This was the highest in several years. In September, a total of three different promotions were offered and resulted in 89 renewals and 36 new memberships. Ninety one people took advantage of the 20% off or 15% off sale, 13 came from the "we miss you post cards" and 19 were from the renewal letters that were mailed out.

Clocktower Commons

A total of 1,033 Groupon offers were purchased for total revenue of \$5,533. To date, 50% of those have been redeemed.

Recreation

During the month of September, four eblasts were distributed yielding a higher than average open rate. Teen Service Trip eblast resulted in 14 new registrations, School's Out with 11 new registrations and Women in Transition blast with 7 registrations.

Special Events

FT Cares Night Run / Friday September 25

A total of 704 runners registered for the event; an increase from 2014 with only 504 runners. A total of \$29,750 in cash sponsorship was obtained. A final revenue number will be provided in the November board report.

Lions Club Reindeer Run / Saturday, December 5

To date, 117 runners are registered for the event as opposed to 14 in 2014 as of this time. \$18,500 in sponsorship has been secured. Marketing materials are in process and include posters and signage.

Development

Cosley Zoo Foundation

Pumpkin Fest total sponsorship has reached \$2,500. There are still two groups that have expressed interest in sponsoring that we are following up with. Spooktacular event sponsorship and vendor fees are at \$900.00 to date.

Membership

20 new zoo memberships were processed for the month of September.

Festival of Lights

One hot cocoa sponsor for \$1,000 has been secured.

DuPage County Historical Museum Foundation

On Par for DuPage Golf Outing / October 6

The event was a great success with 70 degree weather and 96 registered golfers. A final revenue summary will be provided in the November board packet.

Membership

Nine new Museum memberships were processed for the month of September.

Casino Night

Sponsorship packet, tickets, invites and eblast are in the works for this March 12, 2016 event. Staff is speaking with an onsite auction software company that would provide silent auction bidding through mobile phones and tablets at the event. This provides guests with the opportunity to keep track of their bidding, make donations online and ultimately for a more seamless checkout at the end of the event.

Play For All Playground & Garden Foundation

Rob Sperl and Margie Wilhelmi hosted the AM Rotary Club at the playground site. For many in attendance, that was their first time out to the site. They were impressed with the progress and offered to take brochures back to the club.

TO: Michael Benard, Executive Director
FROM: Mary Beth Cleary, Director of Recreation
RE: Recreation Program Report
DATE: October 7, 2015



Community Center Rentals and Revenue Comparison - September 2014/September 2015

	# of Reservations			Total Rental Hours			Rental Revenue		
	2014	2015	Change %	2014	2015	Change %	2014	2015	Change %
Paying Renters	65	59	-9.2%	164.5	155.75	-5.3%	\$4,419.39	\$4,027.27	-8.9%
WDSRA	25	23	-8.0%	57	55	-3.5%	0	0	
District 200	12	16	33.3%	65.75	88.25	34.2%	0	0	
External (Other)	7	8	14.3%	16.5	18	9.1%	0	0	
Total	109	106	-2.8%	303.75	317	4.4%	\$4,419.39	\$4,027.27	-8.9%

Community Center

- The Wheaton Park District Community Center is celebrating our 1st Annual Customer Service Appreciation week October 4-10, 2015. Customer Service Appreciation Week is a national event devoted to recognizing the importance of customer service and honoring the people on the front line.

The Five Core Goals of Customer Service Appreciation Week are:

1. Boost morale, motivation & teamwork
2. Recognize and reward customer service personnel
3. Raise awareness of the importance of customer service
4. Thank other departments/divisions that we interface with daily
5. Display our commitment to service excellence

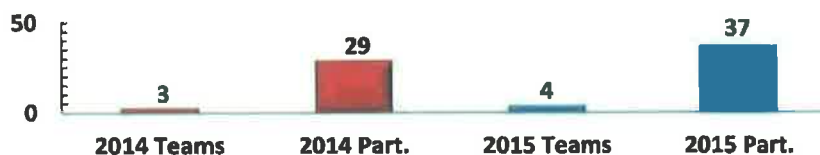
Customer Service Appreciation Week also affords us the opportunity to thank the loyal customers we serve daily. A calendar of scheduled events, incentives, and activities was distributed to staff on September 21.

- Preparations are underway for Halloween Happening, scheduled for Friday October 16 at the Community Center and Rice Pool & Water Park. This year's event will feature: costume pageant, family entertainment, Halloween carnival games, concessions, "Truck or Treat", and back by popular demand the Trick or Treat Trail. Staff is working with the Wheaton North & Wheaton Warrenville South Key Club and Drama Club for volunteer opportunities.

Athletics

- On Saturday September 12 and Sunday September 13, Girls Travel B-Ball Tryouts for grades 4 - 8 were conducted. We will have one 4th grade team, one 5th grade team and two 7th grade teams. On Thursday, September 24, staff led the Wheaton Thunder Girl's Travel Basketball parents meeting and uniform fittings.

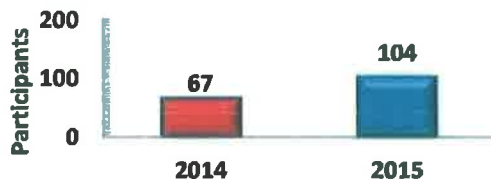
Girl's Thunder Travel Basketball Teams/Players (4th - 8th Grade)



- On Saturday, September 26 – Sunday, September 27 – Wheaton Vipers 4th-5th Grade Travel Basketball Tryouts were held. Staff secured outside, unbiased evaluators to run tryout.

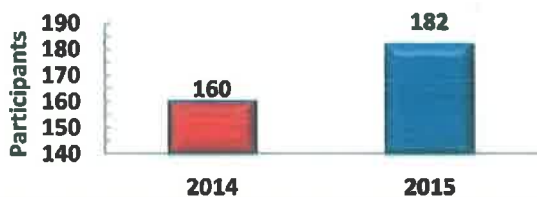
- On Sunday, September 26 & Sunday, October 4 Wheaton North and Wheaton South Feeder Basketball Tryouts for 6th – 8th grade boys took place at the respective high schools. Mike Healy (WWS Varsity Basketball Coach) and Dave Brackmann (Wheaton North Varsity Basketball Coach) run these tryouts/drills with the evaluations being conducted by outside, un-biased coaches.
- The fall in-house baseball and softball (30 Teams) continues to go strong. The playoffs are currently going on and the league is set to conclude on Saturday October 24, weather permitting.
- The fall travel baseball league is entering its playoffs and the league is set to conclude on Sunday, October 24, weather permitting.
- The Wheaton Wings Travel Soccer Club season continues in September and October. In order to combat the nights getting darker earlier, we have moved team practices to Graf Park to utilize the lights. In addition, we added portable light towers at Wiesbrook School. With 26 teams; we have had great cooperation with our Parent Coaches and Parent Managers to make this transition. Eighteen of our teams participated in the Glen Ellyn Lakers Tournament on October 2-4, 2015.
- New this year In-house soccer, we added three middle school teams from the Winfield Park District, Winfield in Action (WIA) soccer program. A police officer is now located at the front of Seven Gables Park from 10:00am-4:30pm. This is to maintain a steady flow of traffic throughout the day and to alleviate the buildups of cars in the parking lot
- Fall Youth Athletic Classes have started and all classes are running. T-ball and pee soccer continue to be the most popular class.

**Youth Athletic Classes
(Fall - Session 1)**

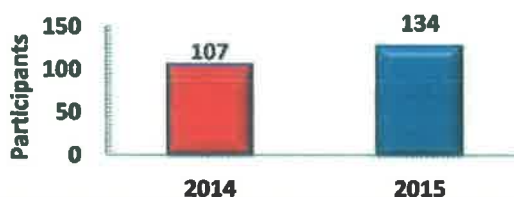


- The Fall Co-Rec Volleyball season is getting underway. We have 182 participants signed up for all three leagues. The coaches' meeting was September 30. Practices started the week of October 5th.

Corec Youth Fall Volleyball League

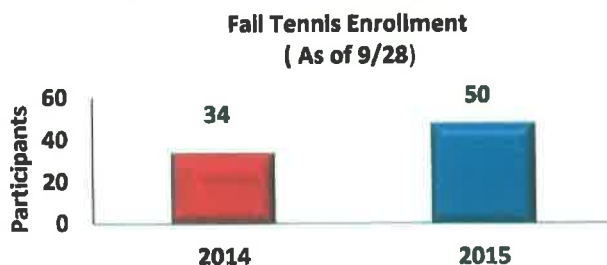


Soccer Shots (Fall)



- Soccer Shots fall classes have begun. Three additional classes were added this season.
- The Wheaton Park District Rams Cheerleading program will begin their competitions in the hopes of winning a bid to the annual IRCA event in November. The Cheerleading program will host the Annual Spirit Spectacular Event on Sunday November 8 at the Central Athletic Complex.
- The Wheaton Rams Football program has hit the midway point of the season. Game day parking has been contained to the fairgrounds and school lots eliminating the parking problems at Graf Park. The annual volunteer banquet is set for Friday November 20 at Arrowhead Golf Club. Flag football season will conclude on October 24th, weather permitting.
- Co-Rec and Girls Basketball League enrollment is underway. The coach's' meeting will be held on October 8 at the Community Center. Referee and scoreboard staff training will start the evening of October 8 at the Central Athletic Complex.

- Fall Tennis is underway and kids are having a wonderful time with our instructors on Saturday afternoons at Seven Gables Park. We added private lesson to the program to support player/ parents requests.



- On Sunday, October 25, the Wheaton Park District Athletic Division will host the West Suburban Girls Travel Basketball League and DuPage Youth Travel Basketball League pre-season meeting at the Wheaton Park District Community Center. We will have approximately 220 teams represented to schedule all of their league games plus receive league rules and procedures.
- The 5th grade Rams Cheerleaders collected 758 canned goods for the Milton Township Foot Pantry this month. They also challenged the 8th grade Rams Cheerleaders to do the same. So far the 8th grade group has collected 200 canned goods.

Early Childhood and Camps

- Wide Horizons Preschool began their 2015-2016 school year with 128 students enrolled.

Varied Interest

- Fall dance class enrollment is currently at 200 participants. This is a 14 participant increase from last year and a 27 participant increase from 2013.
- Spring recital information will be sent in December so families know what winter classes to sign up for as well as costume options.
- Two Zone Birthday Parties were held in September and two more are scheduled for October.
- Thirty-five youth auditioned for Children’s Playhouse’s fall production of *A Night at the Wax Museum: The Musical* on September 15 and 16. Rehearsals began September 22. Play productions are scheduled for November 20 at 7pm and November 21 at 2pm.
- The first Teen Service Series trip to the Ronald McDonald House took place on September 19 with seven participants.
- Wheaton Youth Chess Club (WYCC) is scheduled to begin October 2nd. There are currently 16 enrolled for this new club.

Leisure Center

- The Leisure Center sponsored a Stroke Prevention Clinic on September 9. Diane Broadley, Stroke Outreach Coordinator for Cadence Health gave an outstanding informative presentation. Fifty-five people attended. VCP Home Health Care provided the refreshments for the event.
- An Oktoberfest Party was held at Schnitzel Platz on October 16. This was a partnership program with the Lisle Park District. Wheaton brought 95 participants and Lisle 55. The event had three sponsors including: Belmont Village for party favors, Lexington Health Network and Ardent Care who split the cost of the entertainment.

Travel included:

September 10	Lake Forest with City Ventures	50 participants
September 24	Flavors of the Farm	47 participants
September 30	Oklahoma at the Paramount	41 participants

- Mayflower Tours previewed a trip to Cuba on September 17. Sixteen people attended the preview and are considering taking the tour.

Community Center, Registration, and Customer Service

- Staff trained Morgan and Mychal the Museum staff on how to sell in Global Sales the new Museum Historical Membership passes

Trainings

- Reviewed how to help customers retrieve their child care statements on the web.
- Reviewed the procedures for taking payment for Linda Dolan's NEW Daily Drop-in Visit's for Chair Yoga, Sit and be Fit, and Snappy Tappers.
- Reviewed the importance of updating the Household Information on each and every customer who calls in or stops in to the Community Center.
- Reviewed the check processing procedure on checking for current date, written amount match with numerical amounts and a need for a signature.
- Reviewed the Crisis Management policy including: team member's telephone numbers and the roles and responsibilities of crisis management team members.

September Leisureship update

- a) 99 families have been assisted in current fiscal year
- b) 109 families had been assisted in previous fiscal year
- c) 9.17% decrease in 2015 vs. 2014
- d) Funds provided: \$30,239.50
- e) Funds provided in previous fiscal year: \$29,702.11
- f) 1.81% increase in 2015 vs. 2014
- g) Referrals: 21
- h) Fundraising efforts:

Donations to Leisureship	
Jack Blake Scholarship Fund	\$1,000
Lanyard sales	\$0
Studio Movie Grill tickets	\$0
Kiwanis Peanut Sales	\$1,015.35
Total	\$2,015.35

September Refund Summary

- a) 321 refunds processed
- b) 272 refunds processed same month previous fiscal year
- c) 18% increase in refunds processed. Increase was due in part to the gymnastics instructor leaving due to a personal emergency. \$1,010 in refunds was provided back to 47 participants.

Total refunds: \$20,212.92
Check refunds: \$698.50
Household credits: \$7,397
Credit cards: \$12,117.42
Administrative/service fees: \$412