



Wheaton Park District

PUBLIC NOTICE

**Wheaton Park District Board of Commissioners
SUBCOMITTEE MEETING
Wednesday October 8, 2025
DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm**

Public Notice Date October 2, 2025

Public notice is hereby given that the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois (the “Park Board”) will hold a Subcommittee Meeting on Wednesday October 8, 2025, at the DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL 60187

**Please contact Michael J. Benard, Board Secretary, for further information.
mbenard@wheatonparks.org**

Michael J. Benard
Secretary

The Agenda for the October 8, 2025, Subcommittee Meeting is as Follows:

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district’s ADA Compliance Officer, Michael Benard, at the park district’s Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org



Wheaton Park District

Subcommittee Meeting of the Wheaton Park District Board of Commissioners **October 8, 2025, 5:00 pm**

No Action Will Be Taken at This Meeting – Review & Discussion Only

COMMUNITY INPUT

Public comments are important to the Board. However, it is the Board's policy not to take action on items until time has been taken to gather information and discuss all options. Lack of action does not imply lack of interest in the issues. During the community input portion of the agenda the Board typically will ask residents to provide input prior to accepting input from nonresidents.

The purpose of the public participation is to allow the public the opportunity to make a statement to the Board. The purpose of public participation is not to provoke a debate with the Board. Once an individual has spoken, that individual may not speak on the same issue again. Any limitation regarding addressing the Board may be waived by a majority vote of the Board.

Except during the public comment portion of the regular Board agenda, or as stated in this rule, no person other than the Executive Director or the District's Attorney may address the Board.

DISCUSSION ITEMS

Buildings and Grounds

1. **2025 Ray Morrill Community Center Building Automation System Project-** Review of Bid Results & Recommendations
2. **Ray Morrill Community Center- Full Size Lockers-** Review quote from Prestige Distribution, Inc.

Finance and Administration

1. **Estimate of Annual Aggregate Tax Levy for the Wheaton Park District** – Review of 2025 tax levy estimate. Estimate approval scheduled for October 15, 2025
2. **2026 Budget Proposal for Wheaton Park District** – Budget proposal draft scheduled to be acknowledged by park board and placed on 30-day public inspection on October 15, 2025
3. **Professional Auditing Services for Fiscal Years 2025-2027-** Review of Proposals
4. **Arrowhead Golf Club Food Purchases** – Review of bid results and recommendation
5. **Arrowhead Golf Course Chemical Purchases** – Review of bid results and recommendation

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Wheaton Park District

6. **TIF Joint Annual Review Board Meeting- October 22, 2025, 9:00a.m.** – Review of TIF reports

CLOSED SESSION

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. The Selection of a Person to Fill a Vacancy in Public Office, 5 ILCS 120/2(c)(3).
- c. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- d. Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6)
- e. Pending, Probable or Imminent Litigation, 5ILCS 120/2 (c)(11)
- f. Discussion of Minutes of Meetings Lawfully Closed Under this Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes, 5 ILCS 120/2(c)(21)

ADJOURNMENT

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

TO: Board of Commissioners
FROM: Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: 2025 Ray Morrill Community Center Building Automation System Project
DATE: October 8, 2025



SUMMARY:

The Community Center is upgrading its cooling and heating systems to improve temperature control and enhance energy efficiency. Automated controls will allow staff to monitor the system remotely and identify issues quickly.

Staff sent out bid specifications to 10 companies on August 13th, 2025. The bids were opened on September 24th, 2025, and the results are as follows:

Contractor	Base Bid Total
Precision Control Systems	\$135,500
Air Comfort, LLC	\$228,000

Berg reviewed the scope with the low bidder and provided a recommendation. Reference checks were also favorable.

The cooling system is scheduled to be completed May 15th, 2026 and the heating system is scheduled to be completed November 13th, 2026.

PREVIOUS COMMITTEE/BOARD ACTION:

Berg presented a report of the HVAC systems at the December 4, 2024 subcommittee meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account: 40-800-846-57-5701-0000	Community Center – HVAV Improvements	Budget: 550,000 (2025) 1,300,000 (2026)
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STAKEHOLDER PROCESS:

Staff was consulted during the design process.

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTACHMENTS:

Berg recommendation letter

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid from Precision Control Systems in the amount of \$135,500 plus a 10% contingency.



mechanical 801 West Wise Road, Schaumburg, IL 60193
electrical 847-352-4500 Tel
plumbing 847-352-4815 Fax
fire protection www.berg-eng.com

Celebrating Over 50 Years

Brian M. Berg, Jr., P.E., LEED® A.P.
Charles A. Easley, AIA
Mark J. Goedjen, P.E.
Matthew C. Frisch, P.E.
David A. Short, LEED® A.P.

September 25, 2025

Mr. Steve Hinchee, Superintendent of Planning
Wheaton Park District
1000 Manchester Rd.
Wheaton, IL 60187

Re: Wheaton Park District
Community Center
1777 S. Blanchard Street
Wheaton, IL 60189
Building Automation System
BEC 5202

Dear Mr. Hinchee:

Bids received for the above project on September 24, 2025 show Precision Control Systems of Chicago as the lowest bidder of the two companies submitting bids. Berg Engineering Consultants, Ltd. recommends the Wheaton Park District accept Precision Control Systems of Chicago bid for the above work. This recommendation is based on the following:

1. Lowest bid at \$135,500.00.
2. Has contracted for work and has experience with projects of similar scope.
3. Upon Wheaton Park Districts and Berg Engineering Consultants, Ltd. review of the bid documents with Precision Control Systems of Chicago they expressed an understanding of the work to be provided.

Very truly yours,
Berg Engineering Consultants, Ltd.

A handwritten signature in black ink, appearing to read 'Mark J. Goedjen'.

Mark J. Goedjen, P.E.
Principal
MJG/mjg

p:\5202\lrs\9-25-2025.docx



TO: Board of Commissioners

FROM: Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Ray Morrill Community Center- Full Size Lockers

DATE: October 8, 2025

SUMMARY:

Following the opening of the new locker rooms at the Ray Morrill Community Center, staff received feedback that the lockers were not large enough to accommodate the needs of some patrons. Therefore staff engaged the subcontractor who installed the original locker to switch out a limited number of lockers in the men's and women's locker rooms to be full size. The existing lockers will be relocated to the downstairs hallway just outside of Parks Plus Fitness. Prestige Distribution, Inc. provided a quote for this work in the amount of \$35,890.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

This was not specifically budgeted in FY 2025, however funds are available in the account for this facility.

40-800-846-57-5701-0000	\$3,026,989	As of the date of this memo
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STAKEHOLDER PROCESS:

Feedback was received from PPF members.
Staff was involved in discussions concerning the solution.

LEGAL REVIEW:

N/A

ATTACHMENTS:

Prestige Distribution, Inc. quote

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners accept quote from Prestige Distribution, Inc. in the amount of \$35,890 to replace the lockers.



3165 Commercial Ave. | Northbrook, IL 60062
P: 847-480-7667 | F: 847-480-7668

QUOTE

Date	Quote#
09/25/2025	032469R1318150-01

Sold To : Wheaton Park District
Mark Wagner
1777 S Blanchard
Wheaton, Illinois 60187

Phone :
Email : mwagner@wheatonparks.org

Ship To : Wheaton Park District Lockers
Mark Wagner
1777 S Blanchard
Wheaton, Illinois 60187

Phone :
Email : mwagner@wheatonparks.org

Job Name : Wheaton Park District Lockers

Terms	Rep	P.O.Number	Ship Via
	SRG srg@prestigedistribution.com		

Qty	Manufacturer	No.	Description
			Lockers (Furnished and Installed)
20	Ideal	L-IDEAL-PLAM	Plastic Laminate Locker
			**10 Imperial 2000 Model N Double Tier 15x18x60
			**10 Imperial 2000 Model N Double Tier 15x12x60
			**Double End Panel
			**Sloped Top
			**4" Base
			**Lockers Include 3/4" Walnut Shaker Reccessed Panel
			**Includes sloped tops and bases for relocated lockers, relocated by others
			Installation - Locker - Phenolic

Materials : \$31,440.00

Installation : \$4,200.00

Materials : \$31,440.00

Sales Tax : \$0.00

Installations : \$4,200.00

Freight : \$250.00

Total \$35,890.00

Approved Signature

Date

PO#

**** Please consider TERMS and CONDITIONS that are attached at the conclusion of this proposal ****

Terms and Conditions :

1. This contract shall be construed in accordance with and shall be governed by the laws of the State of Illinois including the Contractor Prompt Payment Act (815 ILCS 603), Uniform Commercial Code (810 ILCS 5/).
2. Pricing is guaranteed for orders placed Within 90 days and delivery prior to 365 days from the original quote date.
3. Unless terms have been agreed upon between Buyer and Seller, and Buyer has been extended credit from Seller's credit department, no material will be released or delivered until full payment is received.
4. This proposal is made in accordance with the provisions appearing on the face hereof, but only in accordance with these Terms and Conditions. All contrary or additional terms appearing in any acknowledgment or response hereto are rejected. In the event this proposal is referred to or in any way becomes a part of the contract between the parties, the provisions of this proposal including but not limited to these Terms and Conditions shall have priority over any conflicting provisions of any other document. No term in any form used by Buyer shall be binding upon Seller unless Seller has consented in writing thereto. No waiver of any default shall be deemed a waiver of any subsequent default.
5. If architectural plans and specifications were provided for the use of deriving the scope of work for the project, this proposal is based on the sheet numbers of the architectural plans and drawings and the sections of specifications and addenda specifically set forth above as of their dates set forth above. No other sheets, drawings, architectural plans, or sections are applicable to this proposal. The provisions of the plans and specifications, contract documents and all other provisions of the agreement between the Buyer and his customer, or any document referenced or referred to in any way in any document which constitutes a part of the contract between the parties shall only be binding upon Seller to the extent they describe the physical characteristics of the material to be furnished and conform to shop drawings approved by the person who, under the contract documents, is to approve same. The description of materials contained in approved shop drawings shall be final and binding upon the parties.
6. No interpretation of the plans, specifications and shop drawings shall be valid and binding unless consistent with this proposal. Seller shall not be responsible for the compliance of the plans, specifications, and shop drawings with applicable laws and ordinances.
7. Reasonable payment provisions. Seller is not be responsible for the credit worthiness of the Buyer's client. The Buyer shall be responsible and ensure that monies are available to pay for Seller's work. Retention provisions and timely payments must be reasonable and not beyond Prompt Payment Statutes in acted in the location of the work. Seller reserves the right to suspend or cancel any shipment or cancel the contract if Seller, in good faith, determines at any time that Buyer's or Buyer's client credit is unsatisfactory to Seller.
8. Buyer shall not be authorized to pay any obligation or claims against Seller without Seller's written consent or unless otherwise authorized by judicial authority.
9. Seller shall only be required to furnish materials, which are explicitly described in this proposal.
10. Ten percent of the total bid price represents charges for preparing shop drawings, schedules, and other documents so that the material delivered for each opening is consistent with the plans and specifications.
11. To the extent practical any-and-all Change order work must be in writing, no extra work unless signed and agreed in advance in writing.
12. Claims to Seller for additional costs, extensions of time, damages for delay and other causes may be submitted within two days after the occurrence, giving rise to such claim. In the event Seller is requested by buyer to install any of the goods outlined in this proposal, such labor is incidental to the supply of the goods and being provided as an accommodation and at the request of the buyer and should not be construed as establishing an arrangement not at variance to the above referenced 810 ILCS 5/.
13. In the event the project is delayed beyond Seller's control we should receive a change order adjusting the contract time of performance. If there shall be any alteration in the schedule of deliveries so as to increase Seller's costs, Seller shall be entitled to compensation, therefore. Additional costs may include but not be limited to warehousing costs of material and union overtime pay for labor for work performed outside of normal business hours.
14. In the event there is defective work incurred as a result of Seller's performance, Seller should be given reasonable notice to correct any deficiencies. We shall not accept back-charges unless agreed by us in advance.
15. All deliveries of furnished only material will be F.O.B. jobsite during normal business hours. Unloading of materials at the jobsite will be done by others. All material shall be satisfactory and shall be accepted and not rejected if its physical character and characteristics conform to approved shop drawings. If damage is not confirmed within two (2) days of delivery, the replacement of material will follow the guidelines for manufacturer of the damaged item.

Men's Locker Room

Sketch Layout

TOWEL DROP
BY OTHER

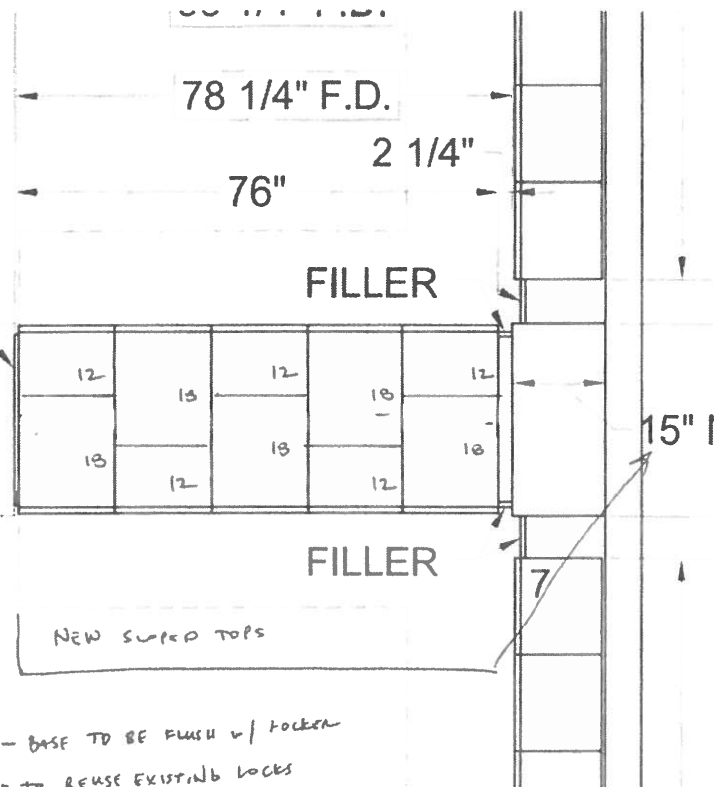
DEP

30-1/4"
Side Panel

MENS

(5) 12" DEEP
(5) 18" DEEP

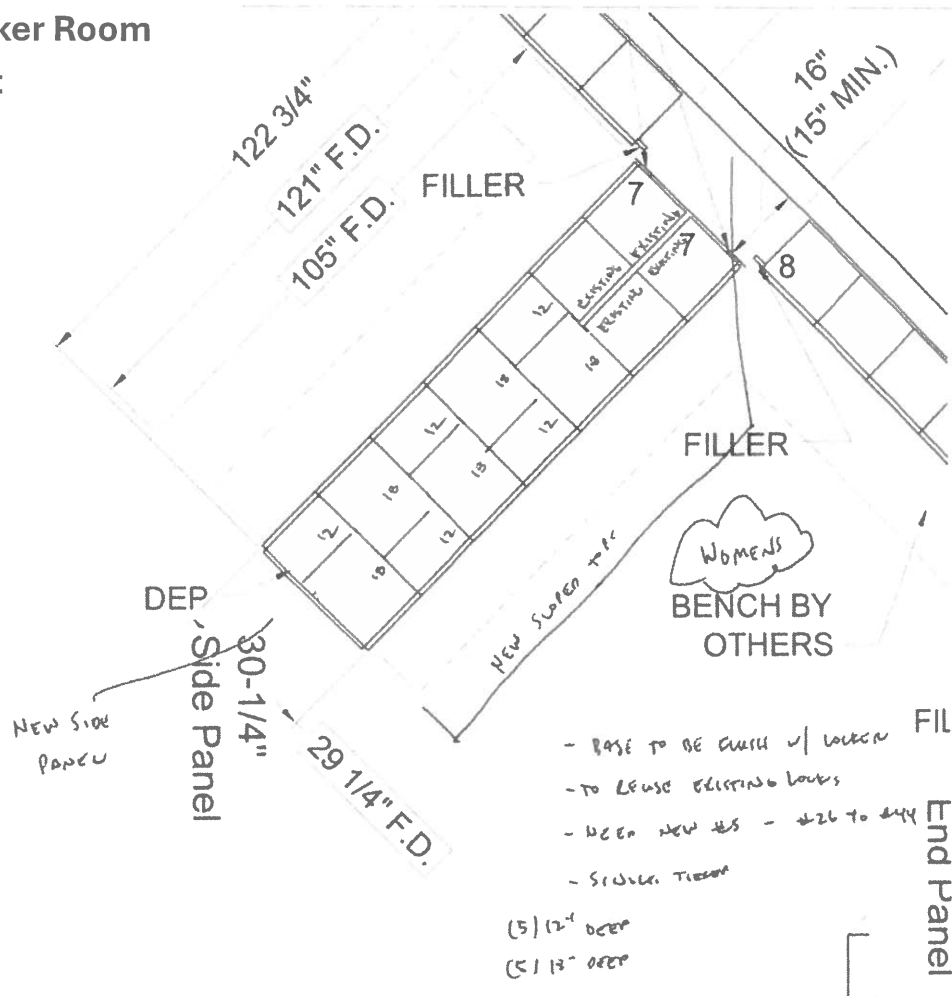
NEW SIDE
PANEL



- BASE TO BE FLUSH w/ LOCKER
- TO REUSE EXISTING LOCKS
- NEED NEW #S #25 TO #44
- SINGLE TIER

Women's Locker Room

Sketch Layout



- BASE TO BE FLUSH w/ LOCKER
- TO REUSE EXISTING LOCKS
- NEED NEW #S - #26 TO #44
- SINGLE TIER

(5) 12" DEEP
(5) 18" DEEP

MEMORANDUM

To: Wheaton Park District Board of Commissioners

From: Michael Benard, Executive Director
Sandra Simpson, Director of Finance

Date: October 8, 2025

Re: 2025 Resolution Authorizing the Estimate of Annual Aggregate Levy

Introduction

Attached is a package of information intended to provide you with a complete picture of how the Estimate of the Annual Aggregate Levy in Compliance with the Truth in Taxation Law was calculated. Included are:

- The resolution itself, including the Secretary's Certification.
- A graphic depiction of what the 2025 proposed levy means to various homeowners in Wheaton, one with a home with a value of \$300,000, one with a value of \$450,000, one with a value of \$600,000 and one with a value of \$900,000.
- Tax Levy Rate History for the past 10 years. This also includes % increase (decrease) in rates each year over this 10-year period.
- Tax Levy Dollars History for the past 10 years. This also includes % increase (decrease) in dollars each year over this 10-year period.
- CPI history for the District for the 10 most current years. This illustrates the changes in the CPI which is the most significant factor to increase the limiting rate for a stable growth community like Wheaton.
- History of the EAV of the Wheaton Park District over the past ten years. The increases (decreases) in the EAV, year over year and the cumulative average changes in EAV going back to 1998 have also been calculated as well as the composition of the components of the EAV.
- Ten years of new construction history.
- A worksheet that spells out exactly how the limiting rate is calculated.
- Five worksheets that show the Proposed Tax Levies for the 2025, 2026, 2027, 2028 and 2029 levies. You are voting on only the 2025 levy, but the future periods are provided for planning purposes.
- The next four worksheets show the calculations for determining the special purpose levies for the Liability, Audit, FICA, and IMRF levies. These special purpose levies are evaluated first in calculating the levy as they represent specific obligations that have been imposed upon or assumed by the District. As such, they are a "higher" priority for the District in allocating the limited property tax dollars available.

Draft Calculation of Levy

In the proposed levy draft, the 2025 aggregate levy (to be received in 2026) includes an increase of \$517K, representing an estimated increase of 3.7%. For the 2025 levy, the state has established the Consumer Price Index (CPI) for PTELL at 2.9%, reflecting a return to levels consistent with historical trends, as illustrated in the adjacent chart. As per the Board's direction, the CPI used to calculate the District's levy was set at 0% for 2022, 2% for 2023 and 3% in 2024. The aggregate tax levy includes those levies that are subject to the tax cap. Tax levy receipts are vital as they provide the necessary funding to support our operational service levels, ensuring the maintenance of facilities and programs, while also contributing to the upkeep and improvement of capital infrastructure for long-term sustainability.

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137,900	—	—			
1992	141,900	2.9%	2.9%		1993	1994
1993	145,800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149,700	2.7%	2.7%		1995	1996
1995	153,500	2.5%	2.5%		1996	1997
1996	158,960	3.6%	3.6%		1997	1998
1997	161,300	1.5%	1.5%		1998	1999
1998	163,900	1.6%	1.6%		1999	2000
1999	168,300	2.7%	2.7%		2000	2001
2000	174,000	3.4%	3.4%		2001	2002
2001	176,700	1.6%	1.6%		2002	2003
2002	180,900	2.4%	2.4%		2003	2004
2003	184,300	1.9%	1.9%		2004	2005
2004	190,300	3.3%	3.3%		2005	2006
2005	196,800	3.4%	3.4%		2006	2007
2006	201,800	2.5%	2.5%		2007	2008
2007	210,036	4.08%	4.1%		2008	2009
2008	210,228	0.1%	0.1%		2009	2010
2009	215,949	2.7%	2.7%		2010	2011
2010	219,179	1.5%	1.5%		2011	2012
2011	225,672	3.0%	3.0%		2012	2013
2012	229,601	1.7%	1.7%		2013	2014
2013	233,049	1.5%	1.5%		2014	2015
2014	234,812	0.8%	0.8%		2015	2016
2015	236,525	0.7%	0.7%		2016	2017
2016	241,432	2.1%	2.1%		2017	2018
2017	246,524	2.1%	2.1%		2018	2019
2018	251,233	1.9%	1.9%		2019	2020
2019	256,974	2.3%	2.3%		2020	2021
2020	260,474	1.4%	1.4%		2021	2022
2021	278,802	7.0%	5.0%		2022	2023
2022	296,797	6.5%	5.0%		2023	2024
2023	306,746	3.4%	3.4%		2024	2025
2024	315,605	2.9%	2.9%		2025	2026

The chart below illustrates the proposed 3.7% increase by category, dollars, and as a percentage of the levy subject to the tax cap.

Breakdown of proposed 4% Tax Levy Increase	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
From 2.9% CPI	\$391,747	76%	2.8%
From DuPage New Construction	\$124,933	24%	0.9%
	\$516,680		3.7%

The levies outside of the tax cap, our debt and SRA levies, are displayed below the aggregate extension. Again, this year in the debt levies, we have included an *estimate* of the annual debt issue which is typically issued in October or November of each year. That issue has been included here and in the budget in the amount of \$2,296,023, which is the estimate provided by Speer, our municipal advisors. That amount is included in this tax levy analysis. However, it has not yet been authorized by the Board nor issued. The county does not levy taxes for GO Bonds based upon our tax levy but rather based upon the Board's bond ordinance(s).

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2024 Limited Figures (DuPage)	(B) 2025 Proposed Levy (AH/C)	(C) Increase (Decrease)	% Increase/Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,122,958	5,306,478	183,520	3.6%	0.1715
20	Recreation	0.3700	5,073,461	5,256,981	183,520	3.6%	0.1699
22	Cosley Zoo	0.0700	1,274,552	1,314,552	40,000	3.1%	0.0425
24	Audit	0.0050	37,123	35,825	(1,298)	-3.5%	0.0012
23	Insurance Liability	None	829,078	750,640	(78,438)	-9.5%	0.0243
26	Retirement-IMRF	None	504,253	575,529	71,276	14.1%	0.0186
25	Retirement-Social Security	None	689,867	807,967	118,100	17.1%	0.0261
	Aggregate Extension		13,531,291	14,047,971	516,680	3.7%	0.4541
	Aggregate Refunds	None	55,684	0	0	0.0%	-
21	SRA	0.0400	476,410	610,000	133,590	28.0%	0.0197
30	Bond & Interest-Limited	None	631,150	628,300	(2,850)	-0.5%	0.0203
30	Annual Bonds-Limited						
	<i>Estimated</i>	None	2,210,759	2,296,023	85,264	3.9%	0.0742
			16,905,295	17,582,295	732,684	4.3%	0.5683

2025	LIMITING RATE	0.4541
Numerator		Denominator
Prior Year Levy	13,531,291	Estimated EAV for LY 2024
CPI % Increase (Decrease)	2.9%	0.0% 3,093,573,622
Levy	13,923,698	Prior Year New Constr. w/ change of 200.0% (27,510,777)
		Valuation 3,066,062,845

As the Board is aware, the Wheaton Park District adjusts the tax levies in each of the “small” funds [Liability, Audit, FICA, and IMRF] to bring their fund balances in line with the board’s fund balance policy.

As you can see from the levy worksheet pages following, the IMRF levy is increasing to just over \$575K in the 2025 levy and then ranges from \$545K to \$581K through 2029. Our employer contribution rate will increase slightly to 5.30% in 2026, or 1.3%. The table to the right shows the IMRF employer rates over the last 15 years. The increase is mainly attributable to the reduction of employer overfunded balances at IMRF, which were caused by strong investment returns and the resumption of normal cost funding requirements. The FICA and Liability levies are being adjusted to bring the balances in line with your fund balance policy. The Audit levy is forecast to be just over \$35K in anticipation of having to go out to bid for a new three-year contract as our current engagement ended in 2024.

Year	Employer Rate
2026	5.30%
2025	5.23%
2024	4.53%
2023	4.58%
2022	6.58%
2021	8.58%
2020	8.75%
2019	7.05%
2018	8.80%
2017	8.88%
2016	9.19%
2015	9.70%
2014	10.55%
2013	11.02%
2012	11.14%

Additionally, the SRA levy has been increased to fund accessibility improvements for 2026-2028 capital projects and the District’s membership in the Western DuPage Special Recreation Association (WDSRA). As you recall, the board authorized a reduction of the 2022 levy. In recent years, we have incrementally raised the levy to restore it to its historical levels, ensuring that it does not surpass the statutory rate cap of 0.0400.

Beginning with levy year 2021 and because of Public Act 102-0519 (SB 508), the District’s levy will be increased by a prior year adjustment due to refunds from certificates of error, tax valuation objections and PTAB (Property Tax Appeal Board) decisions resulting in a refund. The District received \$55,684 in Aggregate Refunds for the 2024 levy. The county treasurer will certify these amounts on or before November 15th of each year. The increase to the District’s levy is automatic and is not to be included in the extension base of the prior year.

Previous staff recommendations and final board decisions for levy years 2022, 2023 and 2024

For the 2022 levy (taxes received in 2023), staff recommended a levy increase of \$943K or an 8% increase. As the board recalls, this increase was due to three factors, the CPI Rate for the 2022 Property Tax Levy Year was at a historical high of 5.0% or \$610K in new taxes, New Construction generated \$94K in new taxes and TIF 2 expired representing approximately \$41.5 million in incremental EAV. Access to the increment directed an additional \$239K in property taxes to the Wheaton Park District for the 2022 levy.

Based on consensus and final board direction, the District’s 2022 levy was increased by 3% or \$318K, reducing the CPI to 0% and including 1% New Construction and 2% TIF 2 Expiration.

Comparison of Staff Recommendation vs Final 2022 Tax Levy extension as directed by Park Board	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
Proposed by staff			
From 5% CPI	\$610,169	65%	5%
From DuPage New Construction	\$93,730	10%	1%
From TIF Expiration	\$239,150	25%	2%
	\$943,049		8%
Final Levy per Park Board			
0% CPI	\$0	0%	0%
From DuPage New Construction	\$89,783	28%	1%
From TIF Expiration	\$227,760	72%	2%
	\$317,543		3%
Difference of taxes not collected for levy year 2022			
	\$625,506		

2022 Levy as proposed by staff

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2022 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2021 Extended Figures (DuPage)	(B) 2022 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	4,891,656	5,377,483	485,827	10%	0.2142
20	Recreation	0.3700	4,839,892	5,325,719	485,827	10%	0.2121
22	Cosley Zoo	0.0700	1,022,330	1,072,330	50,000	5%	0.3427
24	Audit	0.0050	31,058	42,878	11,820	38%	0.0017
23	Insurance Liability	None	271,759	539,809	268,050	99%	0.0215
26	Retirement-IMRF	None	561,634	240,734	(320,900)	-57%	0.0096
25	Retirement-Social Security	None	564,223	526,648	(37,575)	-7%	0.0210
	Aggregate Extension		12,182,552	13,125,601	943,049	8%	0.5228
	Aggregate Refunds	None	69,881	0	0	0%	-
21	SRA	0.0400	864,451	864,451	0	0%	0.0344
30 & 60	Bond & Interest	None	2,971,550	0	(2,971,550)	-100%	-
30	Bond & Interest-Limited	None	631,550	630,200	(1,350)	0%	0.0251
30	Annual Bonds-Limited Estimated	None	1,861,384	1,987,381	125,997	7%	0.0792
			18,581,368	16,607,633	(1,903,854)	-10%	0.6615
2022 LIMITING RATE				0.5228			
Numerator				Denominator			
Prior Year Levy				Prior Year EAV with an Increase of			
12,182,552				-3.0% 2,510,532,199			
CPI % Increase (Decrease)				Prior Year New Constr. w/ change of			
5.0%				10.0% (63,672,519)			
Levy				Valuation			
12,791,679				2,446,859,686			

Final Levy approved by Park Board

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2022 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2021 Extended Figures (DuPage)	(B) 2022 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	4,891,656	5,060,180	168,524	3%	0.2016
20	Recreation	0.3700	4,839,892	5,008,416	168,524	3%	0.1995
22	Cosley Zoo	0.0700	1,022,330	1,072,330	50,000	5%	0.0427
24	Audit	0.0050	31,058	42,978	11,920	38%	0.0017
23	Insurance Liability	None	271,759	539,809	268,050	99%	0.0215
26	Retirement-IMRF	None	561,634	244,734	(316,900)	-56%	0.0097
25	Retirement-Social Security	None	564,223	531,648	(32,575)	-6%	0.0212
	Aggregate Extension		12,182,552	12,500,095	317,543	3%	0.4979
	Aggregate Refunds	None	69,881	0	0	0%	-
21	SRA	0.0400	864,451	250,000	(614,451)	-71%	0.0100
30 & 60	Bond & Interest	None	2,971,550	0	(2,971,550)	-100%	-
30	Bond & Interest-Limited	None	631,550	630,200	(1,350)	0%	0.0251
30	Annual Bonds-Limited Estimated	None	1,861,384	1,987,381	125,997	7%	0.0792
			18,581,368	15,367,676	(3,143,812)	-17%	0.6121
2022 LIMITING RATE				0.4979			
Numerator				Denominator			
Prior Year Levy				Prior Year EAV with an Increase of			
12,182,552				-3.0% 2,510,532,199			
CPI % Increase (Decrease)				Prior Year New Constr. w/ change of			
0.0%				10.0% (63,835,065)			
Levy				Valuation			
12,182,552				2,446,697,134			

For the 2023 levy (taxes received in 2024), staff recommended a levy increase of \$909K or a 7% increase. Again, this increase was possible due to the CPI Rate for the 2023 Property Tax Levy Year being at a historical high of 5.0% for the second year in a row or \$626K. Additionally New Construction generated \$283K in new taxes primarily due to the expired TIF 2 increment being included in the 2022 New Construction Value. As you recall, TIF 2 represented approximately \$41.5 million in incremental EAV.

Based on consensus and final board direction, the District's 2023 levy was increased by 4% or \$526K, reducing the CPI to 2% and including 2% New Construction.

Comparison of Staff Recommendation vs Final 2023 Tax Levy extension as directed by Park Board	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
Proposed by staff			
From 5% CPI	\$625,580	69%	5%
From DuPage New Construction	\$283,605	31%	2%
	\$909,185		7%
Final Levy per Park Board			
From 2% CPI	\$250,683	48%	2%
From DuPage New Construction	\$275,502	52%	2%
	\$526,185		4%
Difference of taxes not collected for levy year 2023			
	\$383,000		

2023 Levy as proposed by staff

WHEATON PARK DISTRICT

TAX LEVY WORKSHEET

2023 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <i>(if applicable)</i>	(A) 2022 Extended Figures <i>(DuPage)</i>	(B) 2023 Proposed Levy <i>(A)+(C)</i>	(C) Increase <i>(Decrease)</i>	% Increase/ Decrease <i>(C)/(A)</i>	Extended Tax Rate <i>(B)/EAV</i>
10	General	0.3500	5,062,798	5,426,998	364,200	7%	0.2068
20	Recreation	0.3700	5,008,680	5,372,880	364,200	7%	0.2047
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
	Aggregate Extension		12,509,522	13,418,708	909,185	7%	0.5112
	Aggregate Refunds	None	29,765	0	0	0%	-
21	SRA	0.0400	251,652	525,000	273,348	109%	0.0200
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited						
	Estimated	None	1,987,381	2,120,060	132,679	7%	0.0808
			15,408,521	16,692,168	1,313,412	9%	0.6360

2023	LIMITING RATE	0.5112
Numerator		Denominator
Prior Year Levy	12,509,522	Prior Year EAV with an Increase of
CPI % Increase (Decrease)	5.0%	10.0%
Levy	13,134,998	Valuation

Final Levy approved by Park Board

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2023 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	(A) Statutory Rate Limit (if applicable)	(B) 2022 Extended Figures (DuPage)	(C) 2023 Proposed Levy (A)(C)	(D) Increase (Decrease)	(E) % Increase/ Decrease (C)/(A)	(F) Extended Tax Rate (B)/EAV
10	General	0.3500	5,062,798	5,235,498	172,700	3%	0.1995
20	Recreation	0.3700	5,008,680	5,181,380	172,700	3%	0.1974
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
Aggregate Extension			12,509,522	13,035,708	526,185	4%	0.4966
Aggregate Refunds			None	0	0	0%	-
21	SRA	0.0400	251,652	352,000	100,348	40%	0.0134
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited	None	1,987,381	2,120,060	132,679	7%	0.0808
Estimated			15,408,521	16,156,168	757,412	5%	0.6148

2023 LIMITING RATE		0.4966	
Numerator		Denominator	
Prior Year Levy	12,509,522	Prior Year EAV with an increase of	-3.0% 2,624,753,761
CPI % Increase (Decrease)	2.0%	Prior Year New Constr. w/ change of	10.0% (55,474,781)
Levy	12,759,713	Valuation	2,569,278,980

For the 2024 levy (taxes received in 2025), staff recommended a levy increase of \$546K or a 4% increase. The CPI for PTELL was significantly lower in 2024 at 3.4% compared to the historical high of 5% in 2022 and 2023. The 2024 proposed levy was determined based on the PTELL CPI rate of 3.4% and the DuPage New Construction amount reported by the clerk's office.

Based on consensus and direction from the board, the District's 2024 levy was increased by 3.7% or \$493K, reducing the CPI to 3% and including 0.7% New Construction.

Comparison of Staff Recommendation vs Final 2024 Tax Levy extension as directed by Park Board			As a percentage of levy subject to tax cap
	In Dollars	As a % of increase	
Proposed by staff			
From 3.4% CPI	\$444,544	81%	3%
From DuPage New Construction	\$101,923	19%	1%
	\$546,467		4%
Final Levy per Park Board			
From 3.0% CPI	\$391,418	79%	3.0%
From DuPage New Construction	\$101,529	21%	0.7%
	\$492,947		3.7%
Difference of taxes not collected for levy year 2024			
	\$53,520		

2024 Levy as proposed by staff

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2024 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2023 Extended Figures (DuPage)	(B) 2024 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,236,521	5,158,001	(78,520)	-1%	0.1869
20	Recreation	0.3700	5,182,478	5,103,958	(78,520)	-2%	0.1850
22	Cosley Zoo	0.0700	1,274,287	1,274,287	0	0%	0.0462
24	Audit	0.0050	14,222	34,354	20,132	142%	0.0012
23	Insurance Liability	None	659,898	827,023	167,125	25%	0.0300
26	Retirement-IMRF	None	193,418	504,118	310,700	161%	0.0183
25	Retirement-Social Security	None	483,546	689,096	205,550	43%	0.0250
	Aggregate Extension		13,044,370	13,590,837	546,467	4%	0.4926
	Aggregate Refunds	None	25,600	0	0	0%	-
21	SRA	0.0400	352,704	476,000	123,296	35%	0.0173
30	Bond & Interest-Limited	None	628,400	631,150	2,750	0%	0.0229
30	Annual Bonds-Limited						
	Estimated	None	2,120,060	2,210,759	90,698	4%	0.0801
			16,171,135	16,908,746	763,211	5%	0.6128

2024 LIMITING RATE 0.4926		
Numerator	Denominator	
Prior Year Levy	13,044,370	Estimated EAV for LY 2024 -3.0% 2,759,057,875
CPI % Increase (Decrease)	3.4%	Prior Year New Constr. w/ change of 100.0% (20,692,880)
Levy	13,487,879	Valuation 2,738,364,995

Final Levy approved by Park Board

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2024 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2023 Extended Figures (DuPage)	(B) 2024 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,236,521	5,131,241	(105,280)	-2%	0.1860
20	Recreation	0.3700	5,182,478	5,077,198	(105,280)	-2%	0.1840
22	Cosley Zoo	0.0700	1,274,287	1,274,287	0	0%	0.0462
24	Audit	0.0050	14,222	34,354	20,132	142%	0.0012
23	Insurance Liability	None	659,898	827,023	167,125	25%	0.0300
26	Retirement-IMRF	None	193,418	504,118	310,700	161%	0.0183
25	Retirement-Social Security	None	483,546	689,096	205,550	43%	0.0250
	Aggregate Extension		13,044,370	13,537,317	492,947	4%	0.4906
	Aggregate Refunds	None	25,600	0	0	0%	-
21	SRA	0.0400	352,704	476,000	123,296	35%	0.0173
30	Bond & Interest-Limited	None	628,400	631,150	2,750	0%	0.0229
30	Annual Bonds-Limited						
	Estimated	None	2,120,060	2,210,759	90,698	4%	0.0801
			16,171,135	16,855,226	709,691	4%	0.6109

2024 LIMITING RATE 0.4906		
Numerator	Denominator	
Prior Year Levy	13,044,370	Estimated EAV for LY 2024 -3.0% 2,759,057,875
CPI % Increase (Decrease)	5.0%	Prior Year New Constr. w/ change of 100.0% (20,692,880)
Levy	13,435,701	Valuation 2,738,364,995

Future Tax Picture

In the interest of making complete disclosure, it needs to be understood that subsequent year levies are educated estimates as to what is really going to happen to the tax levy. We adjust the levy each year based upon the CPI increase permitted by law, the change in our EAV and our actual experience in the prior year as well as our year-to-date experience, particularly in the Liability, Audit, IMRF and FICA funds. The limiting rate is what we are calculating. The taxes we receive are based on multiplying the limiting rate times the EAV divided by \$100. (The limiting rate is per \$100 of assessed value per statute so that is why we divide by \$100).

So, what makes the limiting rate go up or down? Short answer, growth in the CPI, lots of new construction or no growth in EAV.

Limiting Rate Calculation:

- The **numerator** is the taxes we received last year times the CPI that the state notifies us of, 2.9% for the 2025 levy. After reaching a high of 5% in post-pandemic levy years 2022 and 2023, the CPI rates declined in 2024 and again this year. They are now moving toward levels consistent with historical averages.
- The **denominator** is the EAV from the most recent final tax levy worksheet, increased by our best guess as to how much we believe the property values will increase overall, reduced by any new construction.
- Our ability to forecast the future tax levies is based upon how close our assumptions about what the changes in the CPI (measure of inflation), EAV (property values) and new construction are. In the levy presentation for the out years, we use an estimated CPI growth of 2.0%. Historically, as you can see from the CPI History worksheet our cumulative average CPI is 2.5%, and the median CPI is 2%.

Key Considerations for the 2025 Levy Regarding CPI Reduction and Implications for Future Levies

The board reduced the CPI used for levy calculations in 2002, 2023 & 2024, resulting in \$1,062,026 less in collected taxes - \$625,506 for levy year 2022, \$383,000 for levy year 2023 and \$53,520 for levy year 2024.

While this offers short-term relief to taxpayers, it often significantly impacts the sustainability of operations and pressures annual revenue growth. The CPI adjustment is intended to keep tax collections in line with inflation and rising operational costs. Reductions in the CPI can lead to structural shortfalls overtime. Operational expenses such as salaries, benefits, and maintenance continue to rise year over year. The gap between what is collected and what is needed compounds annually, which can create financial pressures. Additionally, under-collecting taxes can permanently lower the baseline for future levies. A reduced levy creates a lower starting point, and any future increase, which is capped by law or tied to inflation, will be calculated on a diminished base. Lower tax revenues can lead to budget cuts, delayed maintenance, and reduced programs, potentially affecting long-term planning. Future decisions may establish precedents that influence how the District addresses subsequent challenges.

The District's operational and payroll costs have been significantly rising due to inflationary pressures, workforce compensation, higher benefits obligations, maintenance and capital improvements and utility costs. During the past five years, the District has experienced an average annual increase of 3% in operating costs and 7% in payroll expenses.

Two illustrations are provided for the Board's review. One presents the effect of reductions in prior years on future levy amounts, and the other shows the historical impact of past and proposed levies on home values.

20 year Financial Impact to General, Recreation, and Cosley Zoo Levies and Total Aggregate Levy of Uncollected Dollars
Assumes an estimated growth rate of 2%

	% of Total Aggregate Levy	2022 Levy as Proposed by Staff	2022 Final Levy Approved by Park Board	Dollars not collected per Levy
General	40%	\$5,377,483	\$5,060,180	\$253,212
Recreation	40%	\$5,325,719	\$5,008,416	\$250,622
Cosley Zoo	9%	\$1,072,330	\$1,072,330	\$53,660
Audit	0%	\$42,878	\$42,978	\$2,151
Insurance Liability	4%	\$539,809	\$539,809	\$27,012
Retirement-IMRF	2%	\$240,734	\$244,734	\$12,247
Retirement-Social Security	4%	\$526,648	\$531,648	\$26,604
Aggregate Extension	100%	\$13,125,601	\$12,500,095	\$625,506
Difference of taxes not collected for levy year 2022		\$625,506		

	% of Total Aggregate Levy	2023 Levy as Proposed by Staff	2023 Final Levy Approved by Park Board	Dollars not collected per Levy
General	40%	\$5,426,998	\$5,235,498	\$153,823
Recreation	40%	\$5,372,880	\$5,181,380	\$152,233
Cosley Zoo	10%	\$1,274,255	\$1,274,255	\$37,439
Audit	0%	\$12,705	\$12,705	\$373
Insurance Liability	5%	\$658,561	\$658,561	\$19,349
Retirement-IMRF	1%	\$191,240	\$191,240	\$5,619
Retirement-Social Security	4%	\$482,069	\$482,069	\$14,164
Aggregate Extension	100%	\$13,418,708	\$13,035,708	\$383,000
Difference of taxes not collected for levy year 2023		\$383,000		

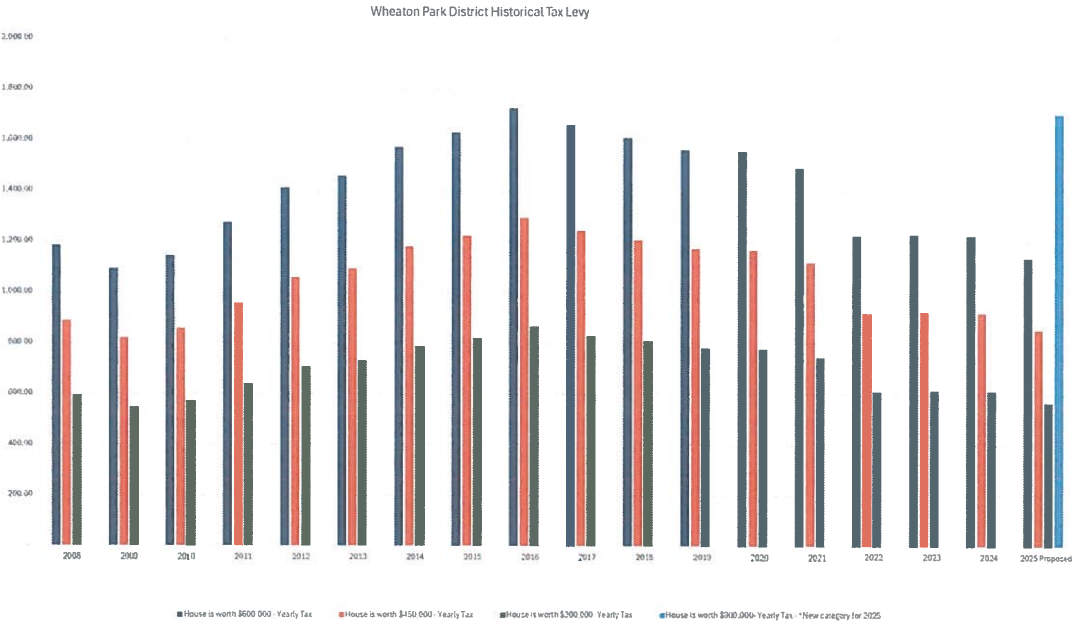
	% of Total Aggregate Levy	2024 Levy as Proposed by Staff	2024 Final Levy Approved by Park Board	Dollars not collected per Levy
Summary	38%	\$5,158,001	\$5,131,241	\$20,286
Recreation	38%	\$5,103,958	\$5,077,198	\$20,073
Cosley Zoo	9%	\$1,274,287	\$1,274,287	\$5,038
Audit	0%	\$34,354	\$34,354	\$136
Insurance Liability	6%	\$827,023	\$827,023	\$3,270
Retirement-IMRF	4%	\$504,118	\$504,118	\$1,993
Retirement-Social	5%	\$689,096	\$689,096	\$2,724
Aggregate Extens	100%	\$13,590,837	\$13,537,317	\$53,520
Difference of taxes not collected for levy year 2024		\$53,520		

	Total uncollected for 2022-2024	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)
General	\$427,322	\$435,868	\$444,585	\$453,477	\$462,547	\$471,798	\$481,234	\$490,858	\$500,675	\$510,689	\$520,903
Recreation	\$422,928	\$431,386	\$440,014	\$448,814	\$457,791	\$466,946	\$476,285	\$485,811	\$495,527	\$505,438	\$515,547
Cosley Zoo	\$96,136	\$98,059	\$100,020	\$102,020	\$104,061	\$106,142	\$108,265	\$110,430	\$112,639	\$114,892	\$117,189
Total Aggregate Levy	\$1,062,026	\$1,083,267	\$1,104,932	\$1,127,030	\$1,149,571	\$1,172,563	\$1,196,014	\$1,219,934	\$1,244,333	\$1,269,219	\$1,294,604

	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Total
General	\$531,321	\$541,947	\$552,786	\$563,842	\$575,119	\$586,621	\$598,353	\$610,321	\$622,527	\$634,978	\$10,590,448
Recreation	\$525,857	\$536,375	\$547,102	\$558,044	\$569,205	\$580,589	\$592,201	\$604,045	\$616,126	\$628,448	\$10,481,551
Cosley Zoo	\$119,533	\$121,924	\$124,362	\$126,850	\$129,387	\$131,974	\$134,614	\$137,306	\$140,052	\$142,853	\$2,382,571
Total Aggregate Levy	\$1,320,496	\$1,346,906	\$1,373,844	\$1,401,321	\$1,429,347	\$1,457,934	\$1,487,093	\$1,516,835	\$1,547,171	\$1,578,115	\$26,320,527

Wheaton Park District Historical Tax Levy

	Tax Levy Year - Taxes received the following year																	2025
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Proposed
House is worth \$800,000- Yearly Tax -																		
*New category for 2025																		1,705.05
House is worth \$600,000 - Yearly Tax	1,184.73	1,094.15	1,144.03	1,276.48	1,412.57	1,458.76	1,573.71	1,631.82	1,727.10	1,659.35	1,611.10	1,564.00	1,557.07	1,491.62	1,224.26	1,229.54	1,225.69	1,136.70
House is worth \$450,000 - Yearly Tax	888.54	820.61	858.02	957.36	1,059.43	1,094.07	1,180.28	1,223.86	1,295.33	1,244.51	1,208.32	1,173.00	1,167.80	1,118.72	918.19	922.15	919.27	852.52
House is worth \$300,000- Yearly Tax	592.36	547.07	572.01	638.24	706.28	729.38	786.85	815.91	863.55	829.68	805.55	782.00	778.53	745.81	612.13	614.77	612.84	568.35



Recommendation

In conclusion, the proposed 2025 aggregate levy, which includes an increase of \$517,000, representing an estimated increase of 3.7%, is essential for maintaining the Wheaton Park District's operational service levels and ensuring the upkeep and improvement of our capital infrastructure. The tax levy receipts are vital for supporting our facilities and programs, and the proposed increase will help us manage rising operational costs, including salaries, benefits, and maintenance. We recommend approving the 2025 levy as proposed, as it will help maintain the high standard of services expected by residents and support the long-term financial stability of the Wheaton Park District.

**WHEATON PARK DISTRICT
RESOLUTION 2025-04**

**AUTHORIZING THE ESTIMATE OF THE ANNUAL AGGREGATE LEVY IN
COMPLIANCE WITH THE TRUTH IN TAXATION LAW**

RESOLVED, by the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois that, based upon the most recently ascertainable information, the following determinations are hereby made in accordance with the “Truth in Taxation Law”:

1. The amount of real estate taxes, exclusive of election costs, public building commission leases and debt service levies, extended by the Park District, plus any amount abated by the Park District before extension, upon the final 2024 real estate tax levy of the Park District (2025 tax bill) is \$14,574,601.
2. The amount of real estate taxes, exclusive of election costs, public building commission leases and debt service levies, proposed to be levied by the Park District for 2025 (2026 tax bill) is \$14,657,971.
3. Based on the foregoing, the estimated percentage increase in the proposed 2025 aggregate levy from the amount of real estate taxes extended upon the final 2024 aggregate levy is 0.57%, and that, accordingly, no public hearing or publication is required under the Truth in Taxation Law.

AYES:

NAYS:

ABSENT:

Passed this 15th day of October, 2025.

President, Board of Park Commissioners

Attested and Filed this ____ day of _____, 2025.

Secretary, Board of Park Commissioners

STATE OF ILLINOIS)
)
) SS
COUNTY OF DUPAGE)

I, Michael J. Benard, Secretary of the Board of Park Commissioners of the WHEATON PARK DISTRICT, County of DuPage, State of Illinois, do hereby certify that I am the duly qualified and acting Secretary of the Board of Park Commissioners of the Wheaton Park District, County of DuPage and the State of Illinois.

I do further certify that as such official, I have care and custody of all official records of the Board of Park Commissioners of said WHEATON PARK DISTRICT, and I do further certify that the annexed and foregoing Ordinance is a true and correct copy of an Ordinance entitled, “**A RESOLUTION NO. 2025-XX Authorizing the Estimate of Annual Aggregate Levy in Compliance with the Truth in Taxation Law,**” adopted and passed by the Board of Commissioners of the Wheaton Park District on the 15th of October, 2025. The vote to adopt the aforesaid Resolution was as follows:

AYES: _____ NAYS: _____ ABSENT: _____

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the WHEATON PARK DISTRICT.

Michael J. Benard, Secretary,
Board of Commissioners
WHEATON PARK DISTRICT,
County of DuPage, State of Illinois

CERTIFICATE OF PRESIDING OFFICER

I, John Vires hereby certify that I am the duly elected and acting President of the Board of Park Commissioners of the Wheaton Park District, Wheaton, DuPage County, Illinois, and that as such President, I am the presiding officer of the corporate authority of said Park District.

I further certify that the attached copy of the ordinance levying and assessing taxes of the Wheaton Park District for 2025, was adopted pursuant to, and in all respects in compliance with, the provisions of Sections 18-60 through 18-85 of the Truth in Taxation Law ("Law").

The notice and hearing requirements of Sections 18-70 through 18-85 of the Law are inapplicable.

IN WITNESS WHEREOF, I have signed my name in my official capacity as the President and presiding officer of the Board of Park Commissioners of the Wheaton Park District at Wheaton, Illinois this _____ day of _____, 2025.

President, Board of Park Commissioners

Wheaton Park District 2025 Proposed Property Tax Levy

A homeowner
whose



			For the Yr.	Monthly	Daily
House is worth	\$ 900,000	would pay Park District Taxes of:	\$1,705.05	\$142.09	\$4.66
House is worth	\$ 600,000	would pay Park District Taxes of:	\$1,136.70	\$94.72	\$3.11
House is worth	\$ 450,000	would pay Park District Taxes of:	\$852.52	\$71.04	\$2.33
House is worth	\$ 300,000	would pay Park District Taxes of:	\$568.35	\$47.36	\$1.55

Levy Rate History

Levy	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	0.1900	0.1790	0.1773	0.1791	0.1710	0.1867	0.1890	0.1871	0.1841	0.1656
Bond and Interest	0.1742	0.1638	0.1559	0.1491	0.1456	0.1424	0.1160	-	-	-
Bond and Interest Limited	0.1091	0.1033	0.1003	0.0977	0.0973	0.0971	0.0973	0.0978	0.0976	0.0928
IMRF	0.0343	0.0345	0.0318	0.0178	0.0358	0.0189	0.0217	0.0091	0.0068	0.0163
Audit	0.0002	0.0012	0.0005	0.0005	0.0004	0.0004	0.0012	0.0016	0.0005	0.0012
Liability	0.0281	0.0224	0.0259	0.0257	0.0243	0.0221	0.0105	0.0200	0.0232	0.0268
FICA	0.0228	0.0260	0.0241	0.0239	0.0242	0.0143	0.0218	0.0197	0.0170	0.0223
Recreation	0.1875	0.1766	0.1749	0.1768	0.1689	0.1847	0.1870	0.1851	0.1822	0.1640
Museum	0.0421	0.0451	0.0404	0.0417	0.0408	0.0399	0.0395	0.0397	0.0448	0.0412
SRA	0.0392	0.0373	0.0359	0.0346	0.0342	0.0338	0.0334	0.0093	0.0124	0.0154
Aggregate Refunds							0.0027	0.0011	0.0009	0.0018
Total Tax Rate	0.8275	0.7892	0.7670	0.7469	0.7425	0.7403	0.7201	0.5705	0.5695	0.5474

% Increase over Prior Year	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021	2023-2022	2024-2023
General	-0.7%	-5.8%	-0.9%	1.0%	-4.5%	9.2%	1.2%	-1.0%	-1.6%	-10.0%
Bond and Interest	-3.0%	-6.0%	-4.8%	-4.4%	-2.3%	-2.2%	-18.5%	-100.0%	0.0%	0.0%
Bond and Interest Limited	-2.2%	-5.3%	-2.9%	-2.6%	-0.4%	-0.2%	0.2%	0.5%	-0.2%	-4.9%
IMRF	-6.8%	0.6%	-7.8%	-44.0%	101.1%	-47.2%	14.8%	-58.1%	-25.3%	139.7%
Audit	100.0%	500.0%	-58.3%	0.0%	-20.0%	0.0%	200.0%	33.3%	-68.8%	140.0%
Liability	-6.0%	-20.3%	15.6%	-0.8%	-5.4%	-9.1%	-52.5%	90.5%	16.0%	15.5%
FICA	-3.0%	14.0%	-7.3%	-0.8%	1.3%	-40.9%	52.4%	-9.6%	-13.7%	31.2%
Recreation	-0.8%	-5.8%	-1.0%	1.1%	-4.5%	9.4%	1.2%	-1.0%	-1.6%	-10.0%
Museum	-0.5%	7.1%	-10.4%	3.2%	-2.2%	-2.2%	-1.0%	0.5%	12.8%	-8.0%
SRA	-2.0%	-4.8%	-3.8%	-3.6%	-1.2%	-1.2%	-1.2%	-72.2%	33.3%	24.2%
Aggregate Refunds							0.0%	0.0%	0.0%	0.0%
Total Tax Rate	-2.0%	-4.6%	-2.8%	-2.6%	-0.6%	-0.3%	-2.7%	-20.8%	-0.2%	-3.9%

Levy \$ History

Levy	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	3,953,029	3,963,103	4,125,058	4,369,837	4,269,616	4,774,528	4,891,656	5,062,798	5,236,521	5,122,958
Bond and Interest	3,624,304	3,626,571	3,627,166	3,637,871	3,635,416	3,641,632	3,002,286	0	0	0
Bond and Interest Limited	2,269,871	2,287,087	2,333,578	2,383,770	2,429,437	2,483,164	2,518,297	2,646,401	2,776,124	2,870,836
IMRF	713,626	763,838	739,858	434,300	893,873	483,335	561,635	246,240	193,418	504,253
Audit	4,161	26,568	11,633	12,199	9,987	10,229	31,058	43,295	14,222	37,123
Liability	584,632	495,941	602,589	627,051	606,735	565,169	271,759	541,186	659,898	829,078
FICA	474,364	575,646	560,710	583,133	604,238	365,698	564,223	533,069	483,546	689,867
Recreation	3,901,016	3,909,966	4,069,220	4,313,720	4,217,183	4,723,381	4,839,892	5,008,680	5,182,478	5,073,461
Museum	875,908	998,525	939,946	1,017,433	1,018,716	1,020,373	1,022,330	1,074,255	1,274,287	1,274,552
SRA	815,572	825,831	835,249	844,201	853,923	864,376	864,451	251,652	352,704	476,410
Aggregate Refunds							69,881	29,765	25,600	55,684
Total Taxes	17,216,483	17,473,077	17,845,006	18,223,515	18,539,124	18,931,884	18,637,466	15,437,340	16,198,799	16,934,222

% Increase over Prior Year	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021	2023-2022	2024-2023
General	2.3%	0.3%	4.1%	5.9%	-2.3%	11.8%	2.5%	3.5%	3.4%	-2.2%
Bond and Interest	0.0%	0.1%	0.0%	0.3%	-0.1%	0.2%	-17.6%	-100.0%	0.0%	0.0%
Bond and Interest Limited	0.8%	0.8%	2.0%	2.2%	1.9%	2.2%	1.4%	5.1%	4.9%	3.4%
IMRF	-3.9%	7.0%	-3.1%	-41.3%	105.8%	-45.9%	16.2%	-56.2%	-21.5%	160.7%
Audit	106.1%	538.5%	-56.2%	4.9%	-18.1%	2.4%	203.6%	39.4%	-67.2%	161.0%
Liability	-3.1%	-15.2%	21.5%	4.1%	-3.2%	-6.9%	-51.9%	99.1%	21.9%	25.6%
FICA	0.0%	21.4%	-2.6%	4.0%	3.6%	-39.5%	54.3%	-5.5%	-9.3%	42.7%
Recreation	2.2%	0.2%	4.1%	6.0%	-2.2%	12.0%	2.5%	3.5%	3.5%	-2.1%
Museum	2.6%	14.0%	-5.9%	8.2%	0.1%	0.2%	0.2%	5.1%	18.6%	0.0%
SRA	1.0%	1.3%	1.1%	1.1%	1.2%	1.2%	0.0%	-70.9%	40.2%	35.1%
Aggregate Refunds								-57.4%	-14.0%	117.5%
Annual Increase in Taxes	1.0%	1.5%	2.1%	2.1%	1.7%	2.1%	-1.6%	-17.2%	4.9%	4.5%

Annual Increase in Taxes, excluding Bonds	1.4%	2.1%	2.8%	2.7%	2.2%	2.7%	2.4%	-2.5%	4.9%	4.8%
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Annual change in bonds	0.3%	0.3%	0.8%	1.0%	0.7%	1.0%	-9.9%	-52.1%	4.9%	3.4%
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% of Total Levy										
Bonds	34%	34%	33%	33%	33%	32%	30%	17%	17%	17%
Pensions	7%	8%	7%	6%	8%	4%	6%	5%	4%	7%
SRA	5%	5%	5%	5%	5%	5%	5%	2%	2%	3%
Operations	54%	54%	55%	57%	55%	59%	60%	76%	77%	73%

CPI History

CPI Increase History for Tax Levy

Tax Levy Year	CPI %	Annual Increase (Decrease) in CPI	Cumulative Average CPI %
2015	0.8%		0.8%
2016	0.7%	-12.5%	0.8%
2017	2.1%	200.0%	1.2%
2018	2.1%	0.0%	1.4%
2019	1.9%	-9.5%	1.5%
2020	2.3%	21.1%	1.7%
2021	1.4%	-39.1%	1.6%
2022	5.0%	257.1%	2.0%
2023	5.0%	0.0%	2.4%
2024	3.4%	-32.0%	2.5%
2025	2.9%	-14.7%	2.5%
Median CPI %			2%

EAV History

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential	1,745,609,458	1,860,732,961	1,959,814,630	2,055,649,652	2,104,708,507	2,166,784,913	2,194,116,045	2,262,903,892	2,381,705,535	2,597,238,076
Farm	-	-	-	-	-	-	-	-	-	-
Commercial	323,858,307	341,792,379	355,320,407	372,048,160	380,009,396	378,583,925	381,926,626	431,187,153	450,185,988	483,419,806
Industrial	9,771,460	10,173,350	10,110,840	10,736,530	10,548,235	10,304,160	10,336,120	9,867,469	10,364,840	10,892,630
Railroad	1,302,575	1,325,281	1,352,029	1,452,587	1,585,589	1,652,952	1,798,734	1,973,198	2,133,199	2,023,110
TOTAL EAV	2,080,541,800	2,214,023,971	2,326,597,906	2,439,886,929	2,496,851,727	2,557,325,950	2,588,177,525	2,705,931,712	2,844,389,562	3,093,573,622

% Increase(Decrease)

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Residential	3.2%	6.6%	5.3%	4.9%	2.4%	2.9%	1.3%	3.1%	5.2%	9.0%
Farm										
Commercial	2.2%	5.5%	4.0%	4.7%	2.1%	-0.4%	0.9%	12.9%	4.4%	7.4%
Industrial	0.7%	4.1%	-0.6%	6.2%	-1.8%	-2.3%	0.3%	-4.5%	5.0%	5.1%
Railroad	20.0%	1.7%	2.0%	7.4%	9.2%	4.2%	8.8%	9.7%	8.1%	-5.2%
TOTAL EAV	3.06%	6.42%	5.08%	4.87%	2.33%	2.42%	1.21%	4.55%	5.12%	8.76%

Average % Increase(Decrease) in EAV Year by Year

	1998-2015	1998-2016	1998-2017	1998-2018	1998-2019	1998-2020	1998-2021	1998-2022	1998-2023	1998-2024
Residential	3.1%	3.3%	3.4%	3.4%	3.4%	3.4%	3.3%	3.3%	3.3%	3.6%
Farm	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%
Commercial	2.9%	3.1%	3.1%	3.2%	3.2%	3.0%	2.9%	3.3%	3.4%	3.5%
Industrial	21.4%	20.5%	19.4%	18.7%	17.7%	16.8%	16.1%	15.2%	14.8%	14.5%
Railroad	10.1%	9.6%	9.2%	9.1%	9.1%	8.9%	8.9%	8.9%	8.9%	8.4%
TOTAL EAV	3.1%	3.2%	3.3%	3.4%	3.4%	3.3%	3.2%	3.3%	3.4%	3.6%

Composition of EAV

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential	84%	84%	84%	84%	84%	85%	85%	84%	84%	84%
Farm	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial	16%	15%	15%	15%	15%	15%	15%	16%	16%	16%
Industrial	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Railroad	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL EAV	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Current valuation	2,142,799,808	2,268,069,080	2,392,969,616	2,510,745,558	2,570,067,378	2,632,719,266	2,661,265,894	2,739,102,164	2,877,238,728	3,127,759,221
Current valuation % change	3.69%	5.85%	5.51%	4.92%	2.36%	2.44%	1.08%	2.92%	5.04%	8.71%

New Construction History

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
New Construction	13,061,276	31,601,316	18,727,575	15,981,660	9,559,682	11,430,520	16,298,550	50,431,619	10,346,440	9,170,259
% Increase(Decrease) Year by Year	10.2%	141.9%	-40.7%	-14.7%	-40.2%	19.6%	42.6%	209.4%	-79.5%	-11.4%
Average % Increase(Decrease) since 2001	1.4%	10.7%	7.5%	6.2%	3.6%	4.5%	6.4%	16.1%	11.7%	10.7%
Minimum New Construction	10,410,039	10,410,039	10,410,039	10,410,039	9,559,682	9,559,682	9,559,682	9,559,682	9,559,682	9,170,259
Maximum New Construction	24,596,240	31,601,316	31,601,316	31,601,316	31,601,316	31,601,316	31,601,316	50,431,619	50,431,619	50,431,619
10 Year Average New Construction	16,551,061	17,251,569	16,709,703	16,003,186	15,157,859	14,597,771	14,978,957	18,981,115	18,929,409	18,660,890

Limiting Rate

WORKSHEET TO CALCULATE LIMITING RATE FOR LEVY YEAR 2025
Includes TIF Changes

NUMERATOR CALCULATION:

IMPORTANT! Use figures from prior year unless taxes have been abated within the past 3 years; if so, use the year with the highest tax extension amongst the past 3 years.

DuPage County 13,531,291

2025 CPI for Levy Year

2.9%

The CPI is established by the state and provided to the county mid-year.

NUMERATOR → 13,923,698

DENOMINATOR CALCULATION:

IMPORTANT! Use actual figures for the Levy Year; if not available, estimate by using prior year's figures and increase by estimated percentage.

Year	Estimated EAV	Increase Factor	
2025 TIF Valuation (DuPage) (2)	3,093,573,622	X 1.0000	3,093,573,622
2025 Less: DuPage new construction (1)	9,170,259	X 200.0%	27,510,777
DENOMINATOR →	3,084,403,363		3,066,062,845
	Numerator	13,923,698	
	Denominator	3,066,062,845	
			Limiting Rate
			0.4541%

- (1) These figures are from the DuPage County Clerk's March letter, which gives final prior year calculations and information for subsequent year's tax levy. A quicker source is the IDOR website. It posts there in late January.
(2) These figures are per the "FINAL" Tax worksheet for year indicated.

Illinois Dept. of Revenue History of CPI's Used for the PTELL 01/15/2025						
Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	---	---			
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.950	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.06%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021
2020	260.474	1.4%	1.4%		2021	2022
2021	278.802	7.0%	5.0%		2022	2023
2022	296.797	6.5%	5.0%		2023	2024
2023	306.746	3.4%	3.4%		2024	2025
2024	315.605	2.9%	2.9%		2025	2026

LEVY

WHEATON PARK DISTRICT

TAX LEVY WORKSHEET

2025 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A)	(B)	(C)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
			2024	2025	Increase		
			Limited Figures (DuPage)	Proposed Levy (A)+(C)	(Decrease)		
10	General	0.3500	5,122,958	5,306,478	183,520	3.6%	0.1715
20	Recreation	0.3700	5,073,461	5,256,981	183,520	3.6%	0.1699
22	Cosley Zoo	0.0700	1,274,552	1,314,552	40,000	3.1%	0.0425
24	Audit	0.0050	37,123	35,825	(1,298)	-3.5%	0.0012
23	Insurance Liability	None	829,078	750,640	(78,438)	-9.5%	0.0243
26	Retirement-IMRF	None	504,253	575,529	71,276	14.1%	0.0186
25	Retirement-Social Security	None	689,867	807,967	118,100	17.1%	0.0261
	Aggregate Extension		13,531,291	14,047,971	516,680	3.7%	0.4541
	Aggregate Refunds	None	55,684	0	0	0.0%	-
21	SRA	0.0400	476,410	610,000	133,590	28.0%	0.0197
30	Bond & Interest-Limited	None	631,150	628,300	(2,850)	-0.5%	0.0203
30	Annual Bonds-Limited						
	Estimated	None	2,210,759	2,296,023	85,264	3.9%	0.0742
			16,905,295	17,582,295	732,684	4.3%	0.5683

2025 LIMITING RATE		0.4541	
Numerator		Denominator	
Prior Year Levy	13,531,291	Estimated EAV for LY 2024	0.0% 3,093,573,622
CPI % Increase (Decrease)	2.9%	Prior Year New Constr. w/ change of	200.0% (27,510,777)
Levy	13,923,698	Valuation	3,066,062,845

LEVY

WHEATON PARK DISTRICT

TAX LEVY WORKSHEET

2026 Tax Levy (rec'd in subsequent year)

		(A)		(B)	(C)			
Fund #	TAX FUND	2025		2026	Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV	
		Statutory Rate Limit (if applicable)	Extended Figures (DuPage)	Proposed Levy (A)+(C)				
10	General	0.3500	5,306,478	5,392,678	86,200	2%	0.1709	
20	Recreation	0.3700	5,256,981	5,343,181	86,200	2%	0.1693	
22	Cosley Zoo	0.0700	1,314,552	1,364,552	50,000	4%	0.0432	
24	Audit	0.0050	35,825	51,744	15,919	44%	0.0016	
23	Insurance Liability	None	750,640	885,823	135,183	18%	0.0281	
26	Retirement-IMRF	None	575,529	545,780	(29,749)	-5%	0.0173	
25	Retirement-Social Security	None	807,967	797,530	(10,437)	-1%	0.0253	
Aggregate Extension			14,047,971	14,381,287	302,540	2%	0.4558	
21	SRA	0.0400	610,000	610,000	0	0%	0.0193	
30	Bond & Interest-Limited	None	628,300	0	(628,300)	-100%	-	
			15,286,271	14,991,287	(325,760)	-2%	0.4751	

2026 LIMITING RATE		0.4558	
Numerator		Denominator	
Prior Year Levy	13,923,698	Estimated EAV for LY 2025	2.0% 3,155,445,094
CPI % Increase (Decrease)	3.0%	Prior Year New Constr. w/ change of	1.4% (8,895,717)
Levy	14,341,409	Valuation	3,146,549,377

LEVY

WHEATON PARK DISTRICT TAX LEVY WORKSHEET

2027 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	(A)		(B)	(C)	% Increase/ (C)/(A)	Extended Tax (B)/EAV
		Statutory (if applicable)	2026 Extended (DuPage)	2027 Proposed Levy (A)+(C)			
10	General	0.3500	5,392,678	5,540,328	147,650	3%	0.1721
20	Recreation	0.3700	5,343,181	5,490,831	147,650	3%	0.1706
22	Cosley Zoo	0.0700	1,364,552	1,419,552	55,000	4%	0.0441
24	Audit	0.0050	51,744	47,339	(4,405)	-9%	0.0015
23	Insurance Liability	None	885,823	924,316	38,493	4%	0.0287
26	Retirement-IMRF	None	545,780	574,469	28,689	5%	0.0178
25	Retirement-Social Security	None	797,530	814,229	16,699	2%	0.0253
Aggregate Extension			14,381,287	14,811,063	415,660	3%	0.4602
21	SRA	0.0400	610,000	610,000	0	0%	0.0190
30	Bond & Interest-Limited	None	0	0	0	0%	-
			14,991,287	15,421,063	415,660	3%	0.4791

(B) LIMITING RATE		0.4602	
Numerator		Denominator	
Prior Year Levy	14,341,409	Estimated EAV for LY 2026	2.0% 3,218,553,996
CPI % Increase (Decrease)	3.0%	Prior Year New Constr. w/ change of	1.4% (9,017,673)
Levy	14,771,652	Valuation	3,209,536,323

LEVY

WHEATON PARK DISTRICT

TAX LEVY WORKSHEET

2028 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <i>(if applicable)</i>	(A) 2027 Extended Figures <i>(DuPage)</i>	(B) 2028 Proposed Levy <i>(A)+(C)</i>	(C) Increase (Decrease)	% Increase/ Decrease <i>(C)/(A)</i>	Extended Tax Rate <i>(B)/EAV</i>
10	General	0.3500	5,540,328	5,712,253	171,925	3%	0.1740
20	Recreation	0.3700	5,490,831	5,662,756	171,925	3%	0.1725
22	Cosley Zoo	0.0700	1,419,552	1,474,552	55,000	4%	0.0449
24	Audit	0.0050	47,339	50,187	2,848	6%	0.0015
23	Insurance Liability	None	924,316	967,758	43,442	5%	0.0295
26	Retirement-IMRF	None	574,469	575,106	637	0%	0.0175
25	Retirement-Social Security	None	814,229	815,402	1,173	0%	0.0248
Aggregate Extension			14,811,063	15,258,013	427,674	3%	0.4648
21	SRA	0.0400	610,000	610,000	0	0%	0.0186
30	Bond & Interest-Limited	None	0	0	0	0%	-
			15,421,063	15,868,013	427,674	3%	0.4833

(B) LIMITING RATE		0.4648	
Numerator		Denominator	
Prior Year Levy	14,771,652	Estimated EAV for LY 2027	2.0% 3,282,925,076
CPI % Increase (Decrease)	3.0%	Prior Year New Constr. w/ change of	1.4% (9,517,022)
Levy	15,214,801	Valuation	3,273,408,055

LEVY

WHEATON PARK DISTRICT

TAX LEVY WORKSHEET

2029 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <i>(if applicable)</i>	(A)	(B)	(C)	% Increase/ Decrease	Extended Tax Rate
			2028 Extended Figures <i>(DuPage)</i>	2029 Proposed Levy <i>(A)+(C)</i>	Increase (Decrease)	<i>(C)/(A)</i>	<i>(B)/EAV</i>
10	General	0.3500	5,712,253	5,881,739	169,486	3%	0.1756
20	Recreation	0.3700	5,662,756	5,832,242	169,486	3%	0.1742
22	Cosley Zoo	0.0700	1,474,552	1,534,552	60,000	4%	0.0458
24	Audit	0.0050	50,187	51,708	1,521	3%	0.0015
23	Insurance Liability	None	967,758	1,012,617	44,859	5%	0.0302
26	Retirement-IMRF	None	575,106	581,197	6,091	1%	0.0174
25	Retirement-Social Security	None	815,402	823,918	8,516	1%	0.0246
Aggregate Extension			15,258,013	15,717,972	444,083	3%	0.4694
21	SRA	0.0400	610,000	610,000	0	0%	0.0182
30	Bond & Interest-Limited	None	0	0	0	0%	-
			15,868,013	16,327,972	444,083	3%	0.4876

(B) LIMITING RATE		0.4694	
Numerator		Denominator	
Prior Year Levy	15,214,801	Estimated EAV for LY 2028	2.0% 3,348,583,578
CPI % Increase (Decrease)	3.0%	Prior Year New Constr. w/ change of	1.4% (10,044,021)
Levy	15,671,245	Valuation	3,338,539,556

Liability

LIABILITY INSURANCE FUND LEVY (Fund #23)

Levy Year:	2024	2025	2026	2027	2028	2029
Fiscal Year:	2025	2026	2027	2028	2029	2030
Spendable Fund Balance, Beginning of Year	384,913	495,431	417,540	436,411	455,468	476,229
Anticipated Revenue	845,432	756,987	891,494	929,794	973,019	1,017,654
Cash & Revenues	1,230,346	1,252,418	1,309,033	1,366,205	1,428,487	1,493,883
Less: Expenditures	734,915	834,878	872,622	910,737	952,258	995,855
Est. Fund Balance, End of Year	495,431	417,540	436,411	455,468	476,229	498,028
Fund Balance Goal (50% of Budgeted expenditures)	367,457	417,439	436,311	455,369	476,129	497,927
Excess (Deficit) of Fund Balance Goal	127,974	100	100	100	100	100
REVENUE BREAKDOWN						
Actual Extension or Proposed levy	829,078	750,640	885,823	924,316	967,758	1,012,617
Less: Uncollectibles	4,145	3,753	4,429	4,622	4,839	5,063
Subtotal	824,932	746,887	881,394	919,694	962,919	1,007,554
Miscellaneous Income	500	100	100	100	100	100
Interest	20,000	10,000	10,000	10,000	10,000	10,000
Anticipated Revenues	845,432	756,987	891,494	929,794	973,019	1,017,654
EXPENDITURE BREAKDOWN						
PDRMA	637,415	726,003	762,303	800,418	840,439	882,461
Unemployment	30,000	30,000	30,000	30,000	31,500	33,075
Background Checks/Physicals (from HR)	27,500	28,875	30,319	30,319	30,319	30,319
Other Expenditures (Supplies, etc)	40,000	50,000	50,000	50,000	50,000	50,000
Annual Expenditures	734,915	834,878	872,622	910,737	952,258	995,855
PDRMA Annual Premiums (paid monthly)						
	2025 <i>from projections</i>	Budget <i>Estimate</i>	Prior Yr. <i>Estimate + 5%</i>	Prior Yr. <i>Estimate + 5%</i>	Prior Yr. <i>Estimate + 5%</i>	Prior Yr. <i>Estimate + 5%</i>
Property coverage	158,287	166,489	174,813	183,554	192,731	202,368
Workers Comp	319,985	370,618	389,149	408,607	429,037	450,489
Public Liability	110,402	129,906	136,401	143,221	150,382	157,901
Employment Practices Liab.	38,036	46,525	48,851	51,294	53,859	56,552
Pollution Liability	157	167	175	184	193	203
Cyber	10,548	12,299	12,914	13,559	14,237	14,949
Total PDRMA Premiums	637,415	726,003	762,303	800,418	840,439	882,461

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The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

Audit

AUDIT FUND LEVY (Fund #24)

Levy Year:	2024	2025	2026	2027	2028	2029
Fiscal Year:	2025	2026	2027	2028	2029	2030

10-Sep-25	<u>(Budgeted)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>
Fund Balance, Beginning of Year	28,987	31,154	22,500	24,895	24,232	24,956
Anticipated Revenue	37,437	36,146	51,985	47,602	50,436	51,949
Cash & Revenues	66,424	67,300	74,485	72,497	74,668	76,905
Less: Expenditures	35,270	44,800	49,590	48,265	49,712	51,204
Est. Fund Balance, End of Year	31,154	22,500	24,895	24,232	24,956	25,701

Fund Balance Goal (50% of budget)	17,635	22,400	24,795	24,132	24,856	25,602
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Excess (Deficit) of Fund Balance Goal	13,519	100	100	100	100	100
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REVENUE BREAKDOWN

Proposed or actual levy	37,123	35,825	51,744	47,339	50,187	51,708
Less: Uncollectibles	0.5% 186	179	259	237	251	259
Subtotal	36,937	35,646	51,485	47,102	49,936	51,449
Interest	500	500	500	500	500	500
Anticipated Revenues	37,437	36,146	51,985	47,602	50,436	51,949

	2025 <i>from projections</i>	Estimated Expenditures	Estimated Expenditures	Estimated Expenditures	Estimated Expenditures	Estimated Expenditures
EXPENDITURE BREAKDOWN						
Salaries and Wages	0	500	500	500	515	530
Acctg. Services	0	500	500	500	515	530
Legal & Consulting	0	0	0	0	0	0
Audit Fees for Audit fund	35,270	43,800	48,590	47,265	48,682	50,143
	35,270	44,800	49,590	48,265	49,712	51,204

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

FICA

FICA FUND LEVY (Fund #25)

Levy Year:	2024	2025	2026	2027	2028	2029
Fiscal Year:	2025	2026	2027	2028	2029	2030

	<u>(Budgeted)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>
Fund Balance, Beginning of Year	418,657	380,197	419,069	430,147	440,168	443,962
Anticipated Revenue	740,918	874,927	868,862	886,824	889,365	899,239
Cash & Revenues	1,159,574	1,255,124	1,287,932	1,316,971	1,329,533	1,343,200
Less Expenditures	779,377	836,055	857,785	876,803	885,571	894,427
Est. Fund Balance, End of Year	380,197	419,069	430,147	440,168	443,962	448,774
Fund Balance Goal (50% of Budgeted expenditures)	389,689	418,028	428,893	438,402	442,786	447,213
Excess (Deficit) of Fund Balance Goal	(9,491)	1,042	1,254	1,766	1,176	1,560

REVENUE BREAKDOWN	2025	2026	2027	2028	2029	2030
Proposed or extended levy	689,867	807,967	797,530	814,229	815,402	823,918
Less: Uncollectibles	0.5% 3,449	4,040	3,988	4,071	4,077	4,120
Subtotal	686,418	803,927	793,542	810,158	811,325	819,798
CPPRT	39,500	66,000	67,320	68,666	70,040	71,441
Interest	15,000	5,000	8,000	8,000	8,000	8,000
Anticipated Revenues	740,918	874,927	868,862	886,824	889,365	899,239

EXPENDITURE BREAKDOWN	2025	Estimated	Estimated	Estimated	Estimated	Estimated
	<u>from projections</u>	<u>from budget</u>	<u>from budget</u>	<u>from budget</u>	<u>(prior yr + 1%)</u>	<u>(prior yr + 1%)</u>
FICA	779,377	836,055	857,785	876,803	885,571	894,427
Estimated expenditures	779,377	836,055	857,785	876,803	885,571	894,427

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

IMRF

IMRF FUND LEVY (Fund #26)

Levy Year:	2024	2025	2026	2027	2028	2029
Fiscal Year:	2025	2026	2027	2028	2029	2030

	<u>(Budgeted)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>
Fund Balance, Beginning of Year	363,833	321,820	323,700	315,235	322,338	325,036
Anticipated Revenue	547,231	646,651	618,371	648,263	650,270	657,731
Cash & Revenues	911,065	968,470	942,071	963,498	972,607	982,767
Less Expenditures	589,245	644,770	626,836	641,160	647,572	654,047
Est. Fund Balance, End of Year	321,820	323,700	315,235	322,338	325,036	328,719
Fund Balance Goal (50% of Budgeted expenditures)	294,623	322,385	313,418	320,580	323,786	327,024
Excess (Deficit) of Fund Balance Goal	27,197	1,315	1,817	1,758	1,250	1,696

REVENUE BREAKDOWN	2025	2026	2027	2028	2029	2030
Proposed or extended levy	504,253	575,529	545,780	574,469	575,106	581,197
Less: Uncollectibles 0.5%	2,521	2,878	2,729	2,872	2,876	2,906
Subtotal	501,731	572,651	543,051	571,596	572,230	578,291
CPPRT	39,500	66,000	67,320	68,666	70,040	71,441
Interest	6,000	8,000	8,000	8,000	8,000	8,000
Anticipated Revenues	547,231	646,651	618,371	648,263	650,270	657,731

EXPENDITURE BREAKDOWN	2025	Estimated	Estimated	Estimated	Estimated	Estimated
	<u>from projections</u>	<u>from budget input</u>	<u>from budget input</u>	<u>from budget input</u>	<u>(prior yr + 1%)</u>	<u>(prior yr + 1%)</u>
IMRF	589,245	644,770	626,836	641,160	647,572	654,047
Estimated expenditures	589,245	644,770	626,836	641,160	647,572	654,047

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

TO: Board of Commissioners

FROM: Mike Benard, Executive Director

RE: Wage Growth US/Illinois/Metro
Tax Levy & CPI History

DATE: October 8, 2025



Summary

The attached information was requested by President Vires. This information is provided to assist you in your discussions on the Estimate of Annual Aggregate Tax Levy.

Included in this packet, you will find data related to Wage Growth in the U.S. and Illinois Metro areas, along with the following additional materials:

- Wage Growth US/Illinois/Metro
- Comparison of Tax Rate Rankings for DuPage County Park Districts from 2013-2024
- Wheaton Park District Ten-Year Rate History
- Wheaton Park District Ten-Year Levy \$ History
- CPI Ten-Year History

Should you have any questions or need further clarification, please don't hesitate to reach out.

TO: Board of Commissioners
FROM: Mike Benard, Executive Director
CC: Matt Jay, Human Resource Manager
RE: Wage Growth -US/Illinois/Metro
DATE: September 25, 2025



Summary

Per the Board of Commissioners request, below is compiled information and data from multiple sources showing the growth of wages in the US, Illinois, and the Metro Chicagoland area.

SHRM (The Society for Human Resource Management) – SHRM Representative

Stated to reference the latest US Department of Labor – Bureau of Labor Statistics – Employment Cost Index (ECI) and the attached article for most accurate and recent data.

Pontifex Consulting Group - Pete Ronza, President

Consumer Price Index, Urban Consumers (CPI-U) from August 2024 to August 2025 and the Employment Cost Index (ECI) for the Chicago metropolitan area from July 2024 – July 2025. (attached letter)

CPI-U = 3.1%/ECI = 3.7%

HR Source - Kathryn O'Connor – Director, Compensation Services

Stated to use the Parks and Recreation Survey, Not for Profit Survey, Metros Chicago Survey, the latest Department of Labor - Bureau of Labor Statistics – Employment Cost Index (ECI), as well as the World at Work data for National, Illinois, and Metro Chicago (attached) which shows around a 3.5% increase.

Note – Illinois Parks and Recreation Association (IPRA) utilize HR Source for the annual Parks and Recreation Wage Survey.

Below is the information all sources referenced

US Department of Labor - Bureau of Labor Statistics – Employment Cost Index (ECI)

In the 12 months ending June 2025, inflation-adjusted wages and salaries in the US increased by 0.8 percent. Compensation costs for state and local government workers rose by 4.0 percent in the same period. The [Bureau of Labor Statistics \(BLS\)](#) also reported a 3.6 percent increase in total compensation and wages and salaries for civilian workers from March to June 2025.

Employment Cost Index (ECI) Metro - Chicago

Employment Cost Index (ECI) data for the Chicago metropolitan area indicates a 3.6% increase in total

compensation and wages and salaries for the 12-month period ending in June 2025.

Note: Per HR Source – companies (them included) have stopped or stopping publishing wage data outside of surveys and only quoting the US Department of Labor due anti-trust lawsuits related to allegations of companies colluding to fix or suppress employee wages.

Compensation Cost Growth Higher Than Expected in Second Quarter

'Uncertainty around future trends in employer costs remains high,' SHRM economist says

July 31, 2025 | Kathryn Mayer - SHRM

Compensation growth accelerated to a higher level than anticipated in the second quarter of the year, new government data finds, with wages and salaries growing at a faster clip than benefits costs.

The Employment Cost Index (ECI) increased 0.9% in the second quarter of 2025, according to U.S. Bureau of Labor Statistics (BLS) data released July 31. That's the same percentage growth as in the first quarter, and it is higher than the 0.8% growth that economists predicted. Wages and salaries increased 1% from March, up from a 0.8% rise in the first quarter, and benefits costs increased 0.7%, down from a 1.2% rise in the first quarter.

Year over year, compensation costs in the U.S. for private-industry workers rose 3.5%. Wages and salaries increased 3.5% for the 12-month period ending in June, while the cost of benefits increased 3.4% for that period.

The ECI measures changes in the cost to employers of employees' wages and benefits over time. The Federal Reserve closely watches the ECI and the trajectory of wage growth as it considers interest rate changes.

Although the data shows higher than anticipated growth, the figure still largely suggests that wage growth has moderated in 2025, said Andrea Medici, labor economist at SHRM, adding that the growth rate in year-over-year average hourly earnings has declined during the first six months of 2025.

"These dynamics are likely to exert downward pressure on overall compensation costs, providing employers with some relief compared to the accelerated wage growth seen in prior years," Medici said.

The ECI found that wages and salaries rose at a higher rate, suggesting that employers still need to budget for annual salary increases to remain competitive. However, other recent data has suggested that employers are pumping the brakes on overly competitive pay raises as more organizations say they are less concerned with retaining and attracting employees and more concerned with addressing economic volatility.

A March 2025 Mercer survey found that employers are issuing lower-than-anticipated annual pay increases. So far in 2025, employers delivered an average merit increase — the percentage of payroll given to employees as a base salary increase for merit — of 3.2%, below the 3.3% they projected that they would give last November. The average total increase that employers gave in 2025 was 3.5%, which accounts for all salary increases, including merit, promotional, cost-of-living, and other adjustments. That's also lower than employers' fall projections, when they said they expected to deliver an average 3.6% pay bump.

Meanwhile, a recent survey of 1,569 U.S. organizations from consulting firm WTW found that a majority of employers are planning to stay flat with salaries — or decrease them — in the next year. About 3 out of 5 organizations saw their salary budgets change in the last pay cycle, according to WTW: Of those, 53% reported no change between their anticipated and actual pay budgets in 2025, 31% said they are projecting lower salary increase budgets than last year, and 15% plan to boost salary increases in the next year.

Overall, Medici said, “uncertainty around future trends in employer costs remains high, particularly as they relate to rising health care costs.”

Employers' health care costs grew 4.5% in 2024, and they are expected to increase by an average of 5.8% this year, according to Mercer.

Employers would be well served to closely monitor trends in wage growth and health care costs “to balance competitive compensation packages with long-term cost sustainability,” Medici said.



September 25, 2025

Matthew Jay
Human Resources Manager
Wheaton Park District
855 West Prairie Avenue
Wheaton, IL 60187

Dear Matthew:

Per your request, I have researched the labor market trend information for in regard to the Consumer Price Index Urban Consumers (CPI-U) from August 2024 to August 2025 and the Employment Cost Index (ECI) for the Chicago metropolitan area from July 2024 to July 2025

CPI-U = 3.1%

ECI = 3.7%

The CPI-U is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services.

The ECI measures the change in the hourly labor cost to employers over time. The ECI uses a fixed "basket" of labor to produce a pure cost change, free from the effects of workers moving between occupations and industries and includes both the cost of wages and salaries.

Wheaton Park District's existing pay ranges were developed by us in your study that was conducted in July of 2022. Based upon projected labor market trends, we would recommend a 3% increase to the salary ranges (minimum, midpoint and maximum rates). Wheaton Park District should also examine market movement at a minimum of every two (2) years to assess any necessary modifications to the salary structure to ensure continued attraction and retention of talent.

Should you need any additional information or have questions, please call me at 612.803.3516 or email at pronza@pontifex-hr.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ronza".

Peter Ronza, CCP, SPHR
President

2025-2026

Salary Increase Budgets

WorldatWork

GEOGRAPHY US (COUNTRY) + COUNTRY - US (GEOGRAPHY) ▼	REVENUE SIZE All ▼	25th Percentile 75th Percentile Average/Mean Median	☐ Select all ☐ Nonexempt Hourly Nonunion (NHN) ☐ Nonexempt Salaried (NES) ☐ Exempt Salaried (ES) ☐ Officers/Executives (OE)
INDUSTRY All ▼	ORGANIZATION SIZE All ▼	☐ Exclude 0% Responses ☒ Include 0% Responses	

Salary Increase Budgets

		2025 General Increases / COLA % (n)	2025 Merit Increases % (n)	2025 Other Increases % (n)	2025 Total Increases % (n)	2026 General Increases / COLA % (n)	2026 Merit Increases % (n)	2026 Other Increases % (n)	2026 Total Increases % (n)
COUNTRY - US	NHN	1.5 (383)	3.2 (1186)	0.8 (453)	3.7 (1298)	1.6 (318)	3.2 (1097)	0.8 (389)	3.6 (1205)
	NES	1.4 (148)	3.2 (532)	0.8 (188)	3.7 (568)	1.5 (133)	3.2 (488)	0.8 (172)	3.6 (525)
	ES	1.3 (442)	3.3 (1433)	0.8 (567)	3.7 (1541)	1.5 (363)	3.2 (1322)	0.8 (479)	3.6 (1430)
	OE	1.1 (329)	3.2 (1022)	0.7 (433)	3.6 (1098)	1.3 (259)	3.2 (936)	0.7 (354)	3.6 (1015)
	All	1.3 (1302)	3.2 (4173)	0.8 (1641)	3.7 (4505)	1.5 (1073)	3.2 (3843)	0.8 (1394)	3.6 (4175)

Months Between Increases

		Months Between Increases 2025	Projected Months Between Increases 2026
COUNTRY - US	NHN	11.7 (1345)	11.8 (1345)
	NES	11.7 (590)	11.8 (590)
	ES	11.8 (1574)	11.9 (1574)
	OE	11.8 (1169)	11.9 (1169)
	All	11.8 (4678)	11.9 (4678)

Salary Increase Budgets

Salary Structure Adjustment

Promotional Increases

Variable Pay

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2025-2026

Salary Increase Budgets

WorldatWork
BOSTON INSTITUTE FOR RESEARCH

GEOGRAPHY

US (COUNTRY) + STATE - ILLINOIS (GEOGRAPHY) ▼

REVENUE SIZE

All ▼

25th Percentile
75th Percentile
Average/Mean
Median

Select all

- ☒
- Nonexempt Hourly Nonunion (NHN)
-
- ☒
- Nonexempt Salaried (NS)
-
- ☒
- Exempt Salaried (ES)
-
- ☒
- Officers/Executives (OE)

INDUSTRY

All ▼

ORGANIZATION SIZE

All ▼

- ☐
- Exclude 0% Responses
-
- ☒
- Include 0% Responses

Salary Increase Budgets

		2025 General Increases / COLA % (n)	2025 Merit Increases % (n)	2025 Other Increases % (n)	2025 Total Increases % (n)	2025 General Increases / COLA % (n)	2025 Merit Increases % (n)	2025 Other Increases % (n)	2025 Total Increases % (n)
STATE - ILLINOIS	NHN	1.0 (173)	3.2 (659)	0.7 (251)	3.6 (695)	1.2 (137)	3.2 (610)	0.7 (214)	3.5 (643)
	NS	1.0 (77)	3.2 (325)	0.8 (112)	3.6 (339)	1.2 (67)	3.2 (303)	0.7 (103)	3.5 (317)
	ES	0.8 (202)	3.2 (796)	0.8 (316)	3.6 (829)	1.0 (159)	3.2 (738)	0.7 (263)	3.6 (770)
	OE	0.7 (167)	3.1 (604)	0.7 (256)	3.5 (629)	1.0 (122)	3.2 (556)	0.7 (207)	3.5 (580)
	ALL	0.9 (619)	3.2 (2384)	0.7 (935)	3.6 (2492)	1.1 (485)	3.2 (2207)	0.7 (787)	3.5 (2310)

Months Between Increases

		Months Between Increases 2025	Projected Months Between Increases 2026
STATE - ILLINOIS	NHN	11.6 (718)	11.7 (718)
	NS	11.7 (352)	11.8 (352)
	ES	11.8 (839)	11.9 (839)
	OE	11.8 (662)	12.0 (662)
	ALL	11.7 (2571)	11.9 (2571)

Salary Increase Budgets

Salary Structure Adjustments

Personalized Increases

Variable Pay

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2025-2026

Salary Increase Budgets

WorldatWork

GEOGRAPHY

US (COUNTRY) + METRO AREA - CHICAGO (GEOGRAP...

REVENUE SIZE

All

25th Percentile
75th Percentile
Average/Mean
Median☐ Select all
☐ Nonexempt Hourly Nonunion (NHND)
☐ Nonexempt Salaried (NS)
☐ Exempt Salaried (ES)
☐ Officers/Executives (OE)

INDUSTRY

All

ORGANIZATION SIZE

All

☐ Exclude 0% Responses
☒ Include 0% Responses

Salary Increase Budgets

		2025 General Increases / COLA % (n)	2025 Merit Increases % (n)	2025 Other Increases % (n)	2025 Total Increases % (n)	2026 General Increases / COLA % (n)	2026 Merit Increases % (n)	2026 Other Increases % (n)	2026 Total Increases % (n)
METRO AREA - CHICAGO	MIN	1.1 (149)	3.2 (574)	0.7 (219)	3.6 (606)	1.3 (122)	3.2 (531)	0.7 (106)	3.6 (559)
	15	1.0 (70)	3.2 (279)	0.8 (99)	3.6 (292)	1.2 (61)	3.2 (258)	0.7 (89)	3.5 (271)
	50	0.9 (177)	3.2 (697)	0.8 (280)	3.6 (727)	1.1 (142)	3.2 (645)	0.7 (232)	3.6 (673)
	75	0.7 (149)	3.1 (535)	0.7 (231)	3.5 (557)	1.0 (108)	3.2 (492)	0.7 (186)	3.5 (512)
	ALL	0.9 (545)	3.2 (2085)	0.7 (829)	3.6 (2182)	1.1 (433)	3.2 (1926)	0.7 (693)	3.5 (2015)

Months Between Increases

		Months Between Increase 2025	Projected Months Between Increases 2026
METRO AREA - CHICAGO	MIN	11.6 (627)	11.7 (627)
	15	11.7 (302)	11.8 (302)
	50	11.8 (736)	11.9 (736)
	75	11.8 (587)	11.9 (587)
	ALL	11.7 (2252)	11.8 (2252)

Salary Increase Budgets

Salary Structure Adjustments

Financial Increases

Variable Pay

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2013 Tax Rate	Rank	Park District
.8104	1	WHEATON
.7515	2	BARTLETT
.6555	3	WINFIELD
.6412	4	ST. CHARLES
.6249	5	FOX VALLEY
.6087	6	CAROL STREAM
.5967	7	WOODRIDGE
.5759	8	ROSELLE
.5673	9	HANOVER PARK
.5626	10	ITASCA
.5530	11	OAKBROOK TERRACE COMMUNITY
.5394	12	YORK CENTER
.5393	13	WARRENVILLE
.5345	14	LEMONT
.5290	15	LISLE
.5097	16	BENSENVILLE
.4917	17	WEST CHICAGO
.4852	18	WOOD DALE
.4659	19	ADDISON
.4543	20	LOMBARD
.4381	21	WESTMONT
.4377	22	GLEN ELLYN
.4154	23	BLOOMINGDALE
.4150	24	ELMHURST
.3984	25	CLARENDON HILLS
.3772	26	BUTTERFIELD
.3709	27	MEDINAH
.3691	28	DOWNERS GROVE
.3525	29	DARIEN
.3358	30	NAPERVILLE
.2369	31	OAK BROOK
.2160	32	BURR RIDGE
.1435	33	GLEN ELLYN COUNTRYSIDE
.1100	34	WARDS CREEK
.0821	35	GOLFVIEW HILLS
.0622	36	TRI-STATE
.0479	37	BROOKERIDGE
.0412	38	53 TRAILS ESTATES

2014 Tax Rate	Rank	Park District
.8442	1	WHEATON
.7097	2	BARTLETT
.6983	3	WINFIELD
.6639	4	ST. CHARLES
.6570	5	CAROL STREAM
.6331	6	FOX VALLEY
.6112	7	WOODRIDGE
.6018	8	ROSELLE
.5850	9	ITASCA
.5834	10	HANOVER PARK
.5639	11	OAKBROOK TERRACE COMMUNITY
.5618	12	LEMONT
.5604	13	WARRENVILLE
.5474	14	YORK CENTER
.5417	15	LISLE
.5179	16	BENSENVILLE
.4955	17	WOOD DALE
.4800	18	ADDISON
.4731	19	BUTTERFIELD
.4664	20	LOMBARD
.4534	21	GLEN ELLYN
.4531	22	WESTMONT
.4334	23	BLOOMINGDALE
.4239	24	WEST CHICAGO
.4200	25	ELMHURST
.3967	26	CLARENDON HILLS
.3923	27	MEDINAH
.3765	28	DOWNERS GROVE
.3605	29	DARIEN
.3397	30	NAPERVILLE
.2442	31	OAK BROOK
.2165	32	BURR RIDGE
.1481	33	GLEN ELLYN COUNTRYSIDE
.1103	34	WARDS CREEK
.0832	35	GOLFVIEW HILLS
.0659	36	TRI-STATE
.0482	37	BROOKERIDGE
.0423	38	53 TRAILS ESTATES

2015 Tax Rate	Rank	Park District
.8275	1	WHEATON
.7228	2	BARTLETT
.6878	3	WINFIELD
.6574	4	ST. CHARLES
.6562	5	CAROL STREAM
.6099	6	HANOVER PARK
.6044	7	WOODRIDGE
.6014	8	FOX VALLEY
.5897	9	ROSELLE
.5644	10	LEMONT
.5581	11	ITASCA
.5461	12	WARRENVILLE
.5411	13	LISLE
.5365	14	OAKBROOK TERRACE COMMUNITY
.5274	15	YORK CENTER
.5232	16	BENSENVILLE
.5054	17	WEST CHICAGO
.4957	18	WOOD DALE
.4720	19	ADDISON
.4577	20	BUTTERFIELD
.4546	21	LOMBARD
.4495	22	WESTMONT
.4435	23	GLEN ELLYN
.4225	24	BLOOMINGDALE
.3800	25	ELMHURST
.3767	26	CLARENDON HILLS
.3684	27	MEDINAH
.3624	28	DOWNERS GROVE
.3590	29	DARIEN
.3317	30	NAPERVILLE
.2349	31	OAK BROOK
.2139	32	BURR RIDGE
.1520	33	GLEN ELLYN COUNTRYSIDE
.1083	34	WARDS CREEK
.0802	35	GOLFVIEW HILLS
.0632	36	TRI-STATE
.0478	37	BROOKERIDGE
.0428	38	53 TRAILS ESTATES

2016 Tax Rate	Rank	Park District
.7892	1	WHEATON
.6821	2	BARTLETT
.6513	3	WINFIELD
.6424	4	ST. CHARLES
.6395	5	CAROL STREAM
.5776	6	WOODRIDGE
.5742	7	LEMONT
.5627	8	FOX VALLEY
.5606	9	HANOVER PARK
.5527	10	ROSELLE
.5348	11	ITASCA
.5172	12	OAKBROOK TERRACE COMMUNITY
.5167	13	LISLE
.5131	14	WARRENVILLE
.4999	15	YORK CENTER
.4932	16	BENSENVILLE
.4889	17	WEST CHICAGO
.4707	18	WOOD DALE
.4435	19	ADDISON
.4407	20	BUTTERFIELD
.4374	21	LOMBARD
.4327	22	WESTMONT
.4011	23	BLOOMINGDALE
.3981	24	GLEN ELLYN
.3615	25	CLARENDON HILLS
.3584	26	ELMHURST
.3524	27	MEDINAH
.3433	28	DARIEN
.3425	29	DOWNERS GROVE
.3195	30	NAPERVILLE
.2229	31	OAK BROOK
.2116	32	BURR RIDGE
.1418	33	GLEN ELLYN COUNTRYSIDE
.1021	34	WARDS CREEK
.0761	35	GOLFVIEW HILLS
.0598	36	TRI-STATE
.0454	37	BROOKERIDGE
.0393	38	53 TRAILS ESTATES

2017 Tax Rate	Rank	Park District
.7670	1	WHEATON
.6711	2	BARTLETT
.6335	3	ST. CHARLES
.6306	4	CAROL STREAM
.5936	5	WINFIELD
.5696	6	WOODRIDGE
.5415	7	HANOVER PARK
.5334	8	ROSELLE
.5307	9	FOX VALLEY
.5201	10	LEMONT
.5165	11	LISLE
.5097	12	ITASCA
.4862	13	WARRENVILLE
.4828	14	OAKBROOK TERRACE COMMUNITY
.4771	15	YORK CENTER
.4758	16	BENSENVILLE
.4744	17	WEST CHICAGO
.4673	18	WOOD DALE
.4581	19	BLOOMINGDALE
.4264	20	BUTTERFIELD
.4249	21	LOMBARD
.4234	22	WESTMONT
.4199	23	ADDISON
.3472	24	CLARENDON HILLS
.3454	25	ELMHURST
.3394	26	DARIEN
.3371	27	MEDINAH
.3360	28	DOWNERS GROVE
.3162	29	NAPERVILLE
.3090	30	GLEN ELLYN
.2184	31	OAK BROOK
.2071	32	BURR RIDGE
.1307	33	GLEN ELLYN COUNTRYSIDE
.0991	34	WARDS CREEK
.0743	35	GOLFVIEW HILLS
.0584	36	TRI-STATE
.0447	37	BROOKERIDGE
.0369	38	53 TRAILS ESTATES

2018 Tax Rate	Rank	Park District
.7469	1	WHEATON
.6292	2	CAROL STREAM
.6260	3	ST. CHARLES
.6216	4	BARTLETT
.5834	5	WINFIELD
.5594	6	WOODRIDGE
.5195	7	HANOVER PARK
.5194	8	LISLE
.5133	9	ITASCA
.5121	10	ROSELLE
.4913	11	FOX VALLEY
.4708	12	BENSENVILLE
.4698	13	WARRENVILLE
.4684	14	YORK CENTER
.4683	15	WEST CHICAGO
.4632	16	WOOD DALE
.4592	17	OAKBROOK TERRACE COMMUNITY
.4457	18	BLOOMINGDALE
.4200	19	BUTTERFIELD
.4185	20	WESTMONT
.4175	21	LOMBARD
.4110	22	ADDISON
.3909	23	LEMONT
.3397	24	CLARENDON HILLS
.3354	25	ELMHURST
.3301	26	MEDINAH
.3280	27	DARIEN
.3256	28	DOWNERS GROVE
.3149	29	NAPERVILLE
.3025	30	GLEN ELLYN
.2941	31	OAK BROOK
.1924	32	BURR RIDGE
.1207	33	GLEN ELLYN COUNTRYSIDE
.0972	34	WARDS CREEK
.0725	35	GOLFVIEW HILLS
.0578	36	TRI-STATE
.0455	37	BROOKERIDGE
.0360	38	53 TRAILS ESTATES

2019 Tax Rate	Rank	Park District
.7425	1	WHEATON
.6282	2	ST. CHARLES
.6170	3	CAROL STREAM
.6095	4	WINFIELD
.6028	5	BARTLETT
.5446	6	WOODRIDGE
.5166	7	LISLE
.5137	8	ROSELLE
.5113	9	ITASCA
.5052	10	LEMONT
.4895	11	FOX VALLEY
.4796	12	HANOVER PARK
.4644	13	BENSENVILLE
.4616	14	WOOD DALE
.4603	15	WEST CHICAGO
.4585	16	YORK CENTER
.4577	17	WARRENVILLE
.4562	18	BLOOMINGDALE
.4335	19	OAKBROOK TERRACE COMMUNITY
.4147	20	BUTTERFIELD
.4103	21	WESTMONT
.3971	22	LOMBARD
.3875	23	ADDISON
.3464	24	CLARENDON HILLS
.3335	25	ELMHURST
.3230	26	DOWNERS GROVE
.3227	27	DARIEN
.3211	28	MEDINAH
.3060	29	NAPERVILLE
.3057	30	GLEN ELLYN
.2923	31	OAK BROOK
.2018	32	BURR RIDGE
.1078	33	GLEN ELLYN COUNTRYSIDE
.0992	34	WARDS CREEK
.0716	35	GOLFVIEW HILLS
.0576	36	TRI-STATE
.0459	37	BROOKERIDGE
.0339	38	53 TRAILS ESTATES

2020 Tax Rate	Rank	Park District
.7403	1	WHEATON
.6369	2	ST. CHARLES
.5991	3	CAROL STREAM
.5980	4	BARTLETT
.5806	5	WINFIELD
.5338	6	WOODRIDGE
.5104	7	ROSELLE
.5080	8	LISLE
.5001	9	LEMONT
.4889	10	ITASCA
.4762	11	HANOVER PARK
.4744	12	BENSENVILLE
.4573	13	FOX VALLEY
.4572	14	WOOD DALE
.4536	15	BLOOMINGDALE
.4495	16	WARRENVILLE
.4339	17	WEST CHICAGO
.4276	18	YORK CENTER
.4214	19	OAKBROOK TERRACE COMMUNITY
.4147	20	BUTTERFIELD
.4055	21	WESTMONT
.3933	22	LOMBARD
.3768	23	ADDISON
.3490	24	CLARENDON HILLS
.3281	25	ELMHURST
.3225	26	MEDINAH
.3177	27	DOWNERS GROVE
.3174	28	DARIEN
.3043	29	GLEN ELLYN
.2931	30	NAPERVILLE
.2874	31	OAK BROOK
.2041	32	BURR RIDGE
.1048	33	GLEN ELLYN COUNTRYSIDE
.0977	34	WARDS CREEK
.0696	35	GOLFVIEW HILLS
.0572	36	TRI-STATE
.0448	37	BROOKERIDGE
.0325	38	53 TRAILS ESTATES

2021 Tax Rate	Rank	Park District
.7201	1	WHEATON
.6465	2	CAROL STREAM
.6339	3	ST. CHARLES
.5941	4	BARTLETT
.5773	5	WINFIELD
.5323	6	WOODRIDGE
.5165	7	LISLE
.5076	8	ROSELLE
.4859	9	HANOVER PARK
.4562	10	BENSENVILLE
.4533	11	WARRENVILLE
.4518	12	WOOD DALE
.4485	13	BLOOMINGDALE
.4330	14	FOX VALLEY
.4296	15	WEST CHICAGO
.4268	16	OAKBROOK TERRACE COMMUNITY
.4238	17	YORK CENTER
.4179	18	BUTTERFIELD
.4177	19	ITASCA
.4057	20	WESTMONT
.4029	21	LEMONT
.3938	22	LOMBARD
.3764	23	ADDISON
.3482	24	CLARENDON HILLS
.3259	25	ELMHURST
.3199	26	MEDINAH
.3171	27	DARIEN
.3162	28	DOWNERS GROVE
.3064	29	GLEN ELLYN
.3013	30	NAPERVILLE
.3003	31	OAK BROOK
.2047	32	BURR RIDGE
.0999	33	GLEN ELLYN COUNTRYSIDE
.0968	34	WARDS CREEK
.0683	35	GOLFVIEW HILLS
.0571	36	TRI-STATE
.0440	37	BROOKERIDGE
.0308	38	53 TRAILS ESTATES

2022 Tax Rate	Rank	Park District
.6427	1	CAROL STREAM
.6290	2	ST. CHARLES
.5707	3	BARTLETT
.5705	4	WHEATON
.5646	5	WINFIELD
.5423	6	WOODRIDGE
.5375	7	LEMONT
.5009	8	ROSELLE
.4787	9	HANOVER PARK
.4599	10	WOOD DALE
.4593	11	BENSEN VILLE
.4577	12	WARRENVILLE
.4542	13	LISLE
.4414	14	BLOOMINGDALE
.4370	15	YORK CENTER
.4298	16	OAKBROOK TERRACE COMMUNITY
.4265	17	WEST CHICAGO
.4229	18	ITASCA
.4202	19	FOX VALLEY
.4182	20	WESTMONT
.4152	21	BUTTERFIELD
.3975	22	LOMBARD
.3785	23	ADDISON
.3756	24	GLEN ELLYN
.3534	25	CLARENDON HILLS
.3285	26	ELMHURST
.3277	27	DARIEN
.3270	28	DOWNERS GROVE
.3178	29	MEDINAH
.3081	30	OAK BROOK
.3002	31	NAPERVILLE
.2124	32	BURR RIDGE
.1000	33	WARDS CREEK
.0939	34	GLEN ELLYN COUNTRYSIDE
.0695	35	GOLFVIEW HILLS
.0594	36	TRI-STATE
.0437	37	BROOKERIDGE
.0290	38	53 TRAILS ESTATES

2023 Tax Rate	Rank	Park District
.6324	1	ST CHARLES
.6227	2	CAROL STREAM
.5712	3	WINFIELD
.5695	4	WHEATON
.5461	5	BARTLETT
.5448	6	WOODRIDGE
.5331	7	LEMONT
.5079	8	ROSELLE
.4695	9	OAKBROOK TERRACE
.4634	10	WARRENVILLE
.4573	11	BENSENVILLE
.4542	12	LISLE
.4509	13	BLOOMINGDALE
.4486	14	YORK CENTER
.4484	15	HANOVER PARK
.4424	16	BUTTERFIELD
.4352	17	WOOD DALE
.4207	18	WESTMONT
.4164	19	ITASCA
.4162	20	WEST CHICAGO
.4005	21	FOX VALLEY
.3746	22	GLEN ELLYN
.3728	23	ADDISON
.3674	24	LOMBARD
.3540	25	CLARENDON HILLS
.3409	26	DOWNERS GROVE
.3341	27	DARIEN
.3272	28	ELMHURST
.3265	29	OAK BROOK
.3022	30	MEDINAH
.2967	31	NAPERVILLE
.2171	32	BURR RIDGE
.0990	33	WARDS CREEK
.0859	34	GLEN ELLYN COUNTRYSIDE
.0675	35	GOLFVIEW HILLS
.0589	36	TRI-STATE
.0434	37	BROOKERIDGE
.0292	38	53 TRAILS ESTATES

2024 Tax Rate	Rank	Park District
.5964	1	CAROL STREAM
.5916	2	ST. CHARLES
.5719	3	WINFIELD
.5474	4	WHEATON
.5421	5	ROSELLE
.5245	6	BARTLETT
.5189	7	WOODRIDGE
.4993	8	HANOVER PARK
.4953	9	YORK CENTER
.4854	10	ELMHURST
.4663	11	OAKBROOK TERRACE COMMUNITY
.4480	12	WARRENVILLE
.4410	13	BENSENVILLE
.4398	14	CLARENDON HILLS
.4318	15	LISLE
.4277	16	BLOOMINGDALE
.4221	17	BUTTERFIELD
.4174	18	WOOD DALE
.4095	19	ITASCA
.4055	20	WESTMONT
.3955	21	WEST CHICAGO
.3766	22	FOX VALLEY
.3560	23	ADDISON
.3558	24	GLEN ELLYN
.3526	25	LOMBARD
.3335	26	DOWNERS GROVE
.3173	27	DARIEN
.3061	28	OAK BROOK
.2969	29	LEMONT
.2899	30	MEDINAH
.2835	31	NAPERVILLE
.2048	32	BURR RIDGE
.0935	33	WARDS CREEK
.0785	34	GLEN ELLYN COUNTRYSIDE
.0623	35	GOLFVIEW HILLS
.0562	36	TRI-STATE
.0403	37	BROOKERIDGE
.0276	38	53 TRAILS ESTATES

Levy Rate History

Levy	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	0.1834	0.1914	0.1900	0.1790	0.1773	0.1791	0.1710	0.1867	0.1890	0.1871	0.1841	0.1656
Bond and Interest	0.1641	0.1796	0.1742	0.1638	0.1559	0.1491	0.1456	0.1424	0.1160	-	-	-
Bond and Interest Limited	0.1088	0.1116	0.1091	0.1033	0.1003	0.0977	0.0973	0.0971	0.0973	0.0978	0.0976	0.0928
IMRF	0.0417	0.0368	0.0343	0.0345	0.0318	0.0178	0.0358	0.0189	0.0217	0.0091	0.0068	0.0163
Audit	0.0001	0.0001	0.0002	0.0012	0.0005	0.0005	0.0004	0.0004	0.0012	0.0016	0.0005	0.0012
Liability	0.0261	0.0299	0.0281	0.0224	0.0259	0.0257	0.0243	0.0221	0.0105	0.0200	0.0232	0.0268
FICA	0.0250	0.0235	0.0228	0.0260	0.0241	0.0239	0.0242	0.0143	0.0218	0.0197	0.0170	0.0223
Recreation	0.1811	0.1890	0.1875	0.1766	0.1749	0.1768	0.1689	0.1847	0.1870	0.1851	0.1822	0.1640
Museum	0.0401	0.0423	0.0421	0.0451	0.0404	0.0417	0.0408	0.0399	0.0395	0.0397	0.0448	0.0412
SRA	0.0400	0.0400	0.0392	0.0373	0.0359	0.0346	0.0342	0.0338	0.0334	0.0093	0.0124	0.0154
Aggregate Refunds									0.0027	0.0011	0.0009	0.0018
Total Tax Rate	0.8104	0.8442	0.8275	0.7892	0.7670	0.7469	0.7425	0.7403	0.7201	0.5705	0.5695	0.5474

% Increase over Prior Year	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021	2023-2022	2024-2023
General	7.2%	4.4%	-0.7%	-5.8%	-0.9%	1.0%	-4.5%	9.2%	1.2%	-1.0%	-1.6%	-10.0%
Bond and Interest	13.6%	9.4%	-3.0%	-6.0%	-4.8%	-4.4%	-2.3%	-2.2%	-18.5%	-100.0%	0.0%	0.0%
Bond and Interest Limited	5.9%	2.6%	-2.2%	-5.3%	-2.9%	-2.6%	-0.4%	-0.2%	0.2%	0.5%	-0.2%	-4.9%
IMRF	8.0%	-11.8%	-6.8%	0.6%	-7.8%	-44.0%	101.1%	-47.2%	14.8%	-58.1%	-25.3%	139.7%
Audit	-50.0%	0.0%	100.0%	500.0%	-58.3%	0.0%	-20.0%	0.0%	200.0%	33.3%	-68.8%	140.0%
Liability	-15.3%	14.6%	-6.0%	-20.3%	15.6%	-0.8%	-5.4%	-9.1%	-52.5%	90.5%	16.0%	15.5%
FICA	19.0%	-6.0%	-3.0%	14.0%	-7.3%	-0.8%	1.3%	-40.9%	52.4%	-9.6%	-13.7%	31.2%
Recreation	7.4%	4.4%	-0.8%	-5.8%	-1.0%	1.1%	-4.5%	9.4%	1.2%	-1.0%	-1.6%	-10.0%
Museum	9.3%	5.5%	-0.5%	7.1%	-10.4%	3.2%	-2.2%	-2.2%	-1.0%	0.5%	12.8%	-8.0%
SRA	0.0%	0.0%	-2.0%	-4.8%	-3.8%	-3.6%	-1.2%	-1.2%	-1.2%	-72.2%	33.3%	24.2%
Aggregate Refunds									0.0%	0.0%	0.0%	0.0%
Total Tax Rate	7.5%	4.2%	-2.0%	-4.6%	-2.8%	-2.6%	-0.6%	-0.3%	-2.7%	-20.8%	-0.2%	-3.9%

Levy \$ History

Levy	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	3,739,098	3,863,862	3,953,029	3,963,103	4,125,058	4,369,837	4,269,816	4,774,528	4,891,656	5,062,798	5,236,521	5,122,958
Bond and Interest	3,345,616	3,625,651	3,624,304	3,626,571	3,627,166	3,637,871	3,635,416	3,641,632	3,002,286	0	0	0
Bond and Interest Limited	2,218,178	2,252,910	2,269,871	2,287,087	2,333,578	2,383,770	2,429,437	2,483,164	2,518,297	2,646,401	2,776,124	2,870,836
IMRF	850,166	742,895	713,626	763,838	739,858	434,300	893,873	483,335	561,635	246,240	193,418	504,253
Audit	2,039	2,019	4,161	26,568	11,633	12,199	9,987	10,229	31,058	43,295	14,222	37,123
Liability	532,118	603,602	584,632	495,941	602,589	627,051	606,735	565,169	271,759	541,186	659,898	829,078
FICA	509,692	474,403	474,364	575,646	560,710	583,133	604,238	365,698	564,223	533,069	483,546	689,867
Recreation	3,692,207	3,815,412	3,901,016	3,909,966	4,069,220	4,313,720	4,217,183	4,723,381	4,839,892	5,008,680	5,182,478	5,073,461
Museum	817,545	853,925	875,908	998,525	939,946	1,017,433	1,018,716	1,020,373	1,022,330	1,074,255	1,274,287	1,274,552
SRA	815,507	807,495	815,572	825,831	835,249	844,201	853,923	864,376	864,451	251,652	352,704	476,410
Aggregate Refunds									69,881	29,765	25,600	55,684
Total Taxes	16,522,166	17,042,174	17,216,483	17,473,077	17,845,006	18,223,515	18,539,124	18,931,884	18,637,466	15,437,340	16,198,799	16,934,222

% Increase over Prior Year	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021	2023-2022	2024-2023
General	2.9%	3.3%	2.3%	0.3%	4.1%	5.9%	-2.3%	11.8%	2.5%	3.5%	3.4%	-2.2%
Bond and Interest	9.1%	8.4%	0.0%	0.1%	0.0%	0.3%	-0.1%	0.2%	-17.6%	-100.0%	0.0%	0.0%
Bond and Interest Limited	1.7%	1.6%	0.8%	0.8%	2.0%	2.2%	1.9%	2.2%	1.4%	5.1%	4.9%	3.4%
IMRF	3.7%	-12.6%	-3.9%	7.0%	-3.1%	-41.3%	105.8%	-45.9%	16.2%	-56.2%	-21.5%	160.7%
Audit	-52.0%	-1.0%	106.1%	538.5%	-56.2%	4.9%	-18.1%	2.4%	203.6%	39.4%	-67.2%	161.0%
Liability	-18.6%	13.4%	-3.1%	-15.2%	21.5%	4.1%	-3.2%	-6.9%	-51.9%	99.1%	21.9%	25.6%
FICA	14.3%	-8.9%	0.0%	21.4%	-2.6%	4.0%	3.6%	-39.5%	54.3%	-5.5%	-9.3%	42.7%
Recreation	3.1%	3.3%	2.2%	0.2%	4.1%	6.0%	-2.2%	12.0%	2.5%	3.5%	3.5%	-2.1%
Museum	4.9%	4.4%	2.6%	14.0%	-5.9%	8.2%	0.1%	0.2%	0.2%	5.1%	18.6%	0.0%
SRA	-4.0%	-1.0%	1.0%	1.3%	1.1%	1.1%	1.2%	1.2%	0.0%	-70.9%	40.2%	35.1%
Aggregate Refunds										-57.4%	-14.0%	117.5%
Annual Increase in Taxes	3.2%	3.1%	1.0%	1.5%	2.1%	2.1%	1.7%	2.1%	-1.6%	-17.2%	4.9%	4.5%

Annual Increase in Taxes, excluding Bonds	1.8%	1.9%	1.4%	2.1%	2.8%	2.7%	2.2%	2.7%	2.4%	-2.5%	4.9%	4.8%
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Annual change in bonds	6.0%	5.7%	0.3%	0.3%	0.8%	1.0%	0.7%	1.0%	-9.9%	-52.1%	4.9%	3.4%
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% of Total Levy												
Bonds	34%	34%	34%	34%	33%	33%	33%	32%	30%	17%	17%	17%
Pensions	8%	7%	7%	8%	7%	6%	8%	4%	6%	5%	4%	7%
SRA	5%	5%	5%	5%	5%	5%	5%	5%	5%	2%	2%	3%
Operations	53%	54%	54%	54%	55%	57%	55%	59%	60%	76%	77%	73%

CPI History

CPI Increase History for Tax Levy

Tax Levy		Annual Increase (Decrease) in CPI	Cumulative Average CPI %
Year	CPI %		
2015	0.8%		0.8%
2016	0.7%	-12.5%	0.8%
2017	2.1%	200.0%	1.2%
2018	2.1%	0.0%	1.4%
2019	1.9%	-9.5%	1.5%
2020	2.3%	21.1%	1.7%
2021	1.4%	-39.1%	1.6%
2022	5.0%	257.1%	2.0%
2023	5.0%	0.0%	2.4%
2024	3.4%	-32.0%	2.5%
2025	2.9%	-14.7%	2.5%
Median CPI %			2%

TO: Wheaton Park District Board of Commissioners

FROM: Bethany Meger
Sandra Simpson

THROUGH: Mike Benard

RE: Audit Proposal Responses for 3 Year Contract

DATE: October 8, 2025

SUMMARY: The current audit agreement with Selden Fox, Ltd. ended with the audit of fiscal year 2024. They have been our auditor since 2022. The Park District requested proposals for a three-year period covering fiscal years ending December 31, 2025, 2026 and 2027.

PREVIOUS COMMITTEE/BOARD ACTION: N/A

REVENUE OR FUNDING IMPLICATIONS: The past three years of audit expenses are depicted on the table below.

	Fiscal Yr Audit 2022	Fiscal Yr Audit 2023	Fiscal Yr Audit 2024
Wheaton Park District	21,000.00	21,500.00	22,000.00
Single Audit - If Necessary	-	2,500.00	2,500.00
Cosley Foundation	6,900.00	7,200.00	7,500.00
DuPage County Historical Museum Foundation	3,000.00	3,250.00	3,500.00
Play for All Foundation	3,000.00	3,250.00	3,500.00
	33,900.00	37,700.00	39,000.00

Staff solicited bids from ten audit firms, four firms responded to the District's RFP. A summary of their respective bids follows. The bids are presented for each of our audits with the firm bids presented from lowest to highest bidder for the 2025 – 2027 fiscal year RFP.

WPD Audit			
Bidding Firm	Yr 1	Yr 2	Yr 3
Lauterbach & Amen	\$22,500	\$23,400	\$24,300
GW & Associates	\$23,750	\$25,000	\$26,250
Selden Fox	\$25,000	\$26,000	\$27,000
Sikich	\$30,000	\$31,200	\$32,450

GATA Audit

Bidding Firm	Yr 1	Yr 2	Yr 3
Sikich	\$3,500	\$3,640	\$3,785
GW & Associates	\$4,000	\$4,200	\$4,450
Lauterbach & Amen	\$4,800	\$5,000	\$5,200
Selden Fox	\$5,250	\$5,500	\$5,750

Cosley Zoo Found. Audit

Bidding Firm	Yr 1	Yr 2	Yr 3
GW & Associates	\$6,250	\$6,500	\$6,750
Lauterbach & Amen	\$7,800	\$8,100	\$8,400
Selden Fox	\$9,250	\$9,500	\$9,750
Sikich	\$11,000	\$11,440	\$11,900

DCHM Found. Audit

Bidding Firm	Yr 1	Yr 2	Yr 3
Lauterbach & Amen	\$3,600	\$3,700	\$3,800
GW & Associates	\$4,000	\$4,250	\$4,500
Selden Fox	\$5,250	\$5,500	\$5,750
Sikich	\$10,000	\$10,400	\$10,815

PFA Found. Audit

Bidding Firm	Yr 1	Yr 2	Yr 3
Lauterbach & Amen	\$3,600	\$3,700	\$3,800
GW & Associates	\$4,000	\$4,250	\$4,500
Selden Fox	\$4,750	\$5,000	\$5,250
Sikich	\$10,000	\$10,400	\$10,815

The bids are summarized in total in the table below.

Total Audit Fees

Bidding Firm	Yr 1	Yr 2	Yr 3
Lauterbach & Amen	\$42,300	\$43,900	\$45,500
GW & Associates	\$42,000	\$44,200	\$46,450
Selden Fox	\$49,500	\$51,500	\$53,500
Sikich	\$64,500	\$67,080	\$69,765

Lauterbach & Amen

Lauterbach & Amen is the lowest bid overall for years 2 and 3 and second lowest by \$300 for year 1. They are the lowest bid for the Park District Audit, DuPage Historical Foundation and Play for All Foundation and second lowest bid for the Cosley Foundation. They are the third lowest bid for the GATA required / Single audit.

Lauterbach specializes in servicing local government and non-profit clients and has an extensive list of governmental clients including over 75 park districts. They have been our Audit firm previously from 2017-2022. The District was very satisfied with the quality of their work and their recommendations for improvements at the District.

The Technical Partner proposed for the audit has been an active, contributing member of the IGFOA's technical review committee for a number of years. She is a recognized local government authority.

This firm provides training for their clients at no additional charge. The training is typically an annual wrap-up of standard changes and how they will impact their clients. One of the positives with their training is that they have typically provided a separate session for park district clients only, which has made the training session 100% relevant for our staff.

GW & Associates

GW & Associates was the second lowest bid overall and the lowest for the Cosley Zoo Foundation.

GW & Associates have become more prominent in the government auditing space but still only have a few park districts listed for their government experience.

Selden Fox, Ltd.

Selden Fox is the Park District's current auditor. They were the third lowest bid overall for the Park District Audit, Cosley Foundation, DuPage Historical Museum Foundation, and the Play for All Foundation. They were the highest bid for the GATA required / Single audit.

Selden Fox has a significant number of non-profit and associations clients with only a few park districts.

Sikich

Sikich was the highest bid overall. Their fees for the Foundations were significantly higher than the other Audit firm fee proposals. They were also significantly higher than the historical audit fees for the Foundations.

Sikich is highly respected for Government Audit services. They have multiple park district clients and they participate in the GFOA's ACFR program.

STAKEHOLDER PROCESS: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: Responses from the four bidding firms have been included.

ALTERNATIVES: N/A

RECOMMENDATION: Staff recommends the Board accept the bid of Lauterbach & Amen. The reasons for this recommendation are:

- Financial: lowest total bid overall for the 3-year audit engagement.
- Specializes in servicing the local government and not for profit sectors.
- Strong current, ongoing partner involvement in remaining current in the changing professional standards.
- Firm provides training opportunities on current issues for clients at no additional charge.
- Staff had a very positive experience with firm in previous years.



Lauterbach & Amen

DUE DATE:
August 29, 2025

SERVICE PROPOSAL

AUDIT SERVICES

PREPARED FOR:

Wheaton Park District

FOR THE YEARS ENDING:

December 31, 2025,
2026 and 2026



SUBMITTED BY:

Ronald J. Amen, Partner
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August 29, 2025

Wheaton Park District
102 E. Wesley Street
Wheaton, IL 60187

Lauterbach & Amen, LLP (L&A) is pleased to respond to your request to provide auditing services to the Wheaton Park District (District).

This proposal includes information about our firm, team, and strong reputation for delivering high-quality service, along with an overview of our audit approach and its scope. L&A is a firm with a focused specialization in the governmental sector, enabling us to deliver unmatched expertise, service quality, and a tailored audit process. Our 13 partners collectively bring over 250 years of exclusive government auditing experience, with additional backgrounds in nonprofit, tax, and commercial sectors. This depth of experience will directly benefit the District. L&A is fully equipped and committed to consistently exceeding your expectations.

At L&A, we commit to delivering services to our clients with a dedication to excellence and altruism. As a firm, we are unwavering in our commitment to upholding not only the legally mandated professional standards and guidelines but also strict moral standards. Our pride lies in the value we bring to our clients through our exceptional client service approach. We aim to attract and keep exceptionally skilled team members who align with our fundamental values: respect, teamwork, balance, and passion. This commitment is geared towards serving our clients as the premier professional service provider. Our profound expertise and competency will establish an unparalleled personal client relationship. Simultaneously, we foster a challenging and rewarding culture for our team members, aiming at personal and professional growth and development.

We are enthusiastic about the opportunity to potentially work with the District and are fully committed to delivering high-quality service within the agreed-upon timeline. We believe our team's talent and extensive experience position us to provide a thorough and reliable audit at a fair and competitive rate. The partners signing this proposal are authorized to represent the Firm, submit this proposal, and enter into a contract with the District. This proposal constitutes a firm and irrevocable offer for a period of 60 days. Should you have any questions or wish to discuss any aspect further, please don't hesitate to contact us. We look forward to your response.

Respectfully Submitted,

Ronald J. Amen
Partner
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630.393.1483

Jamie L. Wilkey
Partner
jwilkey@lauterbachamen.com
630.393.1483



FIRM PROFILE

Lauterbach & Amen (L&A) provides clients with unparalleled service from an experienced team of knowledgeable professionals who double as valuable management resources.

L&A is based in the Chicagoland area, with clients based in nearly all 50 states. Founded in 1997 by Sherry Lauterbach and Ron Amen, L&A provides clients with accurate, timely and personalized services that combine large-firm capabilities with small-firm values. Through the years, our services have evolved to meet the growing demands of our clients in the governmental, nonprofit and private sectors.

OUR SERVICES



Audit
Services



Actuarial
Services



Client Accounting
& Advisory Services



Pension Administration
Services



Tax
Services

OUR TEAM

13 Partners
50+ Managers
200+ Staff



OUR INDUSTRIES

Government
Private Sector
Nonprofit



Municipalities

135+



Park Districts

75+



School Districts

50+



Libraries

70+



Pension Funds

600+



Other Entities

110+



FIRM PROFILE

Firm Philosophy

At L&A, our philosophy is rooted in building trusted relationships and delivering exceptional service across every area of our expertise—from audit and actuarial services to client accounting, pension administration, and tax solutions. We believe that meaningful client service goes beyond compliance—it's about understanding your organization's goals, tailoring our approach to meet your needs, and being a dependable resource year-round.

With deep specialization in the governmental and nonprofit sectors, our professionals bring technical precision, proactive communication, and a sincere commitment to your success. Whether we're guiding your pension board, supporting your finance department, or helping you navigate new standards, we approach every engagement with integrity, transparency, and genuine care.

Firm Values



RESPECT

We hold in high regard and acknowledge the ideas, contributions, and dedicated efforts of our valued clients and team members. This dedication fosters an exceptional professional atmosphere, one that both clients and team members take pride in supporting.

- Thoughtful, timely responses to client inquiries
- Flexible scheduling and proactive check-ins
- Ongoing communication throughout the year



BALANCE

We are dedicated to fostering equilibrium across work, life, and community within our firm's ecosystem. We firmly believe that nurturing balance empowers our firm to deliver exceptional service to our employees and clients.

- Empowered staff who are engaged and enthusiastic
- A culture of service inside and outside the firm
- A holistic approach fostering long-term partnership



TEAMWORK

We understand that success relies on collaboration, and our finest work emerges in an environment that promotes teamwork. Our culture extends this collaborative ethos to include our clients, creating a synergy that enhances the services we deliver.

- Strong working relationships with management
- Clear expectations and transparency
- Team continuity that builds long-term understanding



PASSION

We take pride in the fact that each member of our team wholeheartedly believes in the services we offer and the value they contribute to our clients. Our commitment to delivering the utmost quality in services extends not only to our clients but also internally to our team members, reflecting our unwavering dedication.

- 600+ local governments and 600+ pension funds served annually
- Extensive client training and educational resources
- Engagement teams that love what they do—and it shows



EDUCATION

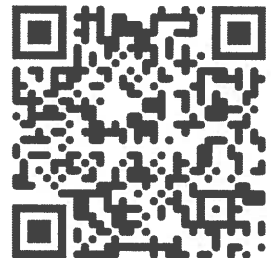
We believe that strong client service and staff excellence are built on a foundation of continuous learning. Our dedication to education ensures that both clients and professionals are equipped with the knowledge and skills to succeed in today's evolving government finance landscape.

Empowering Clients Through Education

We provide year-round training, on-demand webinars, and essential newsletter updates to clients at no extra cost. Our training covers key topics such as:

- Free on-demand and live webinars on key accounting and compliance topics
- In-person and virtual workshops tailored to local government needs
- Newsletters, guides, and explainer resources for easy reference
- Custom training sessions for onboarding or refresher learning

We record and share all of our client trainings so that they may be accessed on-demand directly from our website. Scan the QR code to go to our News Page.



Investing in Our Professionals

To deliver exceptional service, we continually invest in the development of our team:

- All staff meet or exceed AICPA and State Society CPE requirements
- Specialized training in GASB, Uniform Guidance, and Single Audits
- Learning through in-house programs, self-study, and industry seminars
- Ongoing education with GAQC, IGFOA, IMTA, and GFOA affiliations

In accordance with our firm's quality control document, all relevant staff members must fulfill the AICPA's continuing professional education requirements. Given our specialization in government, the mandated CPE hours for the staff outlined in this proposal are specifically tailored to the government industry, with a particular emphasis on Uniform Guidance/Single Audit continuing professional education as necessitated by our field. Our firm employs a variety of methods, including self-study, in-house training, participation in State Society or AICPA programs, involvement in Government Audit Quality Center programs, and engagement with programs offered by diverse government associations.





FIRM PROFILE

We Support the Organizations that Support You

We actively engage with the industries we serve through membership, support, and active participation in various professional organizations dedicated to serving the financial and management teams of our clients.





COMMUNITY INVOLVEMENT

A Culture and Passion for Community Involvement



Our firm is dedicated to both the clients we serve and the communities in which we reside. Our partners and team members are actively involved with numerous deserving nonprofit organizations. We are grateful to have individuals on our team who share our firm's philanthropic ethos, regularly volunteering their time, resources, and talents. In addition to volunteering, L&A organizes various fundraisers and donation drives to support local organizations and neighborhoods. Here is a glimpse of some of our recent community involvement and initiatives:



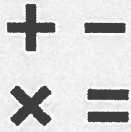
L&A is honored to collaborate with Working Together Chicago, a nearby nonprofit dedicated to offering development and placement opportunities for individuals with disabilities. The team members introduced to L&A through Working Together Chicago have not only enriched our company culture but have also contributed valuable skills to our projects.





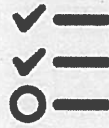
FIRM PROFILE

Our Services



Actuary Services

Seasoned actuaries craft data-driven pension and OPEB valuations, aligning funding strategies with stakeholder goals and regulations.



Audit Services

Independent audits led by government specialists deliver clear, timely reports that strengthen credibility for 600-plus public-sector clients.



Client Accounting and Advisory Services

Our talented advisory team runs accounting, reporting, payroll, and analytics, giving leaders real-time insight without added overhead.



Pension Administration Services

With two decades managing 600-plus funds, we streamline compliance, benefit calculations, and trustee reporting for peace of mind.



Tax Services

Experienced CPAs navigate complex codes to maximize savings and ensure full compliance for governments, nonprofits, and related entities.

Depth of Services Across Government Finance

L&A offers clients a wide range of tailored financial, compliance, and advisory services. Our expertise spans critical areas such as:

- Financial Reporting & GASB Implementation
- GFOA Certificate Support (ACFR & Budget Awards)
- Utility & Rate Studies
- Federal, State & Local Grant Reporting
- Budget & Levy Assistance
- Executive Search & HR Consulting
- Policy Development & Internal Controls
- Temporary Staffing & Training
- Pension & Benefit Calculations
- Outsourced Finance Department Services
- Revenue Audits & Compliance
- Capital Asset Tracking & Reporting



AUDIT APPROACH

Overview

We are prepared to meet or exceed all requirements and expectations of the District. The Leadership of L&A will be involved in all phases of the audit of the District as outlined below. L&A does not use statistical sampling in any phase of the audit process. Sample sizes used for testing are in accordance with standards established by the profession and will be determined in the planning phase.

Throughout the audit process we will inform management of audit issues as they arise and maintain the highest level of professionalism in the identification and communication of these issues. Discussion of the issues will take place immediately following their discovery and will allow management ample time to rectify any issues.

GFOA Certificate of Achievement

L&A fully supports the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting Program. Annually, we assist over 100 clients in obtaining their certificates and have submitted over a thousand award applications to GFOA over the years. We also work with our clients in subsequent years on the implementation of any recommendations provided by the GFOA. We will respond to GFOA comments for improvement and take care of the filing of the necessary documents each year. We are in the top ten firms nationally that submit to the program.



Audit Scope and Standards

L&A will issue an opinion on the governmental activities, business-type activities, each major fund, the discretely presented component unit and the aggregate remaining fund information, including the notes to the financial statements, which collectively comprise the District's financial statements, with "in-relation-to" coverage provided on the combining and individual fund financial statements and on any supplementary information. We will not provide an opinion on the Management Discussion and Analysis, but will provide customary review of this information. Introductory and Statistical Sections of the Annual Comprehensive Financial Report, if applicable, will not be audited by us.

The audit will be conducted in accordance with generally accepted auditing standards, and, if a single audit becomes necessary, the standards for financial audits contained in Governmental Auditing Standards (2004), issued by the Comptroller General of the United States, and the Single Audit Act of 1996; and the provisions of Uniform Grant Guidance 2CFR-2000/OMB Circular A-133, Audits of State and Local Governments and Nonprofit Organizations.



AUDIT APPROACH

Client Service Timeline

Below is our proposed schedule for your audit phases:

PHASE		TIMING	TOTAL HOURS
Phase 1	Planning	November	16 Hours
Phase 2	Preliminary Fieldwork	December	24 Hours
Phase 3	Fieldwork	March	200 Hours
Phase 4	Drafts	Early April	36 Hours
Phase 5	Audit Completion	Late April	18 Hours

Phase 1: Planning

November

The purpose of the planning phase is to provide the foundation for the direction that the audit will take. During the planning phase of the audit, we will hold a planning meeting with you to discuss the audit approach, develop a schedule for completing the audit, and review the areas that we will be focusing on during our fieldwork procedures and testing.

The following is an outline of the key steps performed during the planning phase of the audit:

- Discussing and agreeing upon report formats to provide information which complies with generally accepted accounting principles. The format should be agreed upon during the planning phase of the audit to ensure timely issuance of the report. Our plan is to adopt a format similar to the previous year.
- Discussing availability of accounting records and source documents and developing a detailed list of schedules to be prepared by your team.
- Developing a schedule for completing the subsequent phase of the audit.



AUDIT APPROACH

Phase 2: Preliminary Fieldwork

December

Preliminary fieldwork is the next phase of the audit process and involves expanding our understanding of your operations through a review of various documents and through discussions with your personnel. During this phase, we will engage in the required study and evaluation of internal accounting controls as part of the financial and compliance audit.

The purpose of our study and evaluation will be to obtain sufficient knowledge and understanding of the internal accounting and administrative control systems used by the District for reliance on the system of internal control and the degree of such reliance; or to aid us in designing substantive tests in the absence of such reliance. We will hold progress meetings with key management, as necessary, to keep you apprised of the results of our preliminary review and to discuss the key internal controls to be tested.

Our approach to the study and evaluation of the internal accounting and administrative controls will be accomplished through the following techniques:

- We will perform an in-depth review of internal control documentation and working papers made available by the prior audit Firm and the District.
- We will use internal control questionnaires, narratives and/or flowcharting techniques to document key flows of information. Because of our extensive commitment to the industry, the questionnaires utilized are designed specifically for use on governmental engagements. We will utilize this information and identify key internal control procedures which will be tested in order to warrant reliance on the identified controls. The objectives of such reliance will be to reduce the extent of substantive work performed, resulting in a more cost-efficient audit approach.
- We will evaluate audit risk for all key financial statement assertions and compliance determinations using the procedures outlined above. Audit risk is the risk that material financial statement misstatements or material noncompliance will not be prevented or will not be detected and corrected in a timely manner.



AUDIT APPROACH

Phase 3: Fieldwork

March

This phase of the audit will consist primarily of substantive testing of year-end balances. If any audit issues come to our attention during the course of our work, we will immediately inform you so that action can be taken before the completion of our fieldwork.

We will design our detailed testing procedures to provide both compliance and financial audit coverage where applicable. We utilize custom designed audit programs that are specifically designed for government clients and therefore, provide for the most efficient and effective approach.

At a minimum, management is to provide supporting schedules for the following areas once we commence fieldwork:

Cash	Accounts Payable
Investments	Payroll
Governmental Revenues/Receivables	Debt Service
Proprietary Revenues/Receivables	Fund Balance/Net Position
Inventories	Grants
Interfunds	Risk Management
Capital Assets	

For financial audit purposes, we will assess the risk of material misstatement associated with a given objective, and perform substantive and compliance procedures. Our substantive procedures will gather evidence as to the completeness, accuracy, or validity of the information contained in the financial statements. These procedures will include confirmation of year-end balances, vouching documents and analytic reviews. Through our compliance procedures, we will gather evidence related to the existence and effectiveness of specific internal controls. These procedures include examinations of documents for proper approval and review of procedures for compliance with rules, regulations and internal policies.

At the conclusion of fieldwork, workpapers will be reviewed by the engagement partner and we will prepare the Annual Comprehensive Financial Report in accordance with generally accepted accounting principles for government entities. In addition, we will prepare a draft management letter and other required communication letters that we will review and discuss with the District during the draft phase of the audit.



AUDIT APPROACH

Phase 4: Drafts

Early April

The final completion and quality review of the initial draft of the Annual Comprehensive Financial Report will be completed at our office and a draft of the Annual Comprehensive Financial Report and related communication letters will be provided to the District no later than the date previously agreed to. The District will then have a sufficient amount of time to review the draft for questions and/or changes. L&A will then coordinate with the District a final draft where we will review the District's questions and/or changes to the Annual Comprehensive Financial Report as well as the client communication letters and submit a final draft of the Annual Comprehensive Financial Report to the District.

Phase 5: Audit Completion

Late April

Upon approval of the drafts by the District, we will deliver final, bound Annual Comprehensive Financial Reports. At the completion of our audit, we will also provide a the final management letter addressing reportable conditions, if any, and other comments and observations for improvements. The management letter will be provided as a separate document. The management letter will contain, as warranted and appropriate:

- Recommendations to improve accounting practices, procedures, and internal controls.
- Insights on new or redesigned automated systems, including control measures and efficiency improvements.
- Suggestions for operational enhancements and cost efficiencies.
- Findings on compliance with applicable rules, regulations, and laws.
- Relevant best practices and additional recommendations.
- Upcoming GASB pronouncements and auditing standards impacting future financial statements.
- All reports and communication letters provided in high-quality PDF format.

L&A strives for continual communication with District staff and management as well as the Board. As such, the engagement partner will be available for meetings and/or formal presentations of the Annual Comprehensive Financial Report and communication letters with representatives of the District.



KEY ENGAGEMENT PERSONNEL

Ronald J. Amen, CPA

Managing Partner

With a wealth of experience spanning more than 36 years, Ron Amen has dedicated his career to serving clients in the governmental sector. He has actively contributed to a wide array of governmental engagements, involving municipalities, park districts, school districts, state and federal government entities, universities, nonprofits, and various other government organizations.

Educational and Membership Background

- University of Nebraska
- Certified Public Accountant
- American Institute of Certified Public Accountants
- Member of Government Finance Officers Association (GFOA) and Illinois GFOA
- Member of AICPA Government Audit Quality Center
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of Park Districts/Illinois Parks and Recreation Association (IAPD/IPRA)
- GFOA Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting
- Instructor for IGFOA Training Courses
- Instructor for IMTA Training Courses

Governmental Accounting and Auditing Experience

Ron has overseen a multitude of governmental projects throughout his tenure in public accounting. His diverse assignments have encompassed audits, single audits, TIF audits, performance reviews, budgeting, strategic planning, and various other projects, offering a comprehensive overview of his professional background. Leveraging his extensive experience in government affairs, he is frequently tapped as a resource for innovative problem-solving related to local government issues. Serving in a hands-on capacity, he acts as a working partner, maintaining availability and active participation in every phase of the audit process.

Additionally, Ron has played a key role in the management of substantial commercial and nonprofit initiatives. His involvement spans audits, tax preparation, consulting, and strategic planning, addressing the needs of both commercial and nonprofit clients.





KEY ENGAGEMENT PERSONNEL

Jamie L. Wilkey

Technical Partner

Jamie Wilkey has over 24 years of professional accounting experience exclusively in the governmental sector. She has participated in numerous governmental engagements, including municipalities, park districts, school districts, libraries, special districts and various other units of government.

Educational and Membership Background

- Truman State University
- Northern Illinois University
- Member of Illinois Government Finance Officers Association (IGFOA)
- Member of Technical Accounting Review Committee (TARC) with IGFOA
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of Park Districts/Illinois Parks and Recreation Association (IAPD/IPRA)
- GFOA Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting
- Instructor for IGFOA Training Courses
- Instructor for IMTA Training Courses
- Instructor for IPPFA Training Courses

Governmental Accounting and Auditing Experience

Jamie's experience in the governmental sector includes management of numerous units of government. Such assignments include annual audits, single audits, TIF audits, grant specific audits, and other related projects. Jamie has been responsible for the management of numerous annual audits for government units, all of which has either received the Certificate of Achievement for Excellence in Financial Reporting Award from the GFOA in the first year of their submittal to the program or maintained their Certificate standing.

Jamie also has extensive government consulting experience, which includes the responsibility for all financial operations of the government unit, including, but not limited to, the maintaining of the general ledger, trial balance, balance sheet and consolidated financials. Jamie has also assisted numerous clients with payroll processing, budget preparation, supervision of accounts receivable, accounts payable and utilities billing processing, tax levies and related documents, and the recommendation and implementation of various finance/accounting department procedures and policies.





KEY ENGAGEMENT PERSONNEL

Matt R. Beran, CPA

Operations Partner

Matt Beran has over 22 years of professional accounting experience, 14 of those are exclusively in the governmental sector. Prior to working in government, Mr. Beran was a supervisor at one of the Big 4 accounting firms. He has participated in numerous governmental engagements, including municipalities, park districts, school districts, libraries, special districts, nonprofits and various other units of government.

Educational and Membership Background

- Truman State University
- Certified Public Accountant
- American Institute of Certified Public Accountants
- Member of Illinois Government Finance Officers Association (IGFOA)
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of School Board Officials (IASBO)
- Instructor for IMTA Training Courses
- Instructor for IASBO Training Courses

Governmental Accounting and Auditing Experience

Matt's experience in the government sector includes managing numerous governmental engagements. Assignments ranging from audits, single audits, TIF audits, performance reviews, budgeting, strategic planning, and other projects is a brief history of his background.

Matt has been responsible for the training of staff at Lauterbach and Amen. The training includes audit methodology and the specifics of governmental accounting, such as property taxes, debt, and full accrual versus modified accrual accounting. He researches new GASB pronouncements and gains an understanding of the change and how it will affect clients, audit staff, and the audit process. Then Matt passes along this knowledge to clients to ensure they understand what is changing.

Matt has also been responsible for various agreed-upon procedures including forensic audits. He has been able to observe various municipalities, park districts and libraries and prepare an extensive report on their current internal controls and procedures. Matt will also then give various suggestions on how to improve internal controls and procedures to improve efficiency and accuracy while still having proper segregation of duties





KEY ENGAGEMENT PERSONNEL

Jennifer Martinson, CPA

Audit Partner

Jennifer Martinson has over 14 years of professional accounting experience serving clients in the governmental sector. She has participated in numerous governmental engagements in both an audit and financial services capacity. These engagements primarily include municipalities, park districts, nonprofit entities and pension funds.

Educational and Membership Background

- University of Miami
- Certified Public Accountant
- American Institute of Certified Public Accountants (AICPA)
- Member of Illinois Government Finance Officers Association (IGFOA)
- The Illinois CPA Society (ICPAS)

Governmental Accounting and Auditing Experience

Jennifer's experience in the government sector includes both audit and project-based engagements with various municipalities, park districts, libraries, counties, nonprofit entities and pension funds. Additionally, she coordinates training opportunities for these entities to ensure they are responsibly educated on all relevant topics and standards.

Jennifer also plays an active role in the supervision and development of audit procedures and personnel. This role includes the implementation of GASB pronouncements, accounting standards, and other quality control initiatives throughout all engagements, as well as the training of staff involved in these engagements. She is a technical resource to the team and to clients, and works closely with both to identify effective solutions and implement best practices.



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Naperville, Illinois 60563



630.393.1483



jmartinson@lauterbachamen.com



KEY ENGAGEMENT PERSONNEL

Melissa Juntunen, CPA

Audit Partner

Melissa Juntunen has over 18 years of professional accounting experience serving clients in the governmental sector. She has participated in numerous governmental engagements in both an audit and financial services capacity. These engagements primarily include municipalities, park districts, nonprofit entities and pension funds.

Educational and Membership Background

- DeVry University
- Certified Public Accountant
- American Institute of Certified Public Accountants (AICPA)
- Member of Illinois Government Finance Officers Association (IGFOA)
- The Illinois CPA Society (ICPAS)
- Technical Accounting Review Committee (TARC) Member with IGFOA
- Illinois CPA Society Government Review Committee Member

Governmental Accounting and Auditing Experience

Melissa's experience in the government sector includes management of numerous units of government. Such assignments include annual audits, single audits, TIF audits, grant specific audits, and other related projects.

Currently, Melissa oversees the audit team at L&A. This team works to complete annual financial reports, comptrollers reports, Illinois Department of Insurance reports, TIF compliance reports and Government Finance Officers Association (GFOA) filings for all audit clients of the Firm. Melissa's role includes researching new GASB pronouncements to gain an understanding of the change and how it will affect clients, audit staff, and the audit process, complete technical reviews of the annual financial reports, help train staff on new technical guidance to ensure the proper inclusion into the reports, and help communicate the changes out to clients.





KEY ENGAGEMENT PERSONNEL

Audit Team Key Personnel

Courtney Mohr, Principal



Courtney has over 8 years of public accounting experience serving various types of clients. She is a graduate of North Central College and a Certified Public Accountant. She has participated as the lead in both auditing and financial services roles where she specializes in nonprofit and municipal entities.

Ann Scales, Principal



Ann has 16 years of professional accounting experience exclusively in the governmental sector. She is a graduate of Marquette University and is a Certified Public Accountant. Ann specializes in financial reporting requirements for Annual Comprehensive Financial Reports. Ann also has extensive nonprofit audit experience.

Don Shaw, Principal



Don has 16 years of professional accounting experience, with 9 of those years being exclusively in the governmental sector. He is a graduate of Northern Illinois University and is a Certified Public Accountant. Don specializes in auditing municipalities, school districts and Uniform Grant Guidance single audit testing, reporting and submissions.

Hannah Cullerton, Manager



Hannah has over 5 years of professional accounting experience exclusively in the governmental sector. Hannah received a Bachelor's Degree in Accounting from Robert Morris University - Illinois and a Master's Degree in Auditing and Advisory Services from DePaul University. Hannah specializes in nonprofit and municipal audits.

Riley Martin, Manager



Riley has 5 years of professional accounting experience exclusively in the governmental sector. He is a graduate of Loras College and is a Certified Public Accountant. Riley specializes in new staff development and training, as well as auditing municipalities, park districts, libraries, and other governmental entities.

Aimee Paradee, Lead



Aimee has about 3 years of governmental accounting experience, with a focus on nonprofit and municipal audits. She is a graduate of Elmhurst University with a bachelor's degree in accounting. Aimee contributes to both the planning and execution of audit engagements, supporting a range of public sector clients.



PRICING & BILLING

AUDIT SERVICES RFP RESPONSE FORM

Firm: Lauterbach & Amen, LLP

Firm Contact/Project Manager: Ronald J. Amen, Partner

Email Address: ramen@lauterbachamen.com

Address: 668 N. River Road
Naperville, IL 60563

Telephone and Fax Numbers: Phone: 630.393.1483 | Fax: 630.393.2516

Signature of Authorized Agent: , Partner

Date of Proposal Submission: August 29, 2025

PRICE STRUCTURE

	December 31, 2025	December 31, 2026	December 31, 2027
Wheaton Park District Audit	\$22,500	\$23,400	\$24,300
Cosley Foundation Audit & 990	\$7,800	\$8,100	\$8,400
DCHM Foundation Audit & 990	\$3,600	\$3,700	\$3,800
Play for All Foundation Audit & 990	\$3,600	\$3,700	\$3,800
Single Audit, if required*	\$4,800	\$5,000	\$5,200

* The Single Audit fee is for the testing of one (1) major program. An additional \$1,500 would be charged for each additional major program required to be tested.



PRICING & BILLING

SEE APPENDIX FOR DETAILED FEE STRUCTURE

HOURS SCHEDULE

	Hours	Standard Rate	Quoted Rate	Total
Partner	31	\$200	\$180	\$5,580
Manager	129	\$180	\$160	\$20,640
In-Charge	134	\$140	\$120	\$16,080
	294			\$42,300

Our Firm stresses that we are available throughout the year to provide technical accounting and financial reporting assistance to the District. We encourage clients to contact us with questions that may arise. In addition, we provide no-cost client trainings to introduce new GASB pronouncements and auditing standards that may affect the District, as well as providing other training topics based on client requests and needs.

Schedules Requested

The proposed annual prices are based upon staff support at all levels from District personnel and that the District will provide adjusted trial balances and support (detailed schedules that reconcile to the trial balance) for all balance sheet accounts. At a minimum, management is to provide supporting schedules for the areas outlined in the Fieldwork Phase of the Audit Approach section of this proposal.

Additional Services

Should it become necessary for the District to request us to render additional services to either supplement the services requested in the RFP or to perform additional work as a result of the specific recommendations included in any report issued on this engagement or new accounting standards, then such additional work will be performed only after discussing with management the level of effort and estimated costs prior to performing any such work.

As independence standards have recently become more stringent related to the types of additional services auditors can perform, L&A would review these independence standards and the types of services requested prior to proposing on any additional services.



REFERENCES

Our strongest endorsement comes from satisfied clients. Feel free to reach out to the individuals listed below, who have benefited from our firm's services, to learn about their experiences and the ongoing value our services bring to their organizations. Additional references can be provided upon request.

Client		Contact
	Glen Ellyn Park District*	Nick Cinquegrani 630.858.2462 NCinquegrani@gepark.org
	Park District of Oak Park *	Mitch Bowlin 708.725.2015 mitch.bowlin@pdop.org
	Warrenville Park District*	Linda Straka 630.393.7279 lindas@warrenvilleparks.org
	Elmhurst Park District*	Barbara Stembridge 630.993.8196 bstembridge@epd.org

* Indicates governments who currently hold the GFOA Certificate of Achievement.



Municipalities
135+



Park Districts
75+



School Districts
50+



Libraries
70+



Pension Funds
600+



Other Entities
125+



REFERENCES

L&A is committed to maintaining high standards of quality and service. We encourage you to connect with any of the clients listed below, whom we have had the privilege of serving, to gain insights into their experiences with L&A.

Park Districts | Special Recreation Districts | Forest Preserve Districts

PARK DISTRICTS			
Berkeley Park District	Frankfort Square Park District	Lockport Township Park District*	Sycamore Park District
Berwyn Park District	Geneseo Park District*	Manhattan Park District*	Tinley Park Park District*
Big Rock Park District	Geneva Park District*	Marengo Park District	Vernon Hills Park District*
Bolingbrook Park District*	Glen Ellyn Park District*	Memorial Park District	Veterans Park District
Buffalo Grove Park District*	Glencoe Park District*	Mokena Community Park District	Warrenville Park District*
Butterfield Park District	Golf Maine Park District	Morton Grove Park District*	Wauconda Park District
Byron Park District	Grayslake Park District	Mundelein Park District*	Waukegan Park District*
Carol Stream Park District*	Gurnee Park District*	Norridge Park District	West Chicago Park District
Cary Park District*	Hickory Hills Park District	Northbrook Park District*	Wheaton Park District
Central Stickney Park District	Hoffman Estates Park District*	Northfield Park District	Wheeling Park District
Champaign Park District*	Homewood-Flossmoor Park District*	Oak Brook Park District*	Wildwood Park District
Channahon Park District	Huntley Park District *	Oak Lawn Park District*	Wilmette Park District*
Darien Park District	Itasca Park District	Oak Park Park District*	Winnetka Park District*
Deerfield Park District*	Kankakee Valley Park District	Oakbrook Terrace Park District	Wood Dale Park District
DeKalb Park District	Kenilworth Park District	Oswegoland Park District*	Zion Park District*
Des Plaines Park District*	La Grange Park Community Park District	Park Ridge Park District*	
Elk Grove Park District*	La Grange Park District*	Plainfield Park District*	
Elmhurst Park District*	Lake Bluff Park District*	River Forest Park District*	
Flagg-Rochelle Community Park District	Lan-Oak Park District	Round Lake Area Park District	
	Lemont Park District*	St. Charles Park District*	
SPECIAL RECREATION ASSOCIATIONS		FOREST PRESERVE DISTRICTS	
Fox Valley Special Recreation Association		Forest Preserve District of DuPage County*	
Kishwaukee Special Recreation Association		Forest Preserve District of Kane County*	
Lincolnway Special Recreation Association		Lake County Forest Preserve District*	
Maine-Niles Association of Special Recreation			
Northern Illinois Special Recreation Association*			
Northern Suburban Special Recreation Association and Foundation			
Northern Will County Special Recreation Association			
South East Association for Special Parks and Recreation*			
Special Recreation Services of Northern Lake County			
Warren Special Recreation Association			
West Suburban Special Recreation Association			
Western DuPage Special Recreation Association*			

* Indicates governments who currently hold the GFOA Certificate of Achievement.



REFERENCES

L&A stands by our quality and service. As such, we encourage you to reach out to any of the clients listed below that we serve to learn more about their experience with L&A.

Nonprofits

AllenForce	Homewood Science Center
American Association of Dental Editors & Journalists	Horsepower Therapeutic Riding
Birdies for Babies Association	Illinois Association of School Business Officials
Butterfield Preservation Foundation	Illinois Metropolitan Investment Fund
Center for Healthcare Innovation	Illinois Pet Lovers Association
Channahon Park District Foundation	Illinois School Nutrition Association
Chicago Southland Convention & Visitors Bureau	Lower Des Plaines Watershed Group
Children's Discovery Museum	Lower DuPage River Watershed Coalition
Community Action Together for Children's Health	Meet Chicago Northwest
Community Christian Church	Naperville District #203 General Home & School Association
Community Service Council of Northern Will County	Naperville North Huskies Hockey Club
Cooperative Computer Services	Naperville Parks Foundation
Counseling Center of the North Shore	New Faith Baptist Church International
Cross Evangelical Lutheran Church and School	NIPSTA Foundation
DuPage River Salt Creek Workgroup	Normal Public Library Foundation
Elburn Lions Club	Northeastern Illinois Agency on Aging
Elyssa's Mission	Northfield Parks Foundation
Entrepreneur & Family Business Council	Northwest Building Officials and Code Administrators
Fox Valley Special Recreation Foundation	Panic NMR Association
Friends of Kenilworth	RE:Work Training
Friends of the Barrington White House	Reavis Community High School District 220 Educational Foundation
Friends of the Forest Preserve District of DuPage County	Respond Now
Geneseo Park District Foundation	South Suburban Mayors and Managers Association
GiveASeed Foundation	Southern Kane County Training Association
GiveNKind	St. Charles Business Alliance
Glencoe Junior High Project	Steeple Run Community Council
Glenview Park Foundation	YMCA of Northwestern Dupage County
Great Lakes & St. Lawrence Cities Initiative	YMCA of Ottawa



Municipalities
135+



Park Districts
75+



School Districts
50+



Libraries
70+



Pension Funds
600+



Other Entities
125+



COMPLIANCE AND CREDENTIALS

Quality Assurance

We are dedicated to delivering the utmost quality to our clients at every stage of the engagement. Our Quality Assurance Team plays a crucial role in this commitment by reviewing all deliverables before issuance, offering support for technical inquiries, and scrutinizing documentation and reports to ensure compliance with both professional standards and our Firm's policies. At L&A, our commitment to providing high-quality deliverables is evident in our membership in the Private Companies Practice Section (PCPS) of the Division for CPA Firms within the American Institute of Certified Public Accountants (AICPA). This membership involves subjecting our accounting and auditing practice to quality control reviews, ensuring adherence to the professional standards set by the AICPA.

L&A has undergone no federal or state desk reviews of its audits in the past five years. Additionally, there has been no disciplinary action taken against the firm by state regulatory bodies or professional associations within the same timeframe.

Peer Review

As a requirement for membership in the AICPA, the national organization representing CPAs in public practice, industry, government, and education, our Firm undergoes an independent peer review of our accounting and auditing practice. You can find a copy of our most recent peer review opinion within this proposal. L&A has received the highest opinion, a "pass," demonstrating our commitment to maintaining the highest standards in our practices.

Independence

All personnel are mandated to promptly report to the Firm any instances of compromised independence concerning any clients. The guidelines for maintaining independence align with the AICPA's Code of Professional Ethics. Furthermore, our adherence extends to compliance with the standards established by the General Accounting Office (GAO). It is important to note that we maintain independence specifically in relation to your engagement.

License to Practice

We confirm that both L&A as a firm and all essential personnel hold valid licenses to practice in the State of Illinois.

Our State of Illinois license number is 066-003655.





COMPLIANCE AND CREDENTIALS

Cybersecurity



In the face of ever-evolving threats that are increasingly perilous, it is imperative for us to stay ahead of the curve, consistently refining our strategies for information security. In order to meet the distinctive security standards expected by our clients and effectively tackle the dynamic regulatory landscape, L&A has deliberately chosen tools and procedures essential for safeguarding client data and managing security risks throughout the duration of a client project. Various safeguards, such as Multi-Factor Authentication, restricted human access, anti-virus software, and firewalls, have been implemented firm-wide to reduce risks and bolster the security of client data.

L&A Portal Security

L&A has opted for an application for online access to client data that operates through a secure portal hosted at some of the world's most extensive and secure data centers. Employing the industry's cutting-edge security and reliability measures, this system is designed to ensure the safety of your data. The incorporation of built-in redundancy encompasses multiple data locations, internet connections, and power sources, ensuring the continuous operation of our secure portal. Additionally, we employ secure password protection and 256-bit encryption to safeguard your data during its transmission between the data center and your computer.

Disaster Contingency Plans

L&A has formulated recovery plans for our IT infrastructure, encompassing systems, applications, and data. These plans extend to networks, servers, desktops, laptops, wireless devices, and connectivity. Our recovery strategies are designed to preemptively address potential disruptions to one or more of the following system components:

- Hardware (networks, servers, laptops)
- Internet connectivity
- Software applications
- Data and restoration





COMPLIANCE AND CREDENTIALS

DFK International/USA



Lauterbach and Amen is an independent member of DFK International, a worldwide association of independent accounting and management consulting firms, with locations in over 40 major markets throughout the United States and representation in over 85 countries worldwide. Our

membership in DFK enhances our worldwide reach, provides us with additional resources, and expands the world of opportunity for our clients.

Other Information

While we do not foresee any issues arising throughout the engagement, we will promptly communicate any noteworthy concerns to the relevant representatives of management and/or the governing board. This communication will align with our established standards for addressing such matters.



COMPLIANCE AND CREDENTIALS

ELLIN & TUCKER

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

To the Partners of
Lauterbach & Amen, LLP and the Peer Review Alliance Report Acceptance Committee

We have reviewed the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP (Firm) in effect for the year ended June 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

FIRM'S RESPONSIBILITY

The Firm is responsible for designing a system of quality control and complying with it to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with professional standards, when appropriate, and remediating weaknesses in its system of quality control, if any.

PEER REVIEWER'S RESPONSIBILITY

Our responsibility is to express an opinion on the design of the system of quality control and the Firm's compliance therewith based on our review.

REQUIRED SELECTIONS AND CONSIDERATIONS

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As part of our peer review, we considered reviews by regulatory entities as communicated by the Firm, if applicable, in determining the nature and extent of our procedures.



COMPLIANCE AND CREDENTIALS

ELLIN & TUCKER

OPINION

In our opinion, the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP in effect for the year ended June 30, 2022 has been suitably designed and complied with to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Lauterbach & Amen, LLP has received a peer review rating of *pass*.

ELLIN & TUCKER
Certified Public Accountants

Baltimore, Maryland
December 29, 2022

PAGE | 2



COMPLIANCE AND CREDENTIALS

ELLIN & TUCKER

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

To the Partners of
Lauterbach & Amen, LLP and the Peer Review Alliance Report Acceptance Committee

We have reviewed the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP (Firm) in effect for the year ended June 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

FIRM'S RESPONSIBILITY

The Firm is responsible for designing a system of quality control and complying with it to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and remediating weaknesses in its system of quality control, if any.

PEER REVIEWER'S RESPONSIBILITY

Our responsibility is to express an opinion on the design of the system of quality control and the Firm's compliance therewith based on our review.

REQUIRED SELECTIONS AND CONSIDERATIONS

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As part of our peer review, we considered reviews by regulatory entities as communicated by the Firm, if applicable, in determining the nature and extent of our procedures.



COMPLIANCE AND CREDENTIALS

ELLIN & TUCKER

OPINION

In our opinion, the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP in effect for the year ended June 30, 2019 has been suitably designed and complied with to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Lauterbach & Amen, LLP has received a peer review rating of *pass*.

ELLIN & TUCKER
Certified Public Accountants

Baltimore, Maryland
December 27, 2019

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COMPLIANCE AND CREDENTIALS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Crum-Halsted Agency, Inc. 429 N Kirk Road Suite 100 Geneva, IL 60134		CONTACT NAME: Tom Sutter PHONE (A/C, No, Ext): (630) 443-7300 FAX (A/C, No): (630) 597-9826 E-MAIL ADDRESS: tom.sutter@onedigital.com	
INSURED Lauterbach & Amen, LLP 668 N River Road Suite 100 Naperville, IL 60563		INSURER(S) AFFORDING COVERAGE INSURER A: Citizens of America NAIC # 31534 INSURER B: Allmerica Financial Benefit 41840 INSURER C: The Hanover Insurance Company 22292 INSURER D: At-Bay Specialty Insurance Company 19607 INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2025 Standard Cert

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☒ OTHER: Cyber Liability			OBCA886072	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000 Aggregate Limit of Insurance \$ 1,000,000
D	☒ POLICY ☐ PROJECT ☐ LOC ☒ OTHER: Cyber Liability			ATB662062804	3/31/2025	3/21/2026	Aggregate Limit of Insurance \$ 1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS			OBCA886072	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$			OBCA886072	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	W2CA886039	3/31/2025	3/31/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability			ZHCA59592810	3/31/2025	3/31/2026	Limit per Claim / Aggregate \$5,000,000
C	Crime			ZBCD87204607	3/31/2025	3/31/2026	Employee Dishonesty \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ted Rosenow, CIC/TM

Yvonne A. Rosenow

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APPENDIX

SIGNED FEE STRUCTURE PAGES

Appendix B

Wheaton Park District Fee Proposal

SCHEDULE OF PROFESSIONAL FEES FOR THE AUDIT OF THE FINANCIAL STATEMENTS AS OF DECEMBER 31
FOR THE FISCAL YEARS LISTED BELOW:

Fiscal Year	Three Year Contract	
2025	\$	22,500.00
2026	\$	23,400.00
2027	\$	24,300.00

SCHEDULE OF PROFESSIONAL FEES FOR A SINGLE AUDIT IN ACCORDANCE WITH 2 CFR 200.514 AS OF DECEMBER 31
FOR THE FISCAL YEARS LISTED BELOW:

Fiscal Year	Three Year Contract	
2025	\$	4,800.00
2026	\$	5,000.00
2027	\$	5,200.00

SCHEDULE OF PROFESSIONAL FEES FOR ADDITIONAL SERVICES,
Quoted Hourly Rates for the Fiscal Years Listed below:

Partner:

Fiscal Year	Three Year Contract	
2025	\$	180.00
2026	\$	185.00
2027	\$	190.00

Manager:

Fiscal Year	Three Year Contract	
2025	\$	160.00
2026	\$	165.00
2027	\$	170.00

Supervisor:

Fiscal Year	Three Year Contract	
2025	\$	120.00
2026	\$	124.00
2027	\$	128.00

Staff:

Fiscal Year	Three Year Contract
2025	N/A
2026	N/A
2027	N/A

Other:

Fiscal Year	Three Year Contract
2025	N/A
2026	N/A
2027	N/A

Other:

Fiscal Year	Three Year Contract
2025	N/A
2026	N/A
2027	N/A

Firm Name: Lauterbach & Amen, LLP

Address: 668 N. River Road

Naperville, IL 60563

Signature: 

Date: August 29, 2025

Printed Name: Ronald J. Amen

Title: Managing Partner

Telephone #: 630.393.1483

Email: ramen@lauterbachamen.com

Appendix B

Cosley Foundation Fee Proposal

SCHEDULE OF PROFESSIONAL FEES FOR THE AUDIT OF THE FINANCIAL STATEMENTS AS OF DECEMBER 31
FOR THE FISCAL YEARS LISTED BELOW:

Fiscal Year	Three Year Contract	
2025	\$	7,800.00
2026	\$	8,100.00
2027	\$	8,400.00

SCHEDULE OF PROFESSIONAL FEES FOR ADDITIONAL SERVICES,
Quoted Hourly Rates for the Fiscal Years Listed below:

Partner:

Fiscal Year	Three Year Contract	
2025	\$	180.00
2026	\$	185.00
2027	\$	190.00

Manager:

Fiscal Year	Three Year Contract	
2025	\$	160.00
2026	\$	165.00
2027	\$	170.00

Supervisor:

Fiscal Year	Three Year Contract	
2025	\$	120.00
2026	\$	124.00
2027	\$	128.00

Staff:

Fiscal Year	Three Year Contract	
2025	N/A	
2026	N/A	
2027	N/A	

Other: _____

Fiscal Year	Three Year Contract
2025	N/A
2026	N/A
2027	N/A

Other: _____

Fiscal Year	Three Year Contract
2025	N/A
2026	N/A
2027	N/A

Firm Name: Lauterbach & Amen, LLP

Address: 668 N. River Road

Naperville, IL 60563

Signature: 

Date: August 29, 2025

Printed Name: Ronald J. Amen

Title: Managing Partner

Telephone #: 630.393.1483

Email: ramen@lauterbachamen.com

Appendix B

DuPage County Historical Museum Foundation Fee Proposal

SCHEDULE OF PROFESSIONAL FEES FOR THE AUDIT OF THE FINANCIAL STATEMENTS AS OF DECEMBER 31
FOR THE FISCAL YEARS LISTED BELOW:

Fiscal Year	Three Year Contract	
2025	\$	3,600.00
2026	\$	3,700.00
2027	\$	3,800.00

SCHEDULE OF PROFESSIONAL FEES FOR ADDITIONAL SERVICES,
Quoted Hourly Rates for the Fiscal Years Listed below:

Partner:

Fiscal Year	Three Year Contract	
2025	\$	180.00
2026	\$	185.00
2027	\$	190.00

Manager:

Fiscal Year	Three Year Contract	
2025	\$	160.00
2026	\$	165.00
2027	\$	170.00

Supervisor:

Fiscal Year	Three Year Contract	
2025	\$	120.00
2026	\$	124.00
2027	\$	128.00

Staff:

Fiscal Year	Three Year Contract	
2025	N/A	
2026	N/A	
2027	N/A	

Other:

Fiscal Year

Three Year Contract

2025 N/A

2026 N/A

2027 N/A

Other:

Fiscal Year

Three Year Contract

2025 N/A

2026 N/A

2027 N/A

Firm Name: Lauterbach & Amen, LLP

Address: 668 N. River Road

Naperville, IL 60563

Signature:



Date: August 29, 2025

Printed Name: Ronald J. Amen

Title: Managing Partner

Telephone #: 630.393.1483

Email: ramen@lauterbachamen.com

Appendix B

Play For All Foundation Fee Proposal

SCHEDULE OF PROFESSIONAL FEES FOR THE AUDIT OF THE FINANCIAL STATEMENTS AS OF DECEMBER 31
FOR THE FISCAL YEARS LISTED BELOW:

Fiscal Year	Three Year Contract	
2025	\$	3,600.00
2026	\$	3,700.00
2027	\$	3,800.00

SCHEDULE OF PROFESSIONAL FEES FOR ADDITIONAL SERVICES,
Quoted Hourly Rates for the Fiscal Years Listed below:

Partner:

Fiscal Year	Three Year Contract	
2025	\$	180.00
2026	\$	185.00
2027	\$	190.00

Manager:

Fiscal Year	Three Year Contract	
2025	\$	160.00
2026	\$	165.00
2027	\$	170.00

Supervisor:

Fiscal Year	Three Year Contract	
2025	\$	120.00
2026	\$	124.00
2027	\$	128.00

Staff:

Fiscal Year	Three Year Contract	
2025	N/A	
2026	N/A	
2027	N/A	

Other:

Fiscal Year

Three Year Contract

2025 N/A

2026 N/A

2027 N/A

Other:

Fiscal Year

Three Year Contract

2025 N/A

2026 N/A

2027 N/A

Firm Name: Lauterbach & Amen, LLP

Address: 668 N. River Road

Naperville, IL 60563

Signature:



Date: August 29, 2025

Printed Name: Ronald J. Amen

Title: Managing Partner

Telephone #: 630.393.1483

Email: ramen@lauterbachamen.com

TO: Board of Commissioners
FROM: Dan Novak, Director of Arrowhead Operations
Kim Prazak, Assistant Director of Arrowhead Operations
THROUGH: Michael Benard, Executive Director
RE: Arrowhead Food Supply Bid 2025-2026
DATE: October 1, 2025



SUMMARY:

Arrowhead's 2025-26 Food Supply Bid document was available to vendors August 12, 2025, with bids officially opened August 28, 2025. Bid packets were sent to eleven vendors with nine choosing to submit bid pricing for both commodities as well as fixed pricing. Greco Foods and RDF submitted bids but were rejected due to incomplete documents.

Below is a list of food categories we sought bids from as well as the vendors who submitted formal bids within these categories:

Bid Category:	Bids Received From:
Dairy	Get Fresh Sysco Chicago Fortune Fish Co Chef's Warehouse
Seafood	Sysco Chicago Fortune Fish Co Chef's Warehouse
Poultry	Get Fresh Consumer Meat Packing Co. Sysco Chicago Fortune Fish Co.
Meat	Consumer Meat Packing Co. Sysco Chicago Fortune Fish Co Chef's Warehouse
Bread	Turano Baking Company Sysco Chicago Fortune Fish Co
General/Frozen	Sysco Chicago
Dry Goods	Sysco Chicago
Paper & Disposable	TriMark Marlin Sysco Chicago
Produce	Get Fresh Sysco Chicago Fortune Fish Co
Beverages	Sysco Chicago

Implementation:

Food bid contracts will begin December 1, 2025, and will run through November 30, 2026.

After board approval, award letters will be distributed confirming the length and dates of the contract as well as Arrowhead's right to terminate, at any time, for convenience and without cause upon seven days' prior written notice.

Impact:

Fixed pricing for certain volatile items such as meat, sugar, flour, and coffee is viewed as extremely valuable. Fixed pricing for those items will keep our costs and margins predictable and avoid unexpected product increases.

PREVIOUS COMMITTEE/BOARD ACTION:

Arrowhead's Food Supply Bid 2024-2025 Results.

Diary:	Get Fresh	\$ 162,130	Commodity Pricing- 1 year
Seafood:	Sysco`	\$ 68,921	Fixed/Commodity Pricing- 1 year
Poultry:	Get Fresh	\$ 135,110	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$ 315,253	Fixed Pricing- 1 year
Bread:	Turano Baking	\$ 60,110	Fixed Pricing- 1 year
General/Froz:	Sysco Chicago	\$ 172,463	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$ 149,001	Fixed Pricing- 1 year
Paper/Disp:	Trimark USA	\$ 66,054	Commodity Pricing- 1year
Produce:	RFD	\$ 156,440	Fixed Pricing- 1 year
Beverages:	Sysco Chicago	\$ 20,420	Fixed Pricing- 1 years

REVENUE OR FUNDING IMPLICATIONS:

Expenses will be covered by related revenues and are specified in the 2025 operating budget as well as the 2026 proposed operating budget and appropriation.

LEGAL REVIEW:

Legal counsel assisted in the bid review process, which resulted in two bids being deemed unresponsive and subsequently rejected.

RECOMMENDATION:

Staff Recommendation and commentary:

Dairy:	Sysco Chicago	\$149,520	Commodity Pricing
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Four bids were received for the Dairy category: Sysco Chicago bid \$149,520 (commodity 7%), Get Fresh Produce bid \$155,455 (commodity 12%), Chefs Warehouse bid \$164,729 (commodity 15%) and Fortune Fish Co \$33,227 (commodity). Chefs Warehouse and Fortune Fish Co are unable to provide all line items. Sysco Chicago has the lowest price and has a lower commodity rate. They can provide all specific line items. Staff recommend Sysco Chicago for the Dairy category.

Seafood:	Sysco Chicago	\$ 51,883	Commodity Pricing
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Three bids were received for the Seafood category: Sysco Chicago bid \$51,883 (commodity 7%) and Fortune Fish Co. bid \$50,778 (commodity 19%) and Chef's Warehouse bid \$59,449 (commodity 20%). Sysco Chicago can provide all line items. They have the lowest commodity increase percentage. Staff recommend awarding Sysco Chicago the Seafood category.

Poultry:	Consumer Meat Packing Co.	\$115,780	Commodity Pricing
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Three commodity bids were received for the Poultry category: Consumer Meat Packing Co. bid \$115,780 (commodity \$0.75 per pound), Get Fresh bid \$122,520 (commodity 12%), Sysco Chicago bid \$128,932 (commodity 7%), and Fortune Fish Co. bid \$156,900 (commodity 19%). Consumer Meat Packing Co. had the lowest bid price, and they can supply all line items. Staff recommend Consumers Meat Packing Co. for the Poultry category.

Meat: Consumer Meat Packing Co. \$353,539 Fixed Pricing

Four bids were received for the Meat category: Consumer Meat Packing Co. bid \$353,539 (fixed), Sysco Chicago bid \$358,989 (commodity 7%), Chef's Warehouse bid \$349,459 (commodity 15%) and Fortune Fish Co bid \$330,884 (commodity). The commodity pricing has the potential to raise pricing higher than Consumer's fixed prices. Staff recommend Consumer Meat Packing Co. for the Meat category.

Bread: Turano Baking Company \$106,698 Fixed Pricing

Three bids were received for bread: Turano Baking Company bid \$106,698 (fixed), Sysco Chicago bid \$56,285 (commodity) and Fortune Fish Co bid \$3,165 (commodity). Turano Baking can provide fresh bread with 6 days a week delivery. Sysco has frozen products and requires you to order by case in large quantities that is not suitable for business. Fortune Fish Co. is only able to provide two-line items. Staff recommend Turano Baking Company for the bread category.

General Grocery/Frozen: Sysco Chicago \$172,188 Fixed Pricing

One bid was received for General Grocery/Frozen: Sysco Chicago bid \$172,188 (fixed). Sysco can provide all line items and have a fixed price for one year. Staff recommend Sysco Chicago for General Grocery/Frozen category.

Dry Goods: Sysco Chicago \$173,482 Fixed Pricing

One bid was received for Dry Goods: Sysco Chicago bid \$173,482 (fixed). Sysco can provide all line items and have a fixed price for one year. Staff recommend Sysco Chicago for the Dry Goods category.

Paper & Disposables: Trimark USA \$64,745 Commodity Pricing

Two bids were received for the Paper & Disposables category: TriMark bid \$64,745 (commodity 10%) and Sysco Chicago bid \$81,127 (fixed). Trimark commodity pricing with the potential 10% market increase is less than Sysco's annual fixed price. Staff recommend Trimark for the Paper and Disposables category.

Produce: Get Fresh \$156,547 Fixed Pricing

Three bids were received for the Produce category: Get Fresh bid \$156,547 (2 years fixed), Get Fresh bid \$196,280 (commodity) and Fortune Fish Co. bid \$7,586 (commodity). Fortune Fish C. is unable to provide all line items. Get Fresh has a fixed price for 2 years. Staff recommends Get Fresh for the Produce Category.

Beverages: Sysco Chicago \$17,391 Fixed Pricing

One bid was received for Beverages: Sysco Chicago bid \$17,391 (fixed). Sysco Chicago has fixed pricing for one year. Staff recommend Sysco Chicago for the beverage category.

In conclusion, staff respectfully request board approval to accept the following 2025-2026 Food Supply Bids:

Dairy:	Sysco Chicago	\$ 149,520	Commodity Pricing- 1 year
Seafood:	Sysco Chicago	\$ 51,883	Commodity Pricing- 1 year
Poultry:	Consumers Meat	\$ 115,780	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$ 353,539	Fixed Pricing- 1 year
Bread:	Turano Baking	\$ 106,698	Fixed Pricing- 1 year
General/Froz:	Sysco Chicago	\$ 172,188	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$ 173,482	Fixed Pricing- 1 year
Paper/Disp:	Trimark USA	\$ 64,745	Commodity Pricing- 1 year
Produce:	Get Fresh	\$ 156,547	Fixed Pricing- 1 year
Beverages:	Sysco Chicago	\$ 17,391	Fixed Pricing- 1 year

Wheaton Park District -2025 FoodSupply Bid Opening										
Vendor	Dairy	Seafood	Poultry	Meat	Bread	Genl/Frzn	Dry Goods	Paper&Disp	Produce	Beverages
Get Fresh	commodity 155,455		commodity 122,520						fixed 2yrs 156,547	
Turano Baking					fixed 106,698					
Consumer Meat Packing Co.			commodity 115,780*	fixed 353,539						
TriMark								commodity 64,745		
Sysco Chicago	commodity 149,520	commodity 51,883	commodity 128,932	commodity 358,989	commodity 56,285	fixed 172,188	fixed 173,482	fixed 81,127	commodity 196,280	fixed 17,391
Fortune Fish Co	commodity 33,227	commodity 50,778*	commodity 156,900	commodity 330,884	commodity 31,65		commodity 19,757		commodity \$7,586	
Chef's Warehouse	commodity 164,729	commodity 59,449*		commodity 349,459						



TO: Board of Commissioners

FROM: Justin Kirtland, Golf Course Superintendent
Daniel Novak, Director of Arrowhead Operations

THROUGH: Michael Benard, Executive Director

RE: Golf Course Chemicals

DATE: October 8, 2025

SUMMARY:

A variety of different chemicals are used in the maintenance of the golf course. To maximize resources, we opened the process to bidders for the chemicals that we use or may use on a regular basis.

There are a variety of specialty chemicals and fertilizers that are used in the maintenance of a golf course. Many of the products used change from year to year based on growing conditions (precipitation and temperature) and threats from pests and disease and may need to be purchased at a moment's notice to react to a particular condition. Not all items will be purchased during the season, but staff prefers to bid for any product that could potentially go over the \$10,000 quote threshold in case immediate action is necessary.

Staff started the selective use of off-brand and generic chemicals over ten years ago and would like to use them whenever practical to better manage our resources without compromising turf health or course conditions. However, just because a chemical has the same active ingredient as a name brand does not mean it uses the same technology. Because of this we would prefer to use name brands until we are able to test the off brands or generics ourselves or can get reliable information from others in the industry about the effectiveness of each. We have worked diligently to gather information on these products. Some have not worked well but others have proven to be effective and are now part of our regular program. We will continue to explore generic and off-brand options next year and in the future.

You will notice in the bid results that we have not always chosen the least expensive chemical when an alternative was offered. This is because not all alternates are comparable to the item bid. Many of these chemicals have different formulations or release rates that make them difficult to control and, in many cases, increase the number of applications required. In other cases, the active ingredients are different, and the products are not the same. We may have chosen to accept bids for alternatives as well as the original product in some cases to allow for the testing of products and to use them if they prove effective.

PREVIOUS COMMITTEE/BOARD ACTION:

The Board of Commissioners approved a similar list of chemicals and fertilizers after going to bid in September of 2024 at the regular October Meeting.

REVENUE OR FUNDING IMPLICATIONS:

\$225,000 has been requested in the 2026 golf course operating budget in account 60-601-000-53-5335-0000 (Chemicals and Fertilizer). The total spent on all items will fit within this budgeted amount.

ALTERNATIVES:

Chemicals and fertilizers are an integral part of the maintenance of the golf course. Using the most appropriate products allows us to maximize effectiveness while minimizing cost, staff time and application rates. Significantly decreasing or eliminating the use of these products would have an almost immediate negative impact on playing conditions and could result in serious loss of turf.

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve bids highlighted in yellow on the Attached Chart. The breakdown is as follows:

Advanced Turf Solutions of Geneva, IL for: Isoxaben in the amount of \$194.25, Prohexadione in the amount of \$1,520.50.00 for per/case, Defendor in the amount of \$852.52 per/case, Mesotrione 21-22-4 in the amount of \$56.41 per bag, Gold Standard 45 in the amount of \$207.27 for 2.5 gallons, 22-0-4 w/ZnB 50% XCU in the amount of \$979.90 per ton, Advanced HGT 80/20 seed for 297.50 per/bag, Aloft in the amount of \$675.30 for 64oz, Command in the amount of \$144.93 for 2.5 gallons

Clesen's of Lincolnshire, IL for: Chlorantraniliprole in the amount of \$1,100.00 per case, Game On in the amount of \$171.85 for 2.5 gallons, Fluazinam in the amount of \$457.10 per case, Propamocarb in the amount of \$97.55 for 1 gallon, Chlorothalonil in the amount of \$118.50 per case, Cutless MEC in the amount of \$1,317.50 for 2.5 gallons, and Iprodione in the amount of \$159.55 for 2.5 gallons.

Pendleton Turf Supply of Waterford, WI for: Tebuconazole in the amount of \$39.40 per gallon, Trinexapac-ethyl in the amount of \$220.00 for 2.5 gallons, Propiconazole in the amount of \$110 for 2.5 gallons, Paclobutrazol in the amount of \$100.00 per gallon, and Thiophanate-methyl in the amount of \$101.55 for 2.5 gallons.

Conserve FS of Tinley Park, IL for Carbaryl in the amount of \$175.00 for 2.5 gallons.

Simplot AB Retail of Downers Grove, IL for: Syngenta Winter Solution in the amount of \$6,572.00 per unit, Syngenta A2Z Solution in the amount of \$8181.00 per unit, Daconil Action in the amount of \$265.00 for 2.5 gallons, Daconil Weatherstick in the amount of \$210.00 for 2.5 gallons, Syngenta Forte Solution in the amount of \$19,178.00 per unit, Syngenta Fairy Ring Solution in the amount of \$9008.00 per unit, Signature Extra in the amount of \$184.88 per 5.5 lbs, Serata in the amount of \$459.81 for 35oz, Tartan in the amount of \$981.35 for 2.5 gallons, Andersons 9-12-6 HCU in the amount of 41.40 per bag, Rely in the amount of \$200 for 2.5 gallons, Forte in the amount of \$1200.00 for 2.5 gallons, Reslia in the amount of \$881.56 per case, Tetrino in the amount of \$1952.00 per case

Bid Results

Notice for potential bidders was published on September 10, 2025, and bids were received until 10:00 AM on September 22nd. Bids were received from five vendors. These were: Advanced Turf Solutions of Geneva, IL; Clesens of Lincolnshire, IL; Pendleton Turf Supply, Inc of Waterford, WI; Conserve FS of Tinley Park, IL; Simplot AB Retail of Downers Grove, IL. Bid results are as follows:

Chemical+A1:G40 Bid Opening 9/22/2025 at 10:00am
Wheaton Park District 1000 Manchester, Wheaton IL

Product	Package	Advanced Turf	Pendleton	Cesens	Conserve FS	Smplot
Syngenta Winter Solution	1 unit	no bid	no bid	\$ 6,708.00	no bid	\$ 6,572.00
Tebuconazole	1 gal	\$ 54.64	\$ 39.40	\$ 43.15	\$ 48.00	\$ 41.72
Trinexapac-ethyl	2.5 gal	\$ 249.41	\$ 220.00	\$ 282.78	\$ 300.00	\$ 245.72
Syngenta A2Z	1 unit	no bid	no bid	\$ 8,318.00	no bid	\$ 8,181.00
Daconil Action	2.5 gal	no bid	no bid	\$ 265.00	no bid	\$ 265.00
Daconil Weatherstick	2.5 gal	no bid	no bid	\$ 210.00	no bid	\$ 210.00
Isoxaben	1 gal	\$ 194.25	no bid	no bid	no bid	\$ 194.25
Syngenta Forte Solution	1 unit	no bid	no bid	\$ 19,178.00	no bid	\$ 19,178.00
Syngenta Fairy Ring Solution	1 unit	no bid	no bid	\$ 9,257.00	no bid	\$ 9,008.00
Prohexadione	per/case	\$ 1,520.50	\$ 1,584.00	no bid	no bid	\$ 1,584.00
Chlorantraniliprole	per/case	\$ 2,700.00	\$ 2,800.00	\$ 1,100.00	\$ 2,700.00	\$ 3,400.00
Game On	2.5 gal	\$ 171.88	no bid	\$ 171.85	no bid	\$ 171.87
Defendor	per/case	\$ 852.52	no bid	\$ 852.50	no bid	\$ 852.50
Fluazinam	per/case	\$ 1,340.00	\$ 840.00	\$ 457.10	\$ 1,009.00	\$ 1,063.59
Propiconazole	2.5 gal	\$ 159.18	\$ 110.00	\$ 131.55	\$ 150.00	\$ 132.62
Signature Extra	5.5 lb	\$ 199.88	no bid	\$ 199.88	no bid	\$ 184.88
Propamocarb	1 gal	\$ 299.00	no bid	\$ 97.55	\$ 245.00	\$ 217.88
Mesotrione 21-22-4	per/bag	\$ 56.41	no bid	\$ 75.07	\$ 59.60	\$ 61.97
Serata	35oz	\$ 474.81	no bid	\$ 474.81	no bid	\$ 459.81
Carbaryl	2.5 gal	\$ 210.00	no bid	no bid	\$ 175.00	no bid
Gold Standard 45	2.5 gal	\$ 207.27	\$ 120.00	no bid	no bid	no bid
Paclobutrazol	1 gal	\$ 187.00	\$ 100.00	\$ 145.10	\$ 155.00	\$ 106.67
Tartan	2.5 gal	\$ 1,033.00	no bid	\$ 1,073.00	no bid	\$ 981.35
22-0-4 w/ZnB 50% XCU	per/ton	\$ 979.90	no bid	no bid	no bid	no bid
Chlorothalonil	per/case	\$ 211.40	\$ 147.56	\$ 118.50	\$ 135.00	\$ 168.24
Andersons 9-12-6 HCU	per/bag	\$ 44.20	no bid	no bid	no bid	\$ 41.40
Advanced HGT 80/20 seed	per/bag	\$ 297.50	no bid	no bid	no bid	no bid
Aloft	64oz	\$ 675.30	no bid	\$ 675.30	\$ 675.30	\$ 675.30
Rely	2.5 gal	no bid	no bid	no bid	no bid	\$ 200.00
Forte	2.5 gal	no bid	no bid	no bid	no bid	\$ 1,200.00
Reslia	per/case	\$ 946.56	no bid	\$ 946.56	no bid	\$ 881.56
Command	2.5 gal	\$ 144.93	no bid	no bid	no bid	no bid
Tetrino	per/case	\$ 2,112.00	no bid	\$ 2,112.00	no bid	\$ 1,952.00
Thiophanate-methyl	2.5 gal	\$ 138.13	\$ 101.55	\$ 103.55	\$ 113.48	\$ 138.00
Cutless MEC	2.5 gal	\$ 1,317.50	\$ 1,317.50	\$ 1,317.50	no bid	\$ 1,317.50
Iprodione	2.5 gal	\$ 204.26	\$ 167.60	\$ 159.55	\$ 162.80	\$ 173.06
Prices Hold		9.30.26	8.31.26	7.1.26	1.15.26	9.30.26
Delivery Charge		None	None	None	None	None

These items are suggested for bid approval.

These items are alternates and are generally not considered equal.

We have used Advanced Turf Solutions, Clesen, Pendleton and Simplot in the past for the purchase of chemicals and/or fertilizers and have found service to be very good.



JOINT REVIEW BOARD MEETING AGENDA

WHEATON CITY HALL, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

CITY OF WHEATON

ANNUAL JOINT REVIEW BOARD MEETING

OCTOBER 22, 2025

9:00 A.M.

GAMON ROOM OF THE WHEATON CITY HALL, 303 W. WESLEY STREET, WHEATON, IL

AND VIA ZOOM

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_kBaQKsfeSxKVPCjuRB2o9g

After registering, you will receive a confirmation email containing information about joining the webinar.

Webinar ID: 859 0270 3372

Passcode: 899967

You will be automatically muted. If you would like to speak, click on the “Raise Hand” button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press “unmute.” Please announce your name and address before commenting and ensure you are in a quiet place.

Public comments can be made by:

- **In-person at 9:00 a.m. on Wednesday, October 22, 2025, during the Public Comment portion of the meeting.**
- **Virtually at 9:00 a.m. on Wednesday, October 22, 2025, during the Public Comment portion of the meeting**
- **Email the Joint review Board at jkozik@wheaton.il.us before 9:00 a.m. on Wednesday, October 22, 2025.**

- I. **Call to Order by Secretary.**
- II. **Identification of Joint Review Board Taxing Body attendees.**
- III. **Nomination and Appointment of Public Members.**

- IV. Nomination and Appointment of Chairman.
- V. Approval of Agenda.
- VI. Annual Reports – TIF# 2 and 3.
- VII. Public Comment
- VIII. Adjournment.

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>City of Wheaton</u>	Reporting Fiscal Year:	2024
County:	<u>DuPage</u>	Fiscal Year End:	12/31/2024
Unit Code:	<u>022/125/30</u>		

FY 2024 TIF Administrator Contact Information-Required

First Name:	James	Last Name:	Kozik		
Address:	303 W Wesley St, PO Box 727	Title:	Dir of Planning & Economic Development		
Telephone:	630-260-2008	City:	Wheaton	Zip:	60187
E-mail	jkozik@wheaton.il.us				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

in the City/Village of: **Wheaton**
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].


Written signature of TIF Administrator

7/29/2025
Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

Primary Use of Redevelopment Project Area*: District

*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 362,613

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ -	\$ 33,530,758	66%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 29,677	\$ 703,178	1%
Land/Building Sale Proceeds	\$ -	\$ 355,005	1%
Bond Proceeds	\$ -	\$ 5,988,136	12%
Transfers from Municipal Sources	\$ -	\$ 8,130,781	16%
Private Sources	\$ -	\$ 1,135,229	2%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 1,290,000	3%

All Amount Deposited in Special Tax Allocation Fund \$ 29,677

Cumulative Total Revenues/Cash Receipts \$ 51,133,087 100%

Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**) \$ 3,873

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 3,873

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 25,804

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 388,417

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

Other Revenue Sources: Morningside Litigation, \$1.29 million recorded as expense in FY2017.

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Legal Services	864	
2. Annual administrative cost.		\$ 864
3. Cost of marketing sites.		\$ -
4. Property assembly cost and site preparation costs.		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		\$ -
6. Costs of the construction of public works or improvements.		\$ -
Downtown Strategic Plan and Streetscape Plan	3,009	
		\$ 3,009

PAGE 3

PAGE 6			
13. Relocation costs.			
14. Payments in lieu of taxes.		\$	-
15. Costs of job training, retraining, advanced vocational or career education.		\$	-
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		\$	-
17. Cost of day care services.		\$	-
18. Other.		\$	-
		\$	-
TOTAL ITEMIZED EXPENDITURES		\$	3,873

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$ 388,417

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Downtown Strategic Plan and Streetscape Plan		\$ 60,000
Administrative Costs		\$ 3,000
Total Amount Designated for Project Costs		\$ 63,000

TOTAL AMOUNT DESIGNATED

\$ 63,000

SURPLUS/(DEFICIT)

\$ 325,417

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
---	--

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	10
2b. Did the municipality undertake any NEW projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	1

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 99,077,504	\$ -	\$ -
Public Investment Undertaken	\$ 36,454,367	\$ 60,000	\$ -
Ratio of Private/Public Investment	2 28/39		0

Project 1 Name: South Main Street

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,719,014	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 2 Name: Façade Grant Program

Private Investment Undertaken (See Instructions)	\$ 1,362,721	\$ -	\$ -
Public Investment Undertaken	\$ 292,117	\$ -	\$ -
Ratio of Private/Public Investment	4 2/3		0

Project 3 Name: Toms-Price Redevelopment Agreement

Private Investment Undertaken (See Instructions)	\$ 3,700,000	\$ -	\$ -
Public Investment Undertaken	\$ 1,626,247	\$ -	\$ -
Ratio of Private/Public Investment	2 11/40		0

Project 4 Name: Other Grant Programs

Private Investment Undertaken (See Instructions)	\$ 1,774,555	\$ -	\$ -
Public Investment Undertaken	\$ 681,137	\$ -	\$ -
Ratio of Private/Public Investment	2 23/38		0

Project 5 Name: James D Atten Building Rehab

Private Investment Undertaken (See Instructions)	\$ 300,000	\$ -	\$ -
Public Investment Undertaken	\$ 353,880	\$ -	\$ -
Ratio of Private/Public Investment	39/46		0

Project 6 Name: Winona Properties

Private Investment Undertaken (See Instructions)	\$ 397,005	\$ -	\$ -
Public Investment Undertaken	\$ 294,999	\$ -	\$ -
Ratio of Private/Public Investment	1 28/81		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: Wheaton Property Partners

Private Investment Undertaken (See Instructions)	\$ 27,339,406	\$ -	\$ -
Public Investment Undertaken	\$ 6,036,500	\$ -	\$ -
Ratio of Private/Public Investment	4 9/17		0

Project 8 Name: Wheaton 121

Private Investment Undertaken (See Instructions)	\$ 64,203,817	\$ -	\$ -
Public Investment Undertaken	\$ 333,173	\$ -	\$ -
Ratio of Private/Public Investment	192 69/98		0

Project 9 Name: Downtown Streetscape

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 25,032,060	\$ 60,000	\$ -
Ratio of Private/Public Investment	0		0

Project 10 Name: Wheaton Place Alley Resurfacing

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 85,240	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 11 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

Name of Redevelopment Project Area:

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

§ _____

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent
Downtown Streetscape	n/a	n/a	n/a	n/a
Wheaton Place Alley Resurfacing	n/a	n/a	n/a	n/a

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
Downtown Streetscape	n/a	n/a
Wheaton Place Alley Resurfacing	n/a	n/a

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return
Downtown Streetscape	n/a
Wheaton Place Alley Resurfacing	n/a

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Main Street Redevelopment

Provide a general description of the redevelopment project area using only major boundaries.

The area is bounded by Wesley Street on the north, Washington Street on the east, Illinois Street on the south, and Hale Street on the west.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

[illegible]

(Ordinance No. F-0418)

Exhibit A Legal Description

1 THAT PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
2 MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF
3 INTERSECTION OF THE NORTH LINE OF WESLEY STREET WITH THE WEST LINE OF
4 WASHINGTON STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF
5 THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID
6 NORTHERLY LINE TO THE EAST LINE OF CROSS STREET; THENCE SOUTH ALONG SAID EAST
7 LINE TO THE NORTH LINE OF WILLOW AVENUE; THENCE SOUTHWESTERLY TO THE
8 NORTHEASTERN CORNER OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-
9 324-008; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY AND SAID EAST LINE
10 EXTENDED SOUTH TO THE SOUTH LINE OF ILLINOIS STREET; THENCE WEST ALONG SAID
11 SOUTH LINE TO THE WEST LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER
12 05-16-323-024 EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED SOUTH
13 AND SAID WEST LINE TO THE SOUTH LINE OF THE EAST AND WEST PUBLIC ALLEY IN BLOCK
14 323; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST TO THE
15 WEST LINE OF HALE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF
16 WILLOW AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE EXTENDED
17 SOUTH OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-314-021; THENCE
18 NORTH ALONG SAID WEST LINE EXTENDED SOUTH AND EXTENDED NORTH TO THE NORTH
19 LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-314-009; THENCE EAST
20 ALONG SAID NORTH LINE TO THE WEST LINE OF THE PROPERTY HAVING A PERMANENT
21 INDEX NUMBER 05-16-314-008; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE
22 OF LIBERTY DRIVE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF HALE
23 STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE CHICAGO
24 AND NORTHWESTERN RAILROAD; THENCE WEST ALONG SAID NORTHERLY LINE TO THE WEST
25 LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-307-005; THENCE
26 NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE
27 OF FRONT STREET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HALE
28 STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE PROPERTY
29 HAVING A PERMANENT INDEX NUMBER 05-16-301-029; THENCE WEST ALONG SAID SOUTH
30 LINE TO THE WEST LINE OF SAID PROPERTY; THENCE NORTH ALONG SAID WEST LINE AND
31 SAID WEST LINE EXTENDED NORTH TO THE SOUTH LINE OF WESLEY STREET; THENCE EAST
32 ALONG SAID SOUTH LINE TO THE EAST LINE OF HALE STREET; THENCE NORTH ALONG SAID
33 EAST LINE TO THE NORTH LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-
34 16-133-006; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST
35 TO THE EAST LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-133-009;
36 THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE PROPERTY HAVING A
37 PERMANENT INDEX NUMBER 05-16-133-010; THENCE EAST ALONG SAID NORTH LINE AND
38 SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF MAIN STREET; THENCE SOUTH
39 ALONG SAID EAST LINE TO THE NORTH LINE OF WESLEY STREET; THENCE EAST ALONG SAID
40 NORTH LINE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

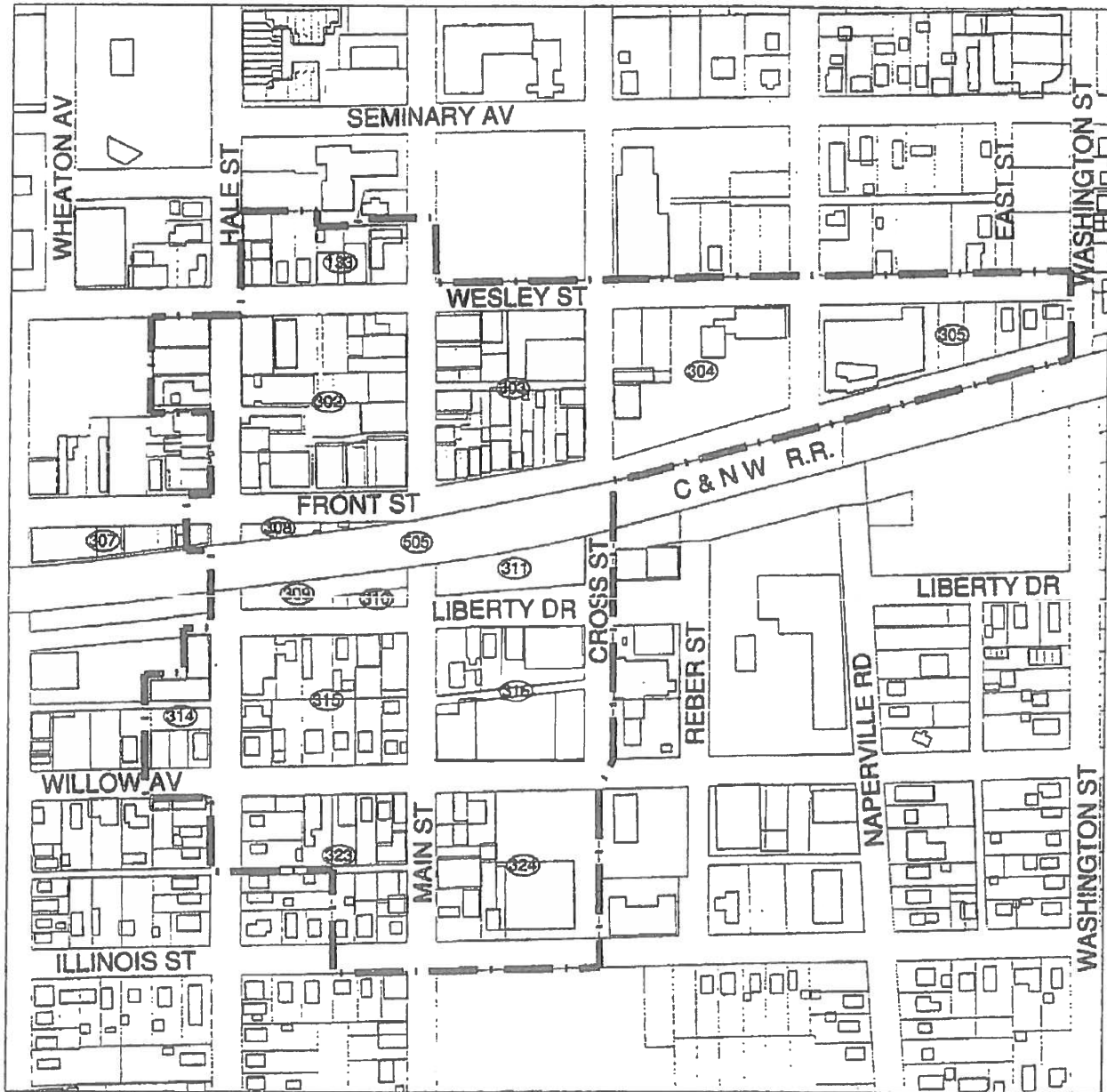
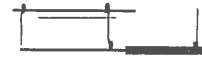
Project Area

Exhibit 1

Main Street Redevelopment Project

Downtown Wheaton

0 175' 350'



LEGEND

-  Existing Building
-  TIF 2 Redevelopment Area Boundary
-  Block Number



**TESKA
ASSOCIATES
INC.**
827 Grove Street
Evanston, Illinois 60201
847.869.2015

August 12, 1999

Attachment B

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATE OF COMPLIANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting City Manager of the City of Wheaton, DuPage County, Illinois and as such, the Chief Executive Officer of the City of Wheaton. I do hereby further certify that, according to the records of the City in my official possession and to the best of my knowledge, the City has complied with all requirements pursuant to 65 ILCS 5/11-74.4-5(d)(3) of the Tax Increment Allocation Redevelopment Act, as amended, for that certain redevelopment project area known as the Main Street Redevelopment Project Area for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 17th day of June 2025.



Michael G. Dzuga, City Manager

ATTEST:



Andrea Rosedale, City Clerk

[SEAL]





KLEIN, THORPE & JENKINS
ATTORNEYS AT LAW

DD 312 984 6417
jarhodes@ktjlaw.com

544 Lakeview Parkway, Suite 301
Vernon Hills, Illinois 60061
T 312 984 6400 F 312 984 6444

June 17, 2025

Office of the Illinois State Comptroller
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

**Re: Attorney Review of City of Wheaton Main Street Redevelopment Project Area TIF
Unit Code: 022/125/30**

To Whom It May Concern:

Please be advised that I am the duly appointed Special Counsel for the City of Wheaton, Illinois. In my capacity as the Special Counsel, I have conducted a review of all information provided to me by the City staff and consultants in connection with the above-referenced Main Street Redevelopment Project Area. Based upon my review of the information provided to me, it is my opinion that the City has conformed to all the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

Very truly yours,

KLEIN, THORPE & JENKINS, LTD.

James A. Rhodes

cc. Robert Lehnhardt

CITY OF WHEATON

MAIN STREET REDEVELOPMENT PROJECT AREA

TIF District #2 expired and was terminated, as of December 31, 2022, by City ordinance on October 17, 2022. However, contracts for project area costs and obligations for the Downtown Streetscape Project, approved and incurred prior to the expiration date of the TIF, have not been closed with some work remaining to be completed.

In fiscal year 2024, the TIF incurred expenses for the downtown streetscape project and legal services.

CITY OF WHEATON, ILLINOIS

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

December 31, 2024

	Special Revenue		
	Motor Fuel Tax	Foreign Fire Insurance Tax	Special Service Area #8
ASSETS			
Cash and Investments	\$ 1,222,823	\$ 221,920	\$ -
Receivables (Net, Where Applicable, of Allowances for Uncollectibles)			
Property Taxes	-	-	421,283
Accounts	202,662	-	-
Interest	2,558	-	-
TOTAL ASSETS	\$ 1,428,043	\$ 221,920	\$ 421,283
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 277,355	\$ -	\$ -
Contracts Payable	-	-	-
Total Liabilities	277,355	-	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable Property Taxes	-	-	421,283
Total Deferred Inflows of Resources	-	-	421,283
Total Liabilities and Deferred Inflows of Resources	277,355	-	421,283
FUND BALANCES			
Restricted for Highways and Streets	1,150,688	-	-
Restricted for Public Safety	-	221,920	-
Restricted for TIF Development	-	-	-
Assigned for Capital	-	-	-
Total Fund Balances	1,150,688	221,920	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 1,428,043	\$ 221,920	\$ 421,283

Tax Increment Financing #2	Special Revenue		Capital Projects		Total
	State Forfeiture	Federal Forfeiture	2018 GO Bond		
\$ 713,783	\$ 276,204	\$ 41,227	\$ 486,792	\$ 2,962,749	
-	-	-	-	421,283	
-	-	-	-	202,662	
1,546	-	-	1,827	5,931	
\$ 715,329	\$ 276,204	\$ 41,227	\$ 488,619	\$ 3,592,625	
\$ 294,221	\$ 995	\$ -	\$ 170,619	\$ 743,190	
32,691	-	-	18,958	51,649	
326,912	995	-	189,577	794,839	
-	-	-	-	421,283	
-	-	-	-	421,283	
326,912	995	-	189,577	1,216,122	
-	-	-	-	1,150,688	
-	275,209	41,227	-	538,356	
388,417	-	-	-	388,417	
-	-	-	299,042	299,042	
388,417	275,209	41,227	299,042	2,376,503	
\$ 715,329	\$ 276,204	\$ 41,227	\$ 488,619	\$ 3,592,625	

(See independent auditor's report.)

CITY OF WHEATON, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
TAX INCREMENT FINANCING #2 FUND

For the Year Ended December 31, 2024
(with Comparative Actual Amounts for the Fiscal Year Ended December 31, 2023)

	2024			2023
	Original Budget	Final Budget	Actual	Actual
REVENUES				
Investment Income	\$ 1,000	\$ 1,000	\$ 29,677	\$ 46,173
Miscellaneous	-	-	-	6,067
Total Revenues	1,000	1,000	29,677	52,240
EXPENDITURES				
General Government				
Charges and Services	-	-	864	810
Capital Outlay	263,000	263,000	3,009	204,029
Total Expenditures	263,000	263,000	3,873	204,839
NET CHANGE IN FUND BALANCE	\$ (262,000)	\$ (262,000)	25,804	(152,599)
FUND BALANCE, JANUARY 1			362,613	515,212
FUND BALANCE, DECEMBER 31			\$ 388,417	\$ 362,613

(See independent auditor's report.)



1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Wheaton, Illinois

We have examined management's assertion, included in its representation letter dated June 27, 2025, that the City of Wheaton, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2024. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Wheaton, Illinois complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

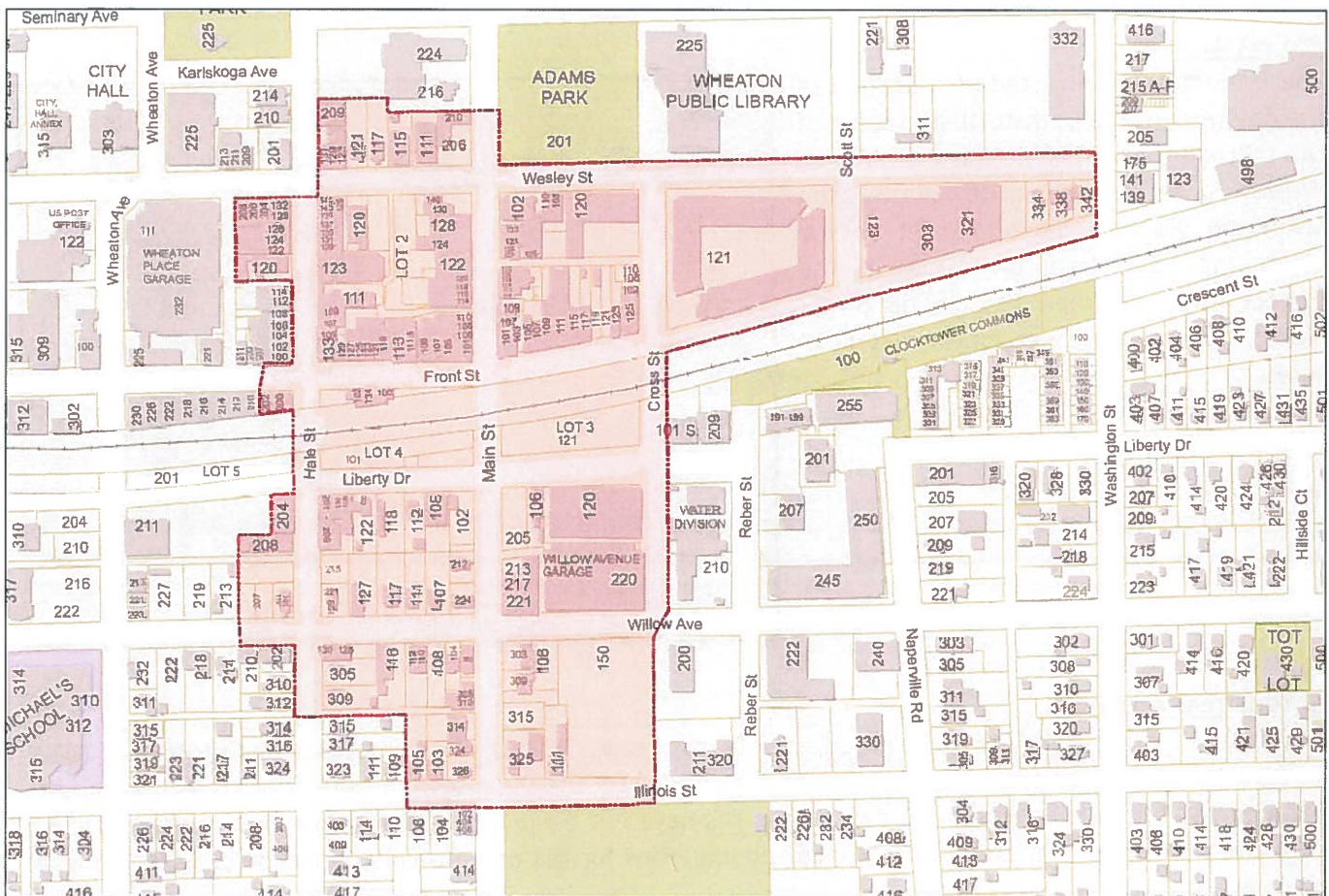
This report is intended solely for the information and use of the Mayor, the City Council, management of the City, the Illinois State Comptroller's Office and the joint review Councils and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 27, 2025

CITY OF WHEATON

Tax Increment Financing District Number Two Main Street Redevelopment Project Area



**Annual Report
Fiscal Year 2024
January 1, 2024 – December 31, 2024**

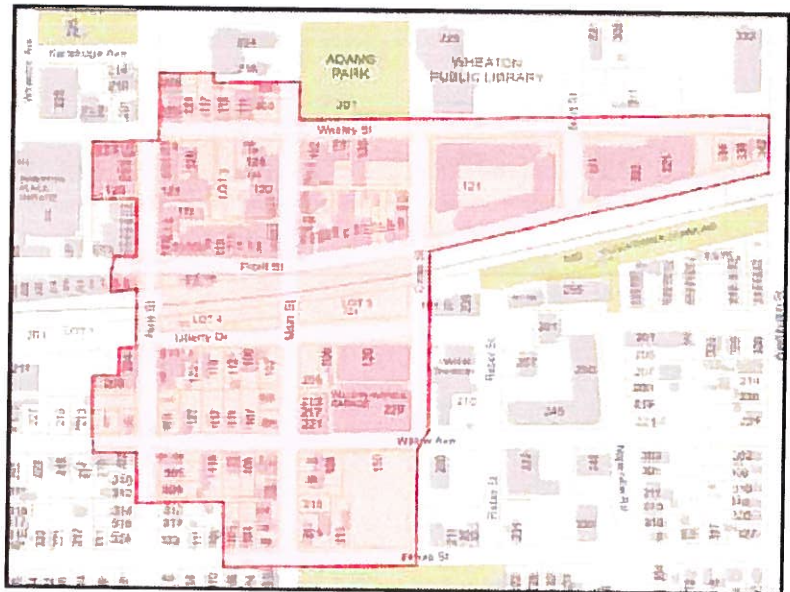
City of Wheaton
Tax Increment Financing District Number Two
Main Street Redevelopment Project Area
Annual Report
Fiscal Year 2024
January 1, 2024 – December 31, 2024

TIF Establishment

The City of Wheaton established Tax Increment Financing (TIF) District Number Two on December 6, 1999. A separate report analyzing the Main Street Redevelopment Project Area was completed by Teska Associates Inc. and provides the supporting details which led to the implementation of TIF District #2. TIF #2 was established to revitalize the Main Street Corridor into a vibrant mixed-use center to contribute to the health and vitality of Wheaton's Central Area and to the community as a whole. TIF #2 expired on December 31, 2022. The 2021 Tax Levy, collected in 2022, was the last levy year for the TIF.

Project Area

The Project Area consisted of a portion of the downtown area both north and south of the railroad tracks. The area is bounded by Wesley Street on the north, Washington Street on the east, Illinois Street on the south and Hale Street on the west. The Project Area contained 133 parcels on 17 blocks. The total area was approximately 40 acres.



Current Year Activity

TIF District #2 expired and was terminated, as of December 31, 2022, by City ordinance on October 17, 2022. However, contracts for project area costs and obligations for the Downtown Streetscape Project, approved and incurred prior to the expiration date of the TIF, have not been closed with some work remaining to be completed. In fiscal year 2024, the TIF incurred expenses for the downtown streetscape project and legal services.

Financial Activity

Total Revenues and Expenditures to Date

Total revenues of \$51.1 million have exceeded total expenditures of \$50.7 million in the amount of \$0.4 million through December 31, 2024. Total revenues to date include \$33.5 million from property tax increment, \$6.0 million for bond proceeds, \$5.6 million for transfers from TIF District #1, \$2.8 million for miscellaneous revenues, \$2.5 million for transfers from TIF District #3, and \$0.7 million for investment income. Total expenditures to date include \$30.1 million for construction, \$7.5 million for debt service, \$4.8

million for redevelopment programs, \$3.6 million for land acquisitions, \$2.6 million for contractual services, and \$2.1 million in other expenditures.

**Revenues vs. Expenditures
Inception to December 31, 2024**

Revenues	
Property Tax Increment	\$ 33,530,758
Bond Proceeds	5,988,136
Transfer from TIF #1	5,607,922
Miscellaneous	2,846,836
Transfer from TIF #3	2,456,257
Investment Income	703,178
Total Revenues	\$ 51,133,087
Expenditures	
Construction Costs	\$ 30,137,180
Debt Service	7,470,222
Redevelopment Programs	4,763,460
Land Purchase	3,633,974
Contractual Services	2,611,636
Miscellaneous	1,242,914
Interest Expense	571,874
Consultant Services	313,410
Total Expenditures	\$ 50,744,670
Revenues over/(under)	
Expenditures	\$ 388,417

Fiscal Year 2024 Revenues and Expenditures

Total revenues for fiscal year 2024 were \$29,677 for investment income. Expenditures totaled \$3,873, including \$3,009 in construction costs for the Downtown Streetscape Project and \$864 for legal services.

**Revenues vs. Expenditures
Fiscal Year 2024**

Revenues	
Investment Income	\$ 29,677
Total Revenues	\$ 29,677
Expenditures	
Construction Costs	\$ 3,009
Contractual Services	864
Total Expenditures	\$ 3,873
Revenues over/(under)	
Expenditures	\$ 25,804

Debt Service

In fiscal year 2007/08, the City issued General Obligation Bond Series 2007 in the amount of \$5,900,000 to construct a 400-space public parking deck at Willow Avenue and Cross Street within the TIF District. The parking structure and related debt were accounted for in the City's Parking Fund. TIF District #2 incremental property tax revenue was used to pay the annual debt service. During fiscal year 2017/18, the debt was retired. There are no remaining debt issues outstanding in the TIF.

Property Acquisition Analysis

The City acquired five separate parcels within a designated three-block development site in the TIF District. The property located at 315 S. Main Street was purchased for \$600,000 during fiscal year 1999/00. Subsequently, the property at 120 E. Liberty Drive was acquired for \$1,000,000 in fiscal year 2002/03.

Additionally, a parcel of land on the north side of Willow Avenue was obtained for \$1,375,000 in fiscal year 2006/07. In fiscal year 2008/09, the property at 109 N. Main Street was purchased for \$300,592, while the property at 111-113 N. Main Street was acquired for \$350,690. During fiscal year 2011/12, the property at 109 N. Main Street was sold for \$198,022, followed by the sale of the property at 111-113 N. Main Street for \$156,983 in fiscal year 2014/15. No additional property transactions occurred after fiscal year 2014/15.

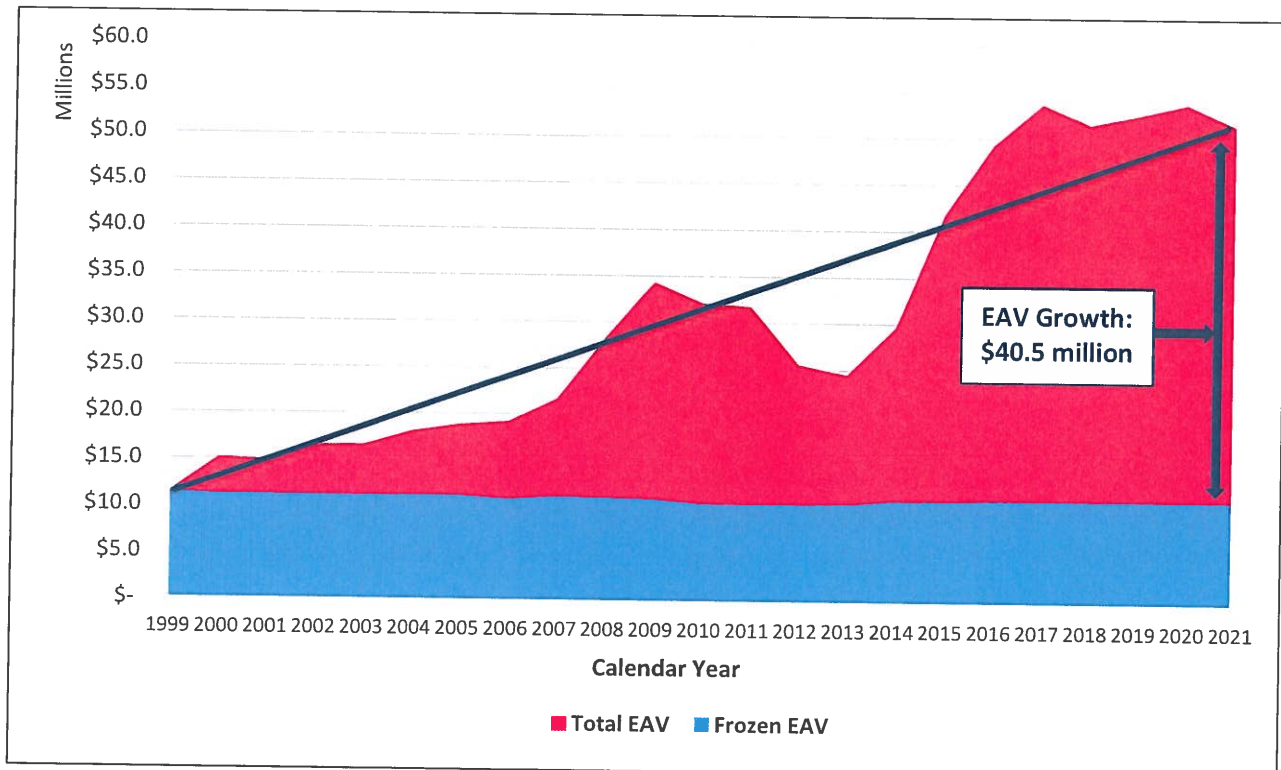
Property Acquisition

Property	Purchase Price	Sale Price To Developer	Net Profit/(Loss) On Sale
311-315 S Main St	\$ 600,000	N/A	N/A
120 E Liberty Dr	\$ 1,000,000	N/A	N/A
114 & 124 Willow Ave	\$ 1,375,000	N/A	N/A
109 N Main St	\$ 300,592	\$ 198,022	\$ (102,570)
111-113 N Main St	\$ 350,690	\$ 156,983	\$ (193,707)
Totals	\$ 3,626,282	\$ 355,005	\$ (296,277)

Equalized Assessed Value and Incremental Property Tax Revenues

The TIF's initial frozen Equalized Assessed Valuation (EAV) in 1999 was \$11.5 million, revised to \$11.0 million in 2021. The 2021 total EAV for the final TIF year was \$51.5 million, representing a growth of \$40.5 million (or 365.5%). TIF #2 generated a total of \$33.6 million in incremental property tax revenue from 1999 through the end of the TIF in 2022. The following charts provide a history of the EAV and Incremental Property Tax Revenues.

Equalized Assessed Value (EAV)
1999 - 2021



EAV and Incremental Property Tax Revenues
Levy Years 1999 – 2021

Levy Year	Budget Year	Total EAV	EAV \$ Change	EAV % Change	Incremental EAV	Incremental Tax Revenue	Incremental Tax Revenue \$ Change
Initial		\$ 11,544,870					
1999	2000/01	\$ 11,561,450	\$ 16,580	0.1%	\$ 136,420	\$ 10,558	
2000	2001/02	\$ 15,175,010	\$ 3,613,560	31.3%	\$ 3,988,020	\$ 318,235	\$ 307,677
2001	2002/03	\$ 14,915,578	\$ (259,432)	-1.7%	\$ 3,751,858	\$ 296,636	\$ (21,599)
2002	2003/04	\$ 16,616,330	\$ 1,700,752	11.4%	\$ 5,402,180	\$ 407,958	\$ 111,322
2003	2004/05	\$ 16,641,513	\$ 25,183	0.2%	\$ 5,495,170	\$ 412,118	\$ 4,160
2004	2005/06	\$ 18,104,960	\$ 1,463,447	8.8%	\$ 6,889,270	\$ 402,643	\$ (9,475)
2005	2006/07	\$ 18,879,460	\$ 774,500	4.3%	\$ 7,671,130	\$ 554,598	\$ 151,955
2006	2007/08	\$ 19,216,770	\$ 337,310	1.8%	\$ 8,322,480	\$ 587,245	\$ 32,647
2007	2008/09	\$ 21,719,060	\$ 2,502,290	13.0%	\$ 10,552,900	\$ 707,891	\$ 120,646
2008	2009/10	\$ 28,411,620	\$ 6,692,560	30.8%	\$ 17,338,680	\$ 1,136,772	\$ 428,881
2009	2010/11	\$ 34,288,670	\$ 5,877,050	20.7%	\$ 23,314,730	\$ 1,588,190	\$ 451,418
2010	2011/12	\$ 32,082,080	\$ (2,206,590)	-6.4%	\$ 21,526,050	\$ 1,587,096	\$ (1,094)
2011	2012/13	\$ 31,766,620	\$ (315,460)	-1.0%	\$ 21,321,106	\$ 1,550,505	\$ (36,591)
2012	2013/14	\$ 25,606,600	\$ (6,160,020)	-19.4%	\$ 15,039,790	\$ 322,659 (1)	\$ (1,227,846)
2013	2014/15	\$ 24,512,300	\$ (1,094,300)	-4.3%	\$ 13,956,210	\$ 1,172,308	\$ 849,649
2014	2015/16	\$ 29,650,290	\$ 5,137,990	21.0%	\$ 18,661,661	\$ 1,605,804	\$ 433,496
2015	2016/17	\$ 41,890,100	\$ 12,239,810	41.3%	\$ 30,921,261	\$ 2,612,492	\$ 1,006,688
2016	2017/18	\$ 49,418,950	\$ 7,528,850	18.0%	\$ 38,343,291	\$ 3,059,352	\$ 446,860
2017	SY 2018	\$ 53,762,050	\$ 4,343,100	8.8%	\$ 42,672,391	\$ 3,290,159	\$ 230,807
2018	2019	\$ 51,605,880	\$ (2,156,170)	-4.0%	\$ 40,502,941	\$ 3,017,451	\$ (272,708)
2019	2020	\$ 52,639,280	\$ 1,033,400	2.0%	\$ 41,574,551	\$ 3,134,874	\$ 117,423
2020	2021	\$ 53,838,035	\$ 1,198,755	2.3%	\$ 42,773,516	\$ 3,166,558	\$ 31,684
2021	2022	\$ 51,538,318	\$ (2,299,717)	-4.3%	\$ 40,466,719	\$ 2,588,656 (2)	\$ (577,902)

(1) 2012 Incremental tax revenue reduction due to large property tax refund for years 2009 to 2011.
(2) 2021 Incremental tax revenue reduction due to large property tax refund for years 2019 to 2020.

Redevelopment Projects

The following table shows the private and public investments for redevelopment projects and infrastructure improvements within the TIF District.

Schedule of Private and Public Investments
December 31, 2024

Project No.	Project	Private Investment	Public Investment	Total Investment
1	South Main Street	\$ -	\$ 1,719,014	\$ 1,719,014
2	Façade Grant Program	1,362,721	292,117	1,654,838
3	Tom's Price Agreement	3,700,000	1,626,247	5,326,247
4	Other Grant Programs	1,774,555	681,137	2,455,692
5	James D Atten Building Rehab	300,000	353,880	653,880
6	Winona Properties	397,005	294,999	692,004
7	Wheaton Property Partners	27,339,406	6,036,500	33,375,906
8	Wheaton 121	64,203,817	333,173	64,536,990
9	Downtown Streetscape	-	25,032,060	25,032,060
10	Wheaton Place Alley Resurfacing	-	85,240	85,240
Totals		\$ 99,077,504	\$ 36,454,367	\$ 135,531,871

Project 1 - South Main Street (315 S. Main Street). This project represented the acquisition of several parcels of property within the redevelopment project area that the City Council determined to be necessary to implement the redevelopment plan. Total Investment: \$1.7 million.

Project 2 - Facade Grant Program. This program provided financial assistance for façade improvements to buildings within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilizing an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. A total of 66 façade grants were provided to business owners. Total Investment: \$1.7 million.

Project 3 - Tom's Price Agreement (303 E. Front Street).

This project provided financial assistance to allow a destination business located within the redevelopment project area to expand. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilizing an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. Total Investment: \$5.3 million.



Project 4 - Other Grant Programs. This program provided financial assistance to business owners for other redevelopment grants (retail, sign, awning, and architectural) within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilizing an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. A total of 71 retail grants, 34 sign grants, 19 awning grants, and 16 architectural grants were provided to business owners. Total Investment: \$2.5 million.

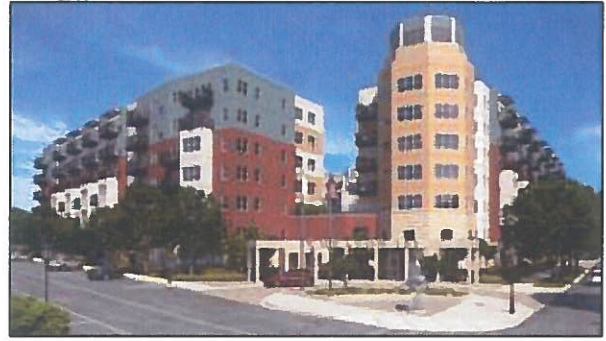
Project 5 - James D. Atten Building Rehab (112-118 N. Main Street). This project provided financial assistance to allow an existing mixed-use building located within the redevelopment project area to be renovated. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilizing an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. Total Investment: \$0.7 million.

Project 6 - Winona Properties (121-127 W. Front Street). This project provided financial assistance to allow an existing mixed-use building located within the redevelopment project area to be renovated. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilizing an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. Total Investment: \$0.7 million.

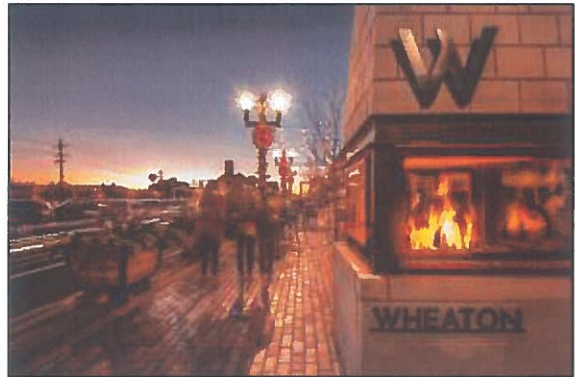
Project 7 - Wheaton Property Partners (120 E. Liberty Drive). This project provided financial assistance to allow the construction of a large class A mixed use building located within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by utilization of an incentive program that stimulated private development and provided a new office development in the Wheaton Central Planning Area. Total Investment: \$33.4 million.



Project 8 - Wheaton 121. This project provided financial assistance for certain public improvements to allow the construction of a 306-unit luxury residential apartment development located within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by providing additional multiple family dwellings within the Wheaton Central Planning Area. Total Investment: \$64.5 million.



Project 9 - Downtown Streetscape. The Downtown Strategic and Streetscape Plan created a redevelopment framework that would make the City a destination for tourists and a more attractive place to live and locate a business. The Downtown Streetscape Project is a \$35.9 million multi-year infrastructure project that brought updates and improvements to underground utilities, roadways, lighting, and signage while creating wider, more pedestrian-friendly sidewalks throughout downtown Wheaton. TIF #2 is projected to provide \$25.1 million in funding for the project. Total Investment to Date: \$25.0 million.



Project 10 – Wheaton Place Alley Resurfacing Project. The public alley resurfacing project, located between Wesley Street and Front Street, included replacing sidewalks for ADA compliance, repairs to existing sewer frames in the pavement, repairs to the decorative pavers, and resurfacing of the pavement surface. Total Investment: \$85,240.

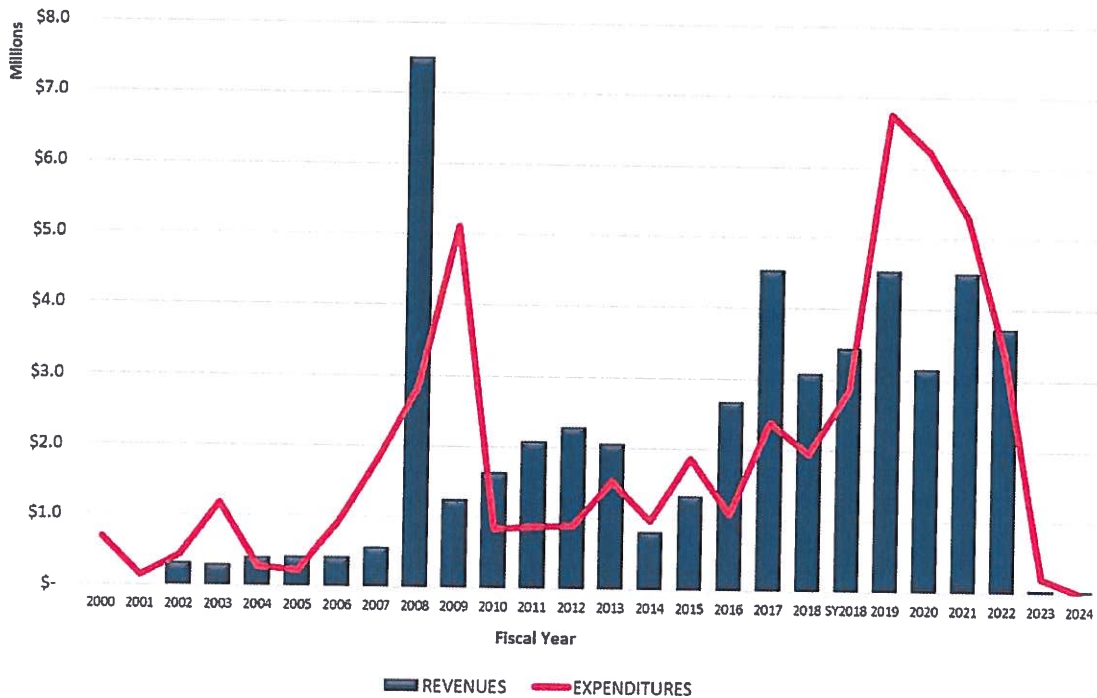
TIF Financial Projections

The end of this report includes a schedule of actual incremental property tax revenues collected and the projected remaining expenditures (\$60,000) contracted for the Downtown Strategic Plan and Streetscape Plan prior to the expiration of the TIF. Additionally, it is estimated that a \$335,417 surplus distribution to the taxing bodies within TIF District #3 will be declared to close out the fund in 2025.

The remaining pages of the report provide detailed financial schedules for the TIF.

**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
December 31, 2024**

Revenues versus Expenditures

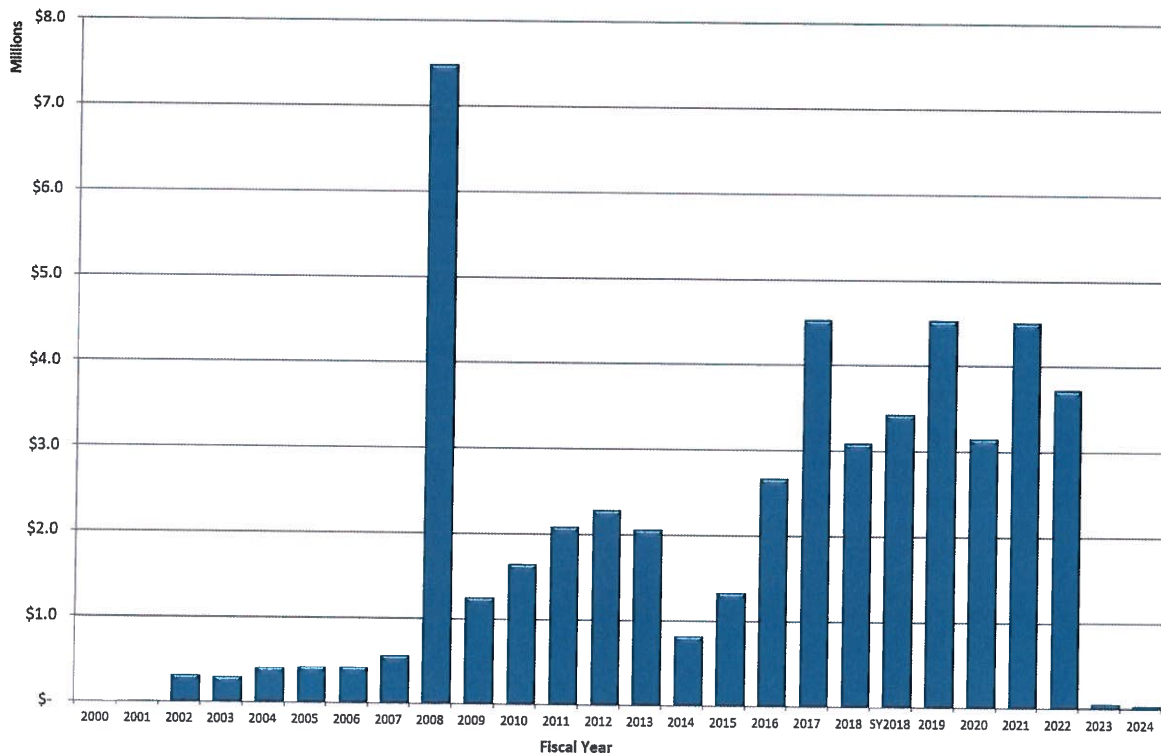


City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
Revenues vs Expenditures
December 31, 2024

	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
Revenues			
Property Tax Increment	\$ 33,530,758	\$ -	\$ 33,530,758
Bond Proceeds	5,988,136	-	5,988,136
Transfer from TIF #1	5,607,922	-	5,607,922
Miscellaneous	2,846,836	-	2,846,836
Transfer from TIF #3	2,456,257	-	2,456,257
Investment Income	673,501	29,677	703,178
Total Revenues	\$ 51,103,410	\$ 29,677	\$ 51,133,087
Expenditures			
Construction Costs	\$ 30,134,171	\$ 3,009	\$ 30,137,180
Debt Service	7,470,222	-	7,470,222
Redevelopment Programs	4,763,460	-	4,763,460
Land Purchase	3,633,974	-	3,633,974
Contractual Services	2,610,772	864	2,611,636
Miscellaneous	1,242,914	-	1,242,914
Interest Expense	571,874	-	571,874
Consultant Services	313,410	-	313,410
Total Expenditures	\$ 50,740,797	\$ 3,873	\$ 50,744,670
Revenues over/(under) Expenditures	\$ 362,613	\$ 25,804	\$ 388,417

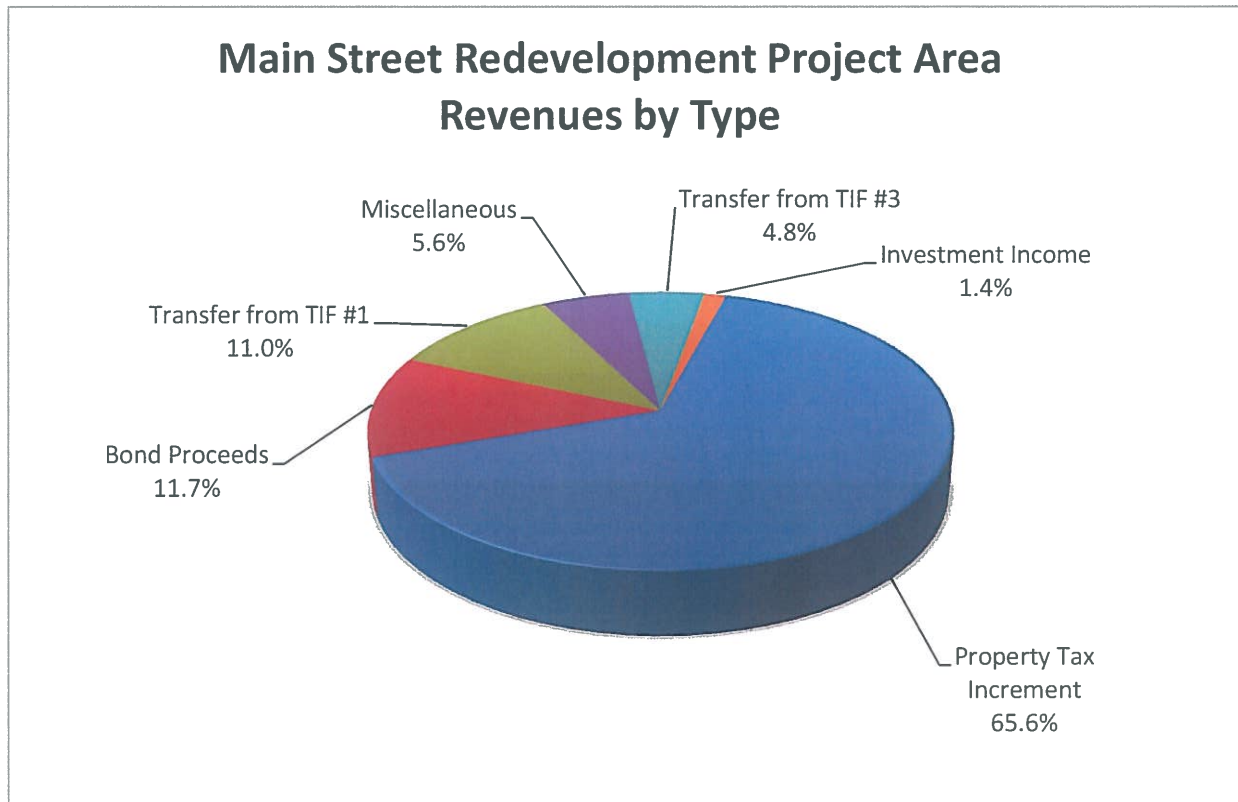
**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
December 31, 2024**

Revenues



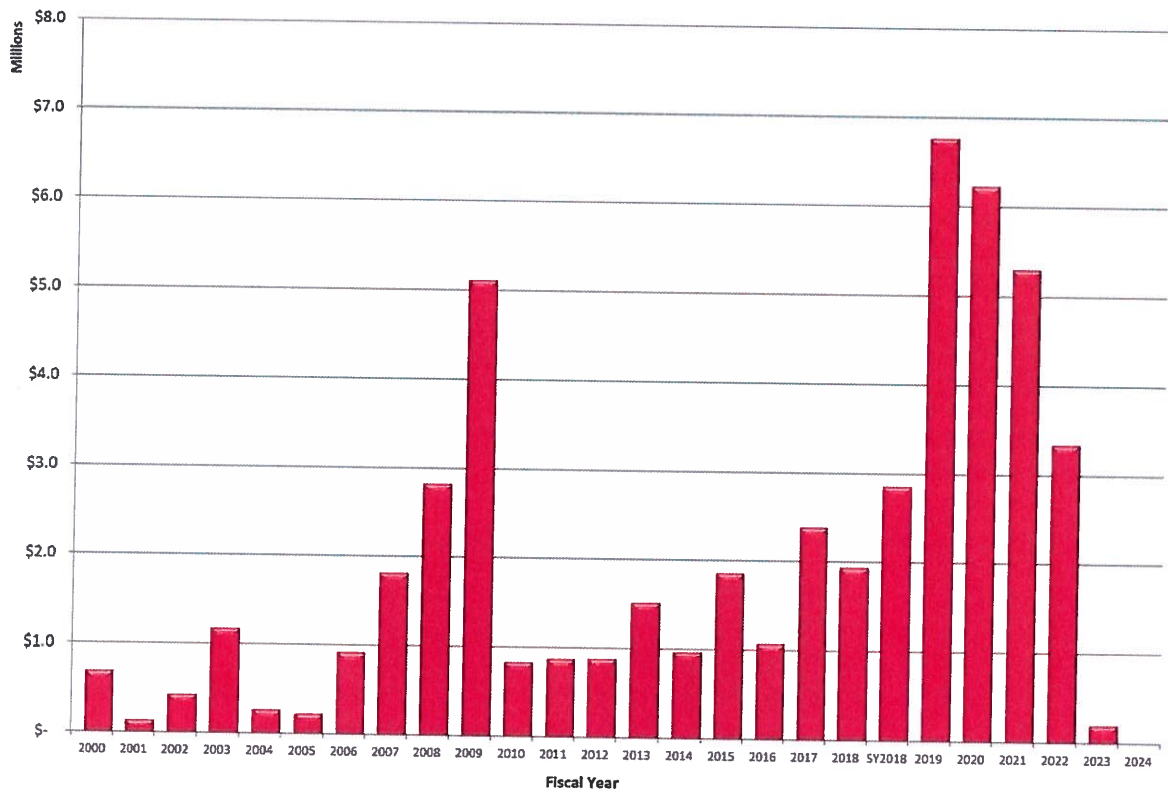
**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
Revenues
December 31, 2024**

	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
Property Tax Increment	\$ 33,530,758	\$ -	\$ 33,530,758
Bond Proceeds	5,988,136	-	5,988,136
Transfer from TIF #1	5,607,922	-	5,607,922
Miscellaneous	2,846,836	-	2,846,836
Transfer from TIF #3	2,456,257	-	2,456,257
Investment Income	673,501	29,677	703,178
Total Revenues	\$ 51,103,410	\$ 29,677	\$ 51,133,087



**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
December 31, 2024**

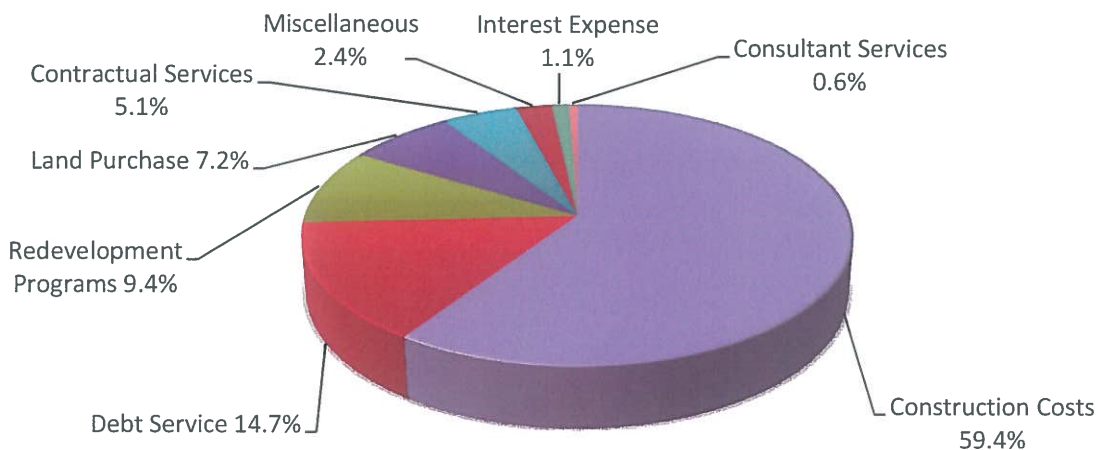
Expenditures



**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
Expenditures
December 31, 2024**

	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
Construction Costs	\$ 30,134,171	\$ 3,009	\$ 30,137,180
Debt Service	7,470,222	-	7,470,222
Redevelopment Programs	4,763,460	-	4,763,460
Land Purchase	3,633,974	-	3,633,974
Contractual Services	2,610,772	864	2,611,636
Miscellaneous	1,242,914	-	1,242,914
Interest Expense	571,874	-	571,874
Consultant Services	313,410	-	313,410
Total Expenditures	\$ 50,740,797	\$ 3,873	\$ 50,744,670

**Main Street Redevelopment Project Area
Expenditures by Type**



**City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
December 31, 2024**

Projections:

- **Incremental Property Tax Revenues – Actual**
- **Revenue and Expenditure Projections**

City of Wheaton
TIF District Number Two
Main Street Redevelopment Project Area
Incremental Tax Revenues
Actual
December 31, 2024

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Total EAV	Wheaton 121 EAV Change	Total EAV \$ Change	Total EAV % Change	Frozen EAV	Incremental EAV	Incremental EAV % Change	Assessed Incremental Property Tax Revenues	Collected Incremental Property Tax Revenues	Blended Tax Rate (1)
1	1999	2000	2000/01	\$ 11,561,450		\$ 16,580	0.1%	\$ 11,425,030	\$ 136,420	0.0%	\$ 10,558	\$ 10,558	\$ 7.7393
2	2000	2001	2001/02	15,175,010		3,613,560	31.3%	11,186,990	3,988,020	2823.3%	321,579	318,235	8.0636
3	2001	2002	2002/03	14,915,578		(259,432)	-1.7%	11,163,720	3,751,858	-5.9%	296,636	296,636	7.9064
4	2002	2003	2003/04	16,616,330		1,700,752	11.4%	11,214,150	5,402,180	44.0%	407,959	407,958	7.5517
5	2003	2004	2004/05	16,641,513		25,183	0.2%	11,146,343	5,495,170	1.7%	412,118	412,118	7.4996
6	2004	2005	2005/06	18,104,960		1,463,447	8.8%	11,215,690	6,889,270	25.4%	503,879	402,643	7.3140
7	2005	2006	2006/07	18,879,460		774,500	4.3%	11,208,330	7,671,130	11.3%	554,598	554,598	7.2297
8	2006	2007	2007/08	19,216,770		337,310	1.8%	10,894,290	8,322,480	8.5%	587,467	587,245	7.0588
9	2007	2008	2008/09	21,719,060		2,502,290	13.0%	11,166,160	10,552,900	26.8%	718,454	707,891	6.8081
10	2008	2009	2009/10	28,411,620		6,692,560	30.8%	11,072,940	17,338,680	64.3%	1,180,290	1,136,772	6.8073
11	2009	2010	2010/11	34,288,670		5,877,050	20.7%	10,973,940	23,314,730	34.5%	1,625,516	1,588,190	6.9721
12	2010	2011	2011/12	32,082,080		(2,206,590)	-6.4%	10,556,030	21,526,050	-7.7%	1,588,542	1,587,096	7.3796
13	2011	2012	2012/13	31,766,620		(315,460)	-1.0%	10,445,514	21,321,106	-1.0%	1,572,581	1,550,505	7.3757
14	2012	2013	2013/14	25,606,600		(6,160,020)	-19.4%	10,566,810	15,039,790	-29.5%	1,208,025	322,659 (2)	8.0322
15	2013	2014	2014/15	24,512,300		(1,094,300)	-4.3%	10,556,090	13,956,210	-7.2%	1,193,445	1,172,308	8.5514
16	2014	2015	2015/16	29,650,290	4,405,060	5,137,990	21.0%	10,988,629	18,661,661	33.7%	1,620,995	1,605,804	8.6862
17	2015	2016	2016/17	41,890,100	10,971,020	12,239,810	41.3%	10,968,839	30,921,261	65.7%	2,612,492	2,612,492	8.4489
18	2016	2017	2017/18	49,418,950	6,407,130	7,528,850	18.0%	11,075,659	38,343,291	24.0%	3,059,352	3,059,352	7.9788
19	2017	2018	SY 2018	53,762,050	3,666,670	4,343,100	8.8%	11,089,659	42,672,391	11.3%	3,303,904	3,290,159	7.7425
20	2018	2019	2019	51,605,880	(2,669,070)	(2,156,170)	-4.0%	11,102,939	40,502,941	-5.1%	3,095,253	3,017,451	7.6420
21	2019	2020	2020	52,639,280	527,950	1,033,400	2.0%	11,064,729	41,574,551	2.6%	3,134,875	3,134,874	7.5404
22	2020	2021	2021	53,838,035	664,650	1,198,755	2.3%	11,064,519	42,773,516	2.9%	3,166,558	3,166,558	7.4031
23	2021	2022	2022	51,538,318	(2,692,450)	(2,299,717)	-4.3%	11,071,599	40,466,719	-5.4%	2,975,188	2,588,656 (3)	7.3522
Grand Total											\$ 35,150,264	\$ 33,530,758	

Notes:

Initial Valuation: \$ 11,544,870

(1) Blended Tax Rate:

Due to multiple tax codes in the TIF District, the tax rate is calculated based on Incremental EAV and Total Incremental Property Tax Revenues extended.

(2) Fiscal Year 2013/14 Collected Incremental Property Tax Revenues:

Fiscal Year 2013/14 decrease in collected property tax revenues is due to the 120 E Liberty property tax assessment appeal reduction and the corresponding property tax refund of \$866,228 for levy years 2009-2011.

(3) Fiscal Year 2022 Collected Incremental Property Tax Revenues:

Fiscal Year 2022 decrease in collected property tax revenues is due to the 121 N Cross property tax assessment appeal reduction and the corresponding property tax refund of \$361,413 for levy years 2019-2020.

City of Wheaton
TIF District Number Two
Main Street Redevelopment Project
Revenue and Expenditure Projections
December 31, 2024

Budget Year	Revenues			Expenditures				Annual Surplus/(Deficit)	Cumulative Surplus/(Deficit)
	Interest Income	Other Revenues	Total Revenues	Downtown Strategic Plan	Other Exp.	Surplus Distribution	Total Expenditures		
2025	\$ 10,000	\$ -	\$ 10,000	\$ 60,000	\$ 3,000	\$ 335,417	\$ 398,417	Beg. Balance (1/1/2025):	\$ 388,417
Totals	\$ 10,000	\$ -	\$ 10,000	\$ 60,000	\$ 3,000	\$ 335,417	\$ 398,417	\$ (388,417)	\$ -

Notes:

TIF District #2 expired and was terminated, as of December 31, 2022, by City ordinance on October 17, 2022. The termination of TIF District #2 allowed taxing districts to capture the incremental equalized assessed value (EAV) growth generated from redevelopment. However, the City kept the TIF District #2 open for project area costs and obligations approved and incurred prior to the expiration date. The Downtown Streetscape project was substantially completed in 2022, with some work remaining to be completed in 2025.

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	City of Wheaton	Reporting Fiscal Year:	2024
County:	DuPage	Fiscal Year End:	12/31/2024
Unit Code:	022/125/30		

FY 2024 TIF Administrator Contact Information-Required

First Name:	James	Last Name:	Kozik		
Address:	303 W Wesley St, PO Box 727	Title:	Dir of Planning & Economic Development		
Telephone:	630-260-2008	City:	Wheaton	Zip:	60187
E-mail	jkozik@wheaton.il.us				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

in the City/Village of:

Wheaton

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator

7/29/2025

Written signature of TIF Administrator

Date _____

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

Primary Use of Redevelopment Project Area*: District
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <u>X</u>
Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 4,655,641

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 2,269,964	\$ 23,518,161	70%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 260,504	\$ 958,782	3%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 7,700,000	23%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ 20,786	\$ 1,303,798	4%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 2,551,254

Cumulative Total Revenues/Cash Receipts \$ 33,480,741 100%

Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**) \$ 107,774

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 107,774

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 2,443,480

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 7,099,121

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Architectural Services-Water Division Building Renovation	84,483	
Legal Services	9,234	
Peer Review - Clocktower & Courthouse Renovations related to TIF assistance requests	14,057	
		\$ 107,774
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the constructuion of public works or improvements.		
		\$ -
		\$ -

SECTION 3.2 A
PAGE 2

[illegible]

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 107,774

[illegible]

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$ 7,099,121

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Block 320 - Redevelopment Projects		\$ 2,550,000
Water Division Building - Exterior Renovation		\$ 2,070,000
Water Division Building - Interior Renovation		\$ 1,000,000
Courthouse Square - Clocktower Restoration		\$ 1,500,000
Administrative Costs		\$ 40,000
School District Reimbursements-TIF Assisted Housing Projects		\$ 100,000
Total Amount Designated for Project Costs		\$ 7,260,000

TOTAL AMOUNT DESIGNATED

\$ 7,260,000

SURPLUS/(DEFICIT)

\$ (160,879)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
---	--

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
---	--

2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	3
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	2

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 40,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 8,044,484	\$ 1,976,517	\$ -
Ratio of Private/Public Investment	4 35/36		0

Project 1 Name: Courthouse Square

Private Investment Undertaken (See Instructions)	\$ 40,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 7,700,000	\$ -	\$ -
Ratio of Private/Public Investment	5 15/77		0

Project 2 Name: Public Alley Reconstruction

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 251,001	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 3 Name: Water Division Building Renovation

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 93,483	\$ 1,976,517	\$ -
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

FY 2024
Name of Redevelopment Project Area:
Courthouse Redevelopment

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ _____.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent
Public Alley Reconstruction	n/a	n/a	n/a	n/a
Water Division Building Renovation	n/a	n/a	n/a	n/a

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
Public Alley Reconstruction	n/a	n/a
Water Division Building Renovation	n/a	n/a

Project Name	Stated Rate of Return
Public Alley Reconstruction	n/a
Water Division Building Renovation	n/a

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Courthouse Redevelopment

Provide a general description of the redevelopment project area using only major boundaries.

The Area contains approximately 10.8 acres. The street location of the Area is generally: Union Pacific Railroad right-of-way on the north, Washington Street on the east, Willow Avenue on the south, and Cross Street on the west.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

Section 7 - Legal Description of Redevelopment Project Area

LEGAL DESCRIPTION

Parcel 1: All that property described as the courthouse block in Warren L. Wheaton's 2nd addition to Wheaton in Section 16, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1869 as document no. 11488, in DuPage County, Illinois.

Parcel 2: Lot 1 (except that part described as follows: beginning at the northwest corner of lot 1; thence south along the west line of lot 1, 50 feet; thence east and parallel to the south line of lot 1, 100 feet; thence north at right angles to last described line 75.29 feet, more or less, to the northerly line of lot 1; thence southwesterly along the northerly line of lot 1, 105.27 feet, more or less, to the northwest corner of lot 1 and the point of beginning) in Burckal's assessment plat or part of block 1 in Warren L. Wheaton's second addition to Wheaton, being a subdivision in the west ½ of the southeast ¼ and the east ½ of the southwest ¼ of Section 16, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said Burckal's assessment plat recorded March 4, 1933 as document 334382, in DuPage County, Illinois.

Parcel 3: All that part of block 2 lying east of a straight line drawn across said block at a right angle with the south line thereof through a point on said south line, that is 77.2 feet west, measured on said south line, of the southeast corner of said block 2 and lying southerly of the premises conveyed to the Aurora, Elgin and Chicago railway company by deed recorded April 20, 1901 as document 73859, in Warren L. Wheaton's second addition to Wheaton, a subdivision of part of the southeast ¼ and part of the east ½ of the southwest ¼ of Section 16, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1869 as document 11488, in DuPage County, Illinois.

P.I.N. 05-16-318-001, 05-16-319-002, 05-16-312-002

And

Lots 1, 2, 3, 4, and 5 and Lots 9, 10, 11, 12, 13 and 14, except for the south 15 feet of lot 9 in Egger's Resubdivision, being a subdivision in the south half of Section 16, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded in DuPage County, Illinois.

P.I.N's 05-16-320-001 thru 007 and 05-16-320-009 thru 011 and 05-16-320-013 and 014 and

05-16-320-018 thru 025

And

All of Blocks 2 and Lots 1 through 5 in Block #3 in Warren L. Wheaton's Second Addition to Wheaton, being a Subdivision in the Southwest Quarter of Section 16, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded in DuPage County, Illinois on April 28, 1869 as document no. 11488.

05-16-312-001, 002

05-16-317-001, 002



Exhibit 1 - Project Area Boundaries

*Courthouse Redevelopment Project Area Plan
City of Wheaton, Illinois*



0 Ft. 150 Ft.
75 Ft.



[illegible]

Attachment B

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATE OF COMPLIANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting City Manager of the City of Wheaton, DuPage County, Illinois and as such, the Chief Executive Officer of the City of Wheaton. I do hereby further certify that, according to the records of the City in my official possession and to the best of my knowledge, the City has complied with all requirements pursuant to 65 ILCS 5/11-74.4-5(d)(3) of the Tax Increment Allocation Redevelopment Act, as amended, for that certain redevelopment project area known as the Courthouse Redevelopment Project Area for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 17th day of June 2025.



Michael G. Dzigan, City Manager

ATTEST:



Andrea Rosedale, City Clerk

[SEAL]





KLEIN, THORPE & JENKINS
ATTORNEYS AT LAW

DD 312 984 6417
jarhodes@ktjlaw.com

544 Lakeview Parkway, Suite 301
Vernon Hills, Illinois 60061
T 312 984 6400 F 312 984 6444

June 17, 2025

Office of the Illinois State Comptroller
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

**Re: Attorney Review of City of Wheaton Courthouse Redevelopment Project Area TIF
Unit Code: 022/125/30**

To Whom It May Concern:

Please be advised that I am the duly appointed Special Counsel for the City of Wheaton, Illinois. In my capacity as the Special Counsel, I have conducted a review of all information provided to me by the City staff and consultants in connection with the above-referenced City of Wheaton Courthouse Redevelopment Project Area. Based upon my review of the information provided to me, it is my opinion that the City has conformed to all the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

Very truly yours,

KLEIN, THORPE & JENKINS, LTD.

James A. Rhodes

cc. Robert Lehnhardt

CITY OF WHEATON

COURTHOUSE REDEVELOPMENT PROJECT AREA

The City incurred expenses for legal services and architectural services associated with the Water Division Building Renovation Project. Additionally, two (2) separate applications from the Courthouse Square Community Association and Courthouse Condominium Association seeking TIF 3 financial assistance for a Clocktower Restoration and Courthouse Renovation were received and are pending.

CITY OF WHEATON, ILLINOIS

COMPARATIVE BALANCE SHEET
TAX INCREMENT FINANCING #3 - SPECIAL REVENUE FUND

December 31, 2024 and 2023

	2024	2023
ASSETS		
Cash and Investments	\$ 7,114,513	\$ 4,639,583
Receivables (Net, Where Applicable, of Allowances for Uncollectibles)		
Property Taxes	2,272,050	2,326,500
Interest	23,958	17,859
TOTAL ASSETS	\$ 9,410,521	\$ 6,983,942
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
LIABILITIES		
Accounts Payable	\$ 39,350	\$ 1,801
Total Liabilities	39,350	1,801
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	2,272,050	2,326,500
Total Liabilities and Deferred Inflows of Resources	2,311,400	2,328,301
FUND BALANCES		
Restricted for TIF Development	7,099,121	4,655,641
Total Fund Balances	7,099,121	4,655,641
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 9,410,521	\$ 6,983,942

(See independent auditor's report.)

CITY OF WHEATON, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
TAX INCREMENT FINANCING #3 FUND

For the Year Ended December 31, 2024

	2024		
	Original Budget	Final Budget	Actual
REVENUES			
Taxes			
Property Taxes	\$ 2,350,000	\$ 2,350,000	\$ 2,269,964
Investment Income	25,000	25,000	260,504
Miscellaneous	-	-	20,786
Total Revenues	2,375,000	2,375,000	2,551,254
EXPENDITURES			
General Government			
Charges and Services	35,000	35,000	9,234
Capital Outlay	1,570,000	1,570,000	98,540
Total Expenditures	1,605,000	1,605,000	107,774
NET CHANGE IN FUND BALANCE	\$ 770,000	\$ 770,000	2,443,480
FUND BALANCE, JANUARY 1			4,655,641
FUND BALANCE, DECEMBER 31			\$ 7,099,121

(See independent auditor's report.)



1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

Attachment L

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Members of American Institute of Certified Public Accountants

INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Wheaton, Illinois

We have examined management's assertion, included in its representation letter dated June 27, 2025, that the City of Wheaton, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2024. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Wheaton, Illinois complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

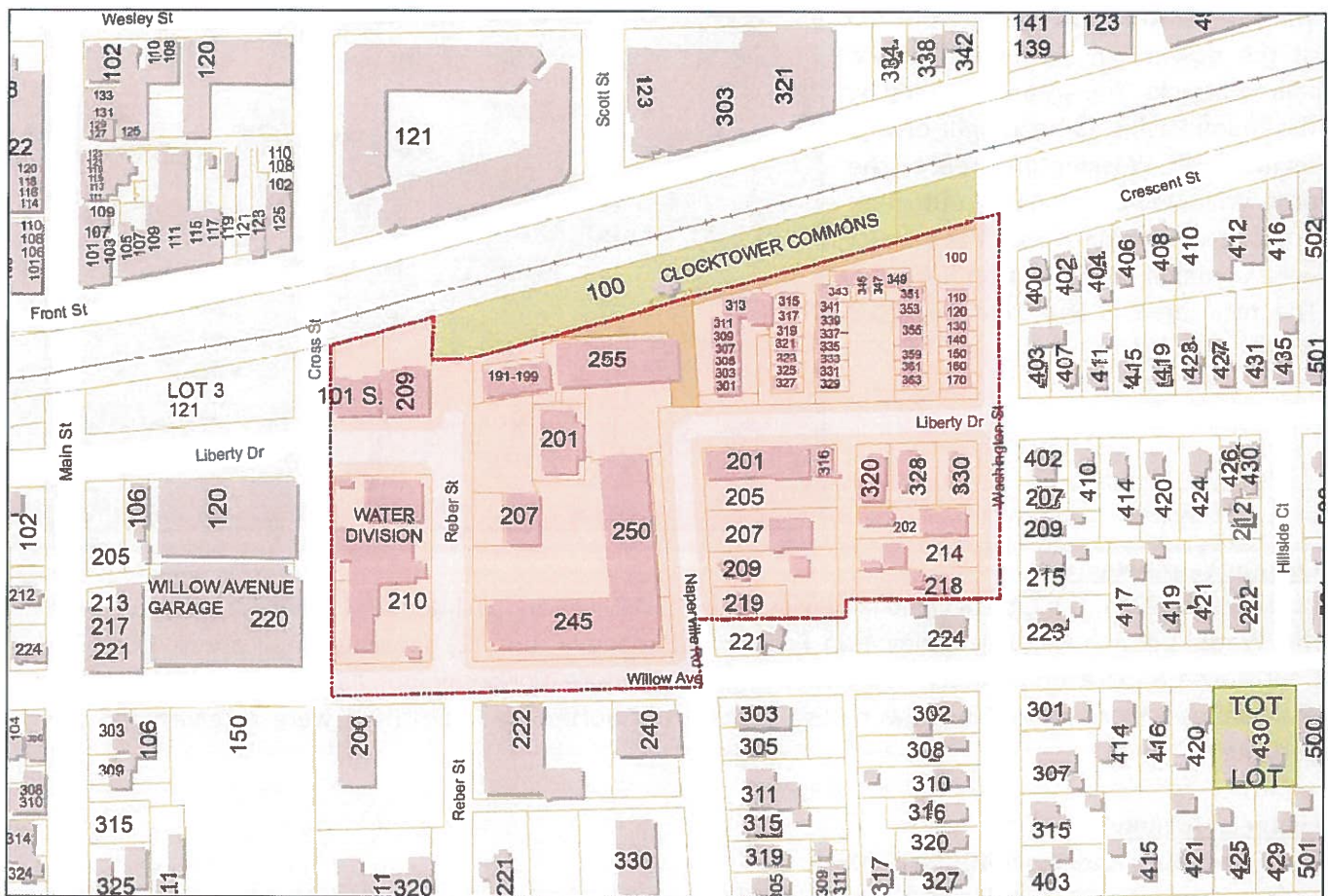
This report is intended solely for the information and use of the Mayor, the City Council, management of the City, the Illinois State Comptroller's Office and the joint review Councils and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 27, 2025

CITY OF WHEATON

Tax Increment Financing District Number Three Courthouse Redevelopment Project Area



Annual Report
Fiscal Year 2024
January 1, 2024 – December 31, 2024

City of Wheaton
Tax Increment Financing District Number Three
Courthouse Redevelopment Project Area
Annual Report
Fiscal Year 2024
January 1, 2024 – December 31, 2024

TIF Establishment

The City of Wheaton established Tax Increment Financing (TIF) District Three on March 17, 2005. A separate report analyzing the Courthouse Redevelopment Area was completed by Teska Associates Inc. and provides the supporting details which led to the implementation of the TIF District. The TIF will expire on December 31, 2028. The 2027 Tax Levy, collected in 2028, will be the last levy year for the TIF.

Project Area

The Project Area consists of a portion of the downtown area south of the railroad tracks. The area is bounded by the Union Pacific Railroad right-of-way on the north, Washington Street on the east, Willow Avenue on the south, and Cross Street on the west. The Project Area contains 28 parcels on 5 blocks. The total area is approximately 10.8 acres.



Current Year Activity

In fiscal year 2024, the City incurred expenses for legal services and architectural services associated with the Water Division Building Renovation Project. Additionally, two (2) separate applications from the Courthouse Square Community Association and Courthouse Condominium Association seeking TIF 3 financial assistance for a Clocktower Restoration and Courthouse Renovation were received and are pending.

Financial Activity

Total Revenues and Expenditures to Date

Total revenues of \$33.5 million have exceeded total expenditures of \$26.4 million in the amount of \$7.1 million through December 31, 2024. Total revenues to date include \$23.5 million from property tax increment, bond proceeds of \$7.7 million, developer guarantees of \$1.3 million, investment income of \$958,782, and miscellaneous revenues of \$29,405. Total expenditures to date include \$11.3 million for debt service, \$7.7 million for redevelopment programs, \$3.0 million for surplus distributions, \$2.5 million for transfers to TIF District #2, \$1.6 million for contractual services, \$244,587 for construction, \$91,597 for consultant services, and \$14,134 for interest expense.

**Revenues vs. Expenditures
Inception to December 31, 2024**

REVENUES	
Property Tax Increment	\$ 23,518,161
Bond Proceeds	7,700,000
Developer Guarantee	1,274,393
Investment Income	958,782
Miscellaneous	29,405
Total Revenues	\$ 33,480,741
EXPENDITURES	
Debt Service	\$ 11,318,940
Redevelopment Programs	7,700,000
Surplus Distribution	3,000,000
Transfer to TIF 2	2,456,257
Contractual Services	1,556,105
Construction Costs	244,587
Consultant Services	91,597
Interest Expense	14,134
Total Expenditures	\$ 26,381,620
Revenues over/(under)	
Expenditures	\$ 7,099,121

Fiscal Year 2024 Revenues and Expenditures

Total revenues for fiscal year 2024 were \$2.6 million, which included \$2.3 million in incremental property tax revenue, \$260,504 in investment income, and \$20,786 of miscellaneous revenues. Expenditures totaled \$107,774, consisting of \$84,483 for architectural services for the Water Division Building Renovation Project, \$14,057 for the peer review of the Clocktower and Courthouse Renovations related to the TIF assistance requests, and \$9,234 for legal services.

**Revenues vs. Expenditures
Fiscal Year 2024**

REVENUES	
Property Tax Increment	\$ 2,269,964
Investment Income	260,504
Miscellaneous	20,786
Total Revenues	\$ 2,551,254
EXPENDITURES	
Contractual Services	\$ 107,774
Total Expenditures	\$ 107,774
Revenues over/(under)	
Expenditures	\$ 2,443,480

Debt Service

The City issued \$8,350,000 Taxable General Obligation Bonds, Series 2005B on June 1, 2005. The issuance provided the funds to reimburse certain redevelopment costs associated with the Courthouse Square Redevelopment Project. During fiscal year 2015/16, the City issued Taxable General Obligation Refunding Bond Series 2015 to refund the 2005B General Obligation Bond Issue. The refunding of the bonds achieved a net present value savings of \$103,448 with a true interest cost of 1.9868%. TIF District #3 incremental property tax revenue was used to pay the annual debt service. In fiscal year 2020, the debt was retired. There are no remaining debt issues outstanding in the TIF.

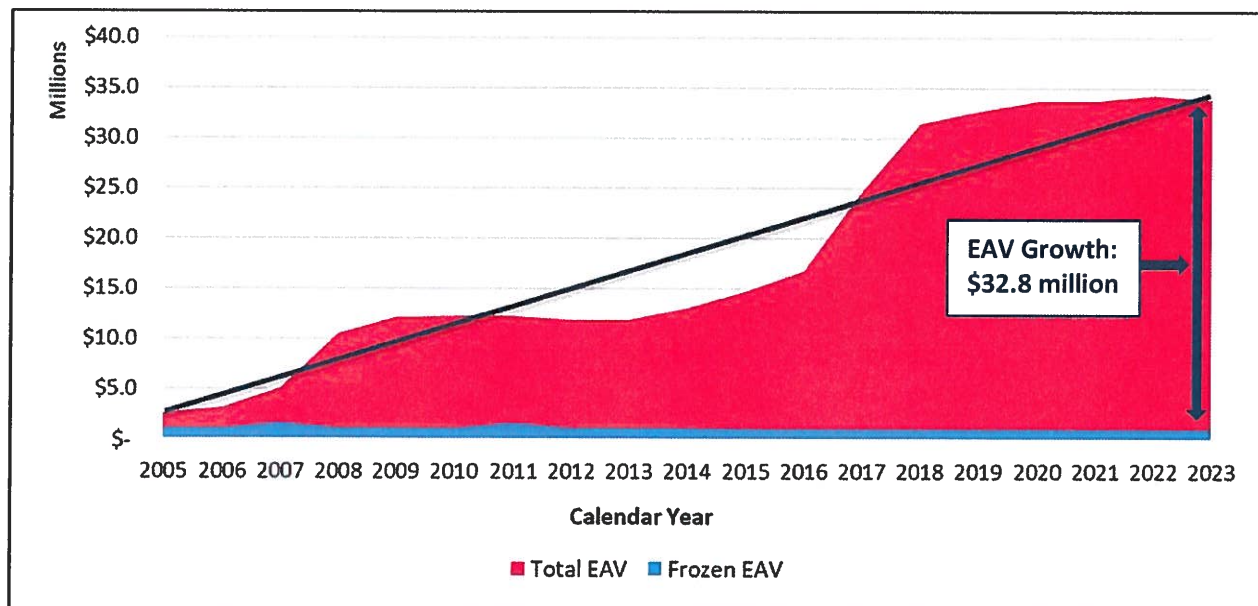
Equalized Assessed Value and Incremental Property Tax Revenues

The TIF's initial frozen Equalized Assessed Valuation (EAV) in 2005 was certified by the DuPage County Clerk at \$1.2 million.

- 2023 Total EAV: \$33.9 million; a decrease of \$0.4 million (or -1.2%) from the 2022 EAV.
- 2023 Incremental EAV: \$32.8 million.
- 2023 Incremental Property Tax Revenues: \$2.3 million.

The following charts provide a history of the EAV and Incremental Property Tax Revenues.

**Equalized Assessed Value (EAV)
2005 - 2023**



**EAV and Incremental Property Tax Revenues
Levy Years 2005 – 2023**

Levy Year	Budget Year	Total EAV	EAV \$ Change	EAV % Change	Incremental EAV	Incremental Tax Revenue	Incremental Tax Revenue \$ Change
Initial		\$ 1,196,620					
2005	2006/07	\$ 2,676,540	\$ 1,479,920	123.7%	\$ 1,479,920	\$ 93,820	
2006	2007/08	\$ 3,243,270	\$ 566,730	21.2%	\$ 2,116,300	\$ 128,131	\$ 34,311
2007	2008/09	\$ 5,131,543	\$ 1,888,273	58.2%	\$ 3,499,923	\$ 207,883	\$ 79,752
2008	2009/10	\$ 10,538,478	\$ 5,406,935	105.4%	\$ 9,341,858	\$ 541,051	\$ 333,168
2009	2010/11	\$ 12,214,064	\$ 1,675,586	15.9%	\$ 11,017,444	\$ 652,315	\$ 111,264
2010	2011/12	\$ 12,239,269	\$ 25,205	0.2%	\$ 11,042,649	\$ 696,947	\$ 44,632
2011	2012/13	\$ 12,295,278	\$ 56,009	0.5%	\$ 10,691,670	\$ 722,589	\$ 25,642
2012	2013/14	\$ 11,964,477	\$ (330,801)	-2.7%	\$ 10,770,057	\$ 797,002	\$ 74,413
2013	2014/15	\$ 11,956,074	\$ (8,403)	-0.1%	\$ 10,769,044	\$ 850,190	\$ 53,188
2014	2015/16	\$ 13,031,003	\$ 1,074,929	9.0%	\$ 11,844,713	\$ 952,945	\$ 102,755
2015	2016/17	\$ 14,837,620	\$ 1,806,617	13.9%	\$ 13,740,080	\$ 1,095,289	\$ 142,344
2016	2017/18	\$ 16,804,298	\$ 1,966,678	13.3%	\$ 15,701,818	\$ 1,205,154	\$ 109,865
2017	SY 2018	\$ 24,802,999	\$ 7,998,701	47.6%	\$ 23,699,319	\$ 1,759,192	\$ 554,038
2018	2019	\$ 31,459,368	\$ 6,656,369	26.8%	\$ 30,355,688	\$ 2,232,615	\$ 473,423
2019	2020	\$ 32,744,780	\$ 1,285,412	4.1%	\$ 31,641,100	\$ 2,299,095	\$ 66,480
2020	2021	\$ 33,723,480	\$ 978,700	3.0%	\$ 32,619,800	\$ 2,341,685	\$ 42,590
2021	2022	\$ 33,725,330	\$ 1,850	0.0%	\$ 32,621,650	\$ 2,337,265	\$ (4,420)
2022	2023	\$ 34,274,132	\$ 548,802	1.6%	\$ 33,170,452	\$ 2,335,029	\$ (2,236)
2023	2024	\$ 33,879,956	\$ (394,176)	-1.2%	\$ 32,849,166	\$ 2,269,964	\$ (65,065)

Redevelopment Projects

The following table shows the private and public investments for redevelopment projects and public improvements within the TIF District.

**Schedule of Private and Public Investments
December 31, 2024**

Project No.	Project	Private Investment	Public Investment	Total Investment
1	Courthouse Square	\$ 40,000,000	\$ 7,700,000	\$ 47,700,000
2	Public Alley Reconstruction	-	251,001	251,001
3	Water Division Building Renovation	-	93,483	93,483
Totals		\$ 40,000,000	\$ 8,044,484	\$ 48,044,484

Project 1 - Courthouse Square (Reber Street/Liberty Drive) Project.

The redevelopment of the former DuPage County Courthouse and campus of National Louis University into a residential and office development achieved the goal of ensuring that new development reflects the high-quality character of the City by preserving the landmark county courthouse and states attorney buildings. The project also achieved the goal of maintaining and diversifying the existing economic base of the community by providing additional multiple family dwellings within the Wheaton Central Planning Area. The project also met a goal by providing an alternative use of the former institutional uses of the property. Total Investment: \$47.7 million.



Project 2 – Public Alley Reconstruction Project. The public alley reconstruction project, located between Willow Avenue and Liberty Street, included the replacement of storm sewer, reconstruction of the pavement surface, installation of curb, and replacement of the entire roadway base. Total Investment: \$251,001.

Project 3 – Water Division Building Renovation Project. The water division building, originally constructed in 1925, underwent additions/renovations in 1960, 1962 and 1990 to meet the needs of the community and to create a unified style. The last maintenance on the exterior occurred around 1993. Currently, the exterior is exhibiting signs of cracking, and some panels are warping due to water infiltration behind the material. The project, estimated at \$2.1 million, includes rehabilitation efforts to restore the building's façade and enhance its architectural appeal, ensuring compatibility with adjacent structures, particularly the historic courthouse and state's attorney buildings located to the east. Total Investment to Date: \$93,483.



TIF Financial Projections

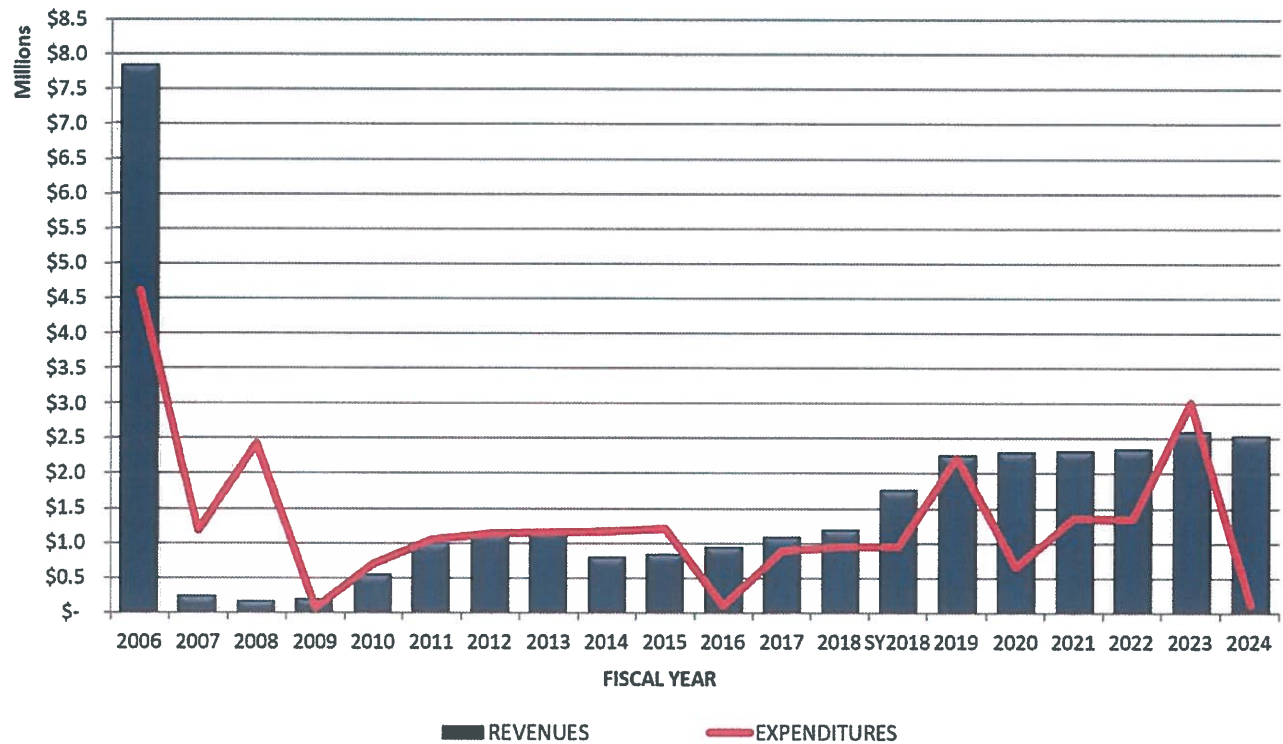
The end of this report includes projections for future incremental property tax revenues and expenditures for the remaining years of the TIF. The financial projections are based on current known developments and other estimated project expenses at this time and are subject to change depending on multiple variables, such as new developments, the national economy, local economic conditions, EAV growth/no growth, and property tax assessment appeals.

The financial projections assume the Courthouse Square Apartments being assessed at the current market value of \$36.3 million and estimated annual EAV increases of 1.0% through the remaining years of the TIF. The revenue projections do not include any new development projects. In addition, estimated expenditures of \$7.1 million for redevelopment projects and public works improvements are included.

The remaining pages of the report provide detailed financial and projection schedules for the TIF.

**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
December 31, 2024**

Revenues versus Expenditures

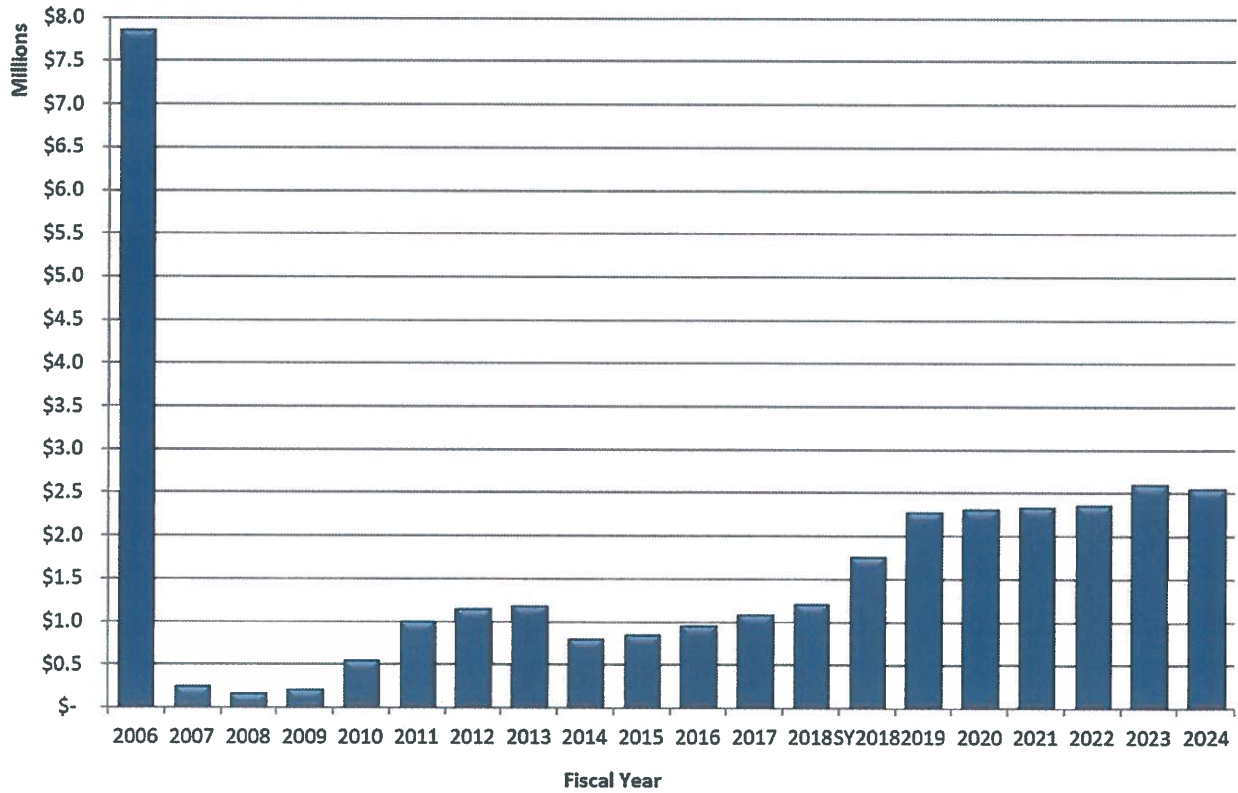


City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
Revenues vs Expenditures
December 31, 2024

	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
REVENUES			
Property Tax Increment	\$ 21,248,197	\$ 2,269,964	\$ 23,518,161
Bond Proceeds	7,700,000	-	7,700,000
Developer Guarantee	1,274,393	-	1,274,393
Investment Income	698,278	260,504	958,782
Miscellaneous	8,619	20,786	29,405
Total Revenues	\$ 30,929,487	\$ 2,551,254	\$ 33,480,741
EXPENDITURES			
Debt Service	\$ 11,318,940	\$ -	\$ 11,318,940
Redevelopment Programs	7,700,000	-	7,700,000
Surplus Distribution	3,000,000	-	3,000,000
Transfer to TIF 2	2,456,257	-	2,456,257
Contractual Services	1,448,331	107,774	1,556,105
Construction Costs	244,587	-	244,587
Consultant Services	91,597	-	91,597
Interest Expense	14,134	-	14,134
Total Expenditures	\$ 26,273,846	\$ 107,774	\$ 26,381,620
Revenues over/(under) Expenditures	\$ 4,655,641	\$ 2,443,480	\$ 7,099,121

**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
December 31, 2024**

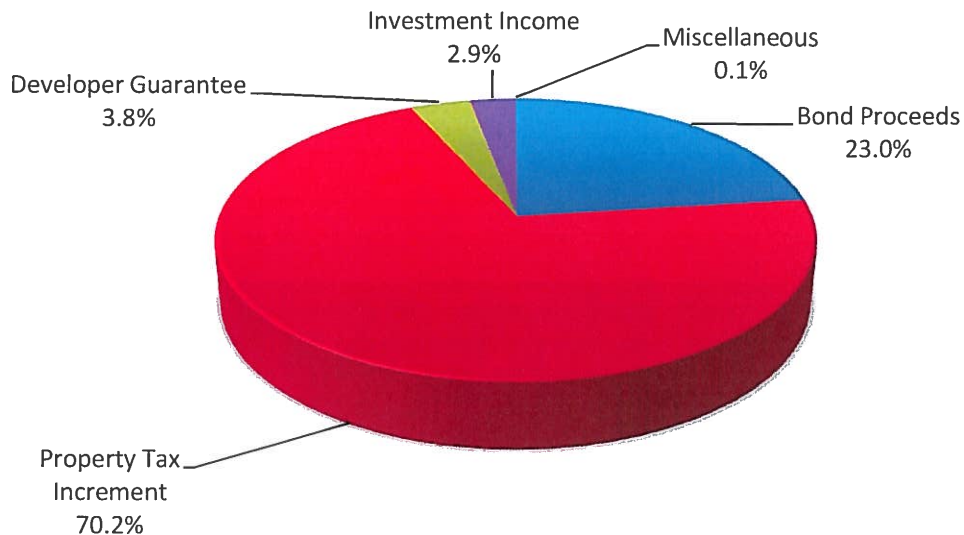
Revenues



**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
Revenues
December 31, 2024**

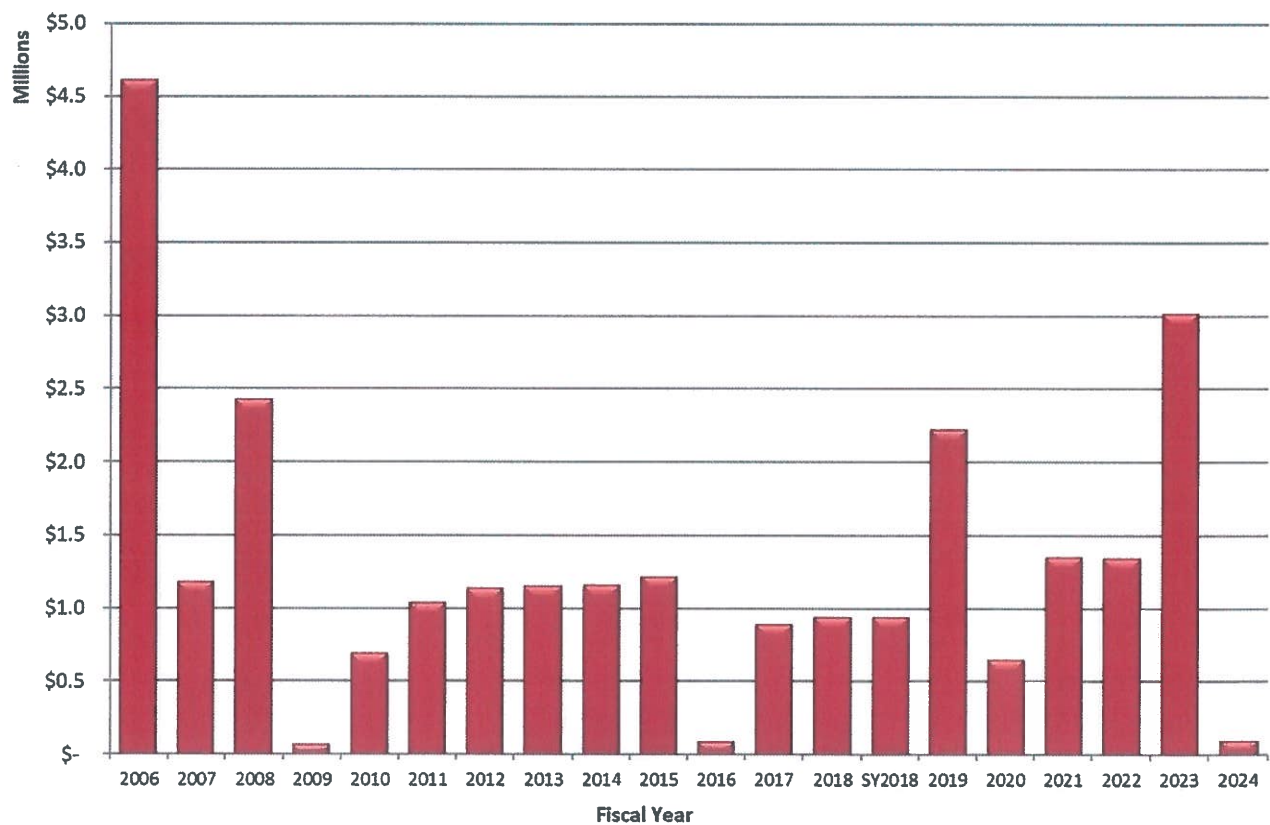
	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
Property Tax Increment	\$ 21,248,197	\$ 2,269,964	\$ 23,518,161
Bond Proceeds	7,700,000	-	7,700,000
Developer Guarantee	1,274,393	-	1,274,393
Investment Income	698,278	260,504	958,782
Miscellaneous	8,619	20,786	29,405
Total Revenues	\$ 30,929,487	\$ 2,551,254	\$ 33,480,741

**Courthouse Redevelopment Project Area
Revenues by Type**



**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
December 31, 2024**

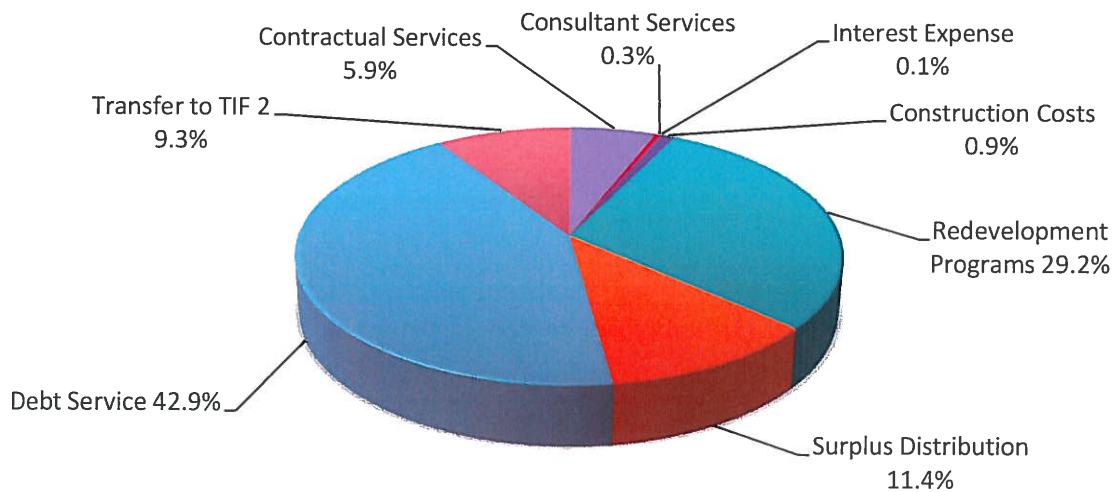
Expenditures



**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
Expenditures
December 31, 2024**

	Totals thru 12/31/2023	Fiscal Year 2024	Totals thru 12/31/2024
Debt Service	\$ 11,318,940	\$ -	\$ 11,318,940
Redevelopment Programs	7,700,000	-	7,700,000
Surplus Distribution	3,000,000	-	3,000,000
Transfer to TIF 2	2,456,257	-	2,456,257
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Total Expenditures	\$ 26,273,846	\$ 107,774	\$ 26,381,620

**Courthouse Redevelopment Project Area
Expenditures by Type**



**City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
December 31, 2024**

Projections

- **Incremental Property Tax Revenues – Actual and Projected**
- **Revenue and Expenditure Projections**

City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
Incremental Tax Revenues
Actual and Projected
December 31, 2024

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Total EAV (1)	Total EAV Change	Total EAV % Change	Frozen EAV	Incremental EAV	Incremental EAV % Change	Assessed Incremental Property Tax Revenues (2)	Collected Incremental Property Tax Revenues (3)	Blended Tax Rate (4)
Actual												
1	2005	2006	2006/07	\$ 2,676,540	\$ 1,479,920	123.7%	\$ 1,196,620	\$ 1,479,920		\$ 93,820	\$ 93,820	\$ 6.3395
2	2006	2007	2007/08	3,243,270	566,730	21.2%	1,126,970	2,116,300	43.0%	129,065	128,131	6.0986
3	2007	2008	2008/09	5,131,543	1,888,273	58.2%	1,631,620	3,499,923	65.4%	207,883	207,883	5.9396
4	2008	2009	2009/10	10,538,478	5,406,935	105.4%	1,196,620	9,341,858	166.9%	541,936	541,051	5.8012
5	2009	2010	2010/11	12,214,064	1,675,586	15.9%	1,196,620	11,017,444	17.9%	652,315	652,315	5.9207
6	2010	2011	2011/12	12,239,269	25,205	0.2%	1,196,620	11,042,649	0.2%	697,996	696,947	6.3209
7	2011	2012	2012/13	12,295,278	56,009	0.5%	1,603,608	10,691,670	-3.2%	723,100	722,589	6.7632
8	2012	2013	2013/14	11,964,477	(330,801)	-2.7%	1,194,420	10,770,057	0.7%	800,027	797,002	7.4283
9	2013	2014	2014/15	11,956,074	(8,403)	-0.1%	1,187,030	10,769,044	0.0%	855,232	850,190	7.9416
10	2014	2015	2015/16	13,031,003	1,074,929	9.0%	1,186,290	11,844,713	10.0%	967,569	952,945	8.1688
11	2015	2016	2016/17	14,837,620	1,806,617	13.9%	1,097,540	13,740,080	16.0%	1,102,544	1,095,289	8.0243
12	2016	2017	2017/18	16,804,298	1,966,678	13.3%	1,102,480	15,701,818	14.3%	1,206,376	1,205,154	7.6830
13	2017	2018	SY 2018	24,802,999	7,998,701	47.6%	1,103,680	23,699,319	50.9%	1,765,047	1,759,192	7.4477
14	2018	2019	2019	31,459,368	6,656,369	26.8%	1,103,680	30,355,688	28.1%	2,234,032	2,232,615	7.3595
15	2019	2020	2020	32,744,780	1,285,412	4.1%	1,103,680	31,641,100	4.2%	2,299,452	2,299,095	7.2673
16	2020	2021	2021	33,723,480	978,700	3.0%	1,103,680	32,619,800	3.1%	2,361,823	2,341,685	7.2405
17	2021	2022	2022	33,725,330	1,850	0.0%	1,103,680	32,621,650	0.0%	2,345,545	2,337,265	7.1901
18	2022	2023	2023	34,274,132	548,802	1.6%	1,103,680	33,170,452	1.7%	2,335,029	2,335,029	7.0395
19	2023	2024	2024	33,879,956	(394,176)	-1.2%	1,030,790	32,849,166	-1.0%	2,272,452	2,269,964	6.9178
Actual Sub-Total										\$ 23,591,243	\$ 23,518,161	
Projected												
20	2024	2025	2025	35,120,039	1,240,083	3.7%	934,440	34,185,599	4.1%	2,250,248	2,227,746	6.5824
21	2025	2026	2026	35,471,239	351,200	1.0%	934,440	34,536,799	1.0%	2,273,350	2,250,617	6.5824
22	2026	2027	2027	35,825,951	354,712	1.0%	934,440	34,891,511	1.0%	2,296,699	2,273,732	6.5824
23	2027	2028	2028	36,184,211	358,260	1.0%	934,440	35,249,771	1.0%	2,320,281	2,297,078	6.5824
Projected Sub-Total										\$ 9,140,578	\$ 9,049,173	
Grand Total										\$ 32,731,821	\$ 32,567,334	

(1) Total EAV:

Initial Valuation: \$ 1,196,620

Annual Increase Assumption: 1.0%

(2) Incremental Property Tax Revenues Assumption:

Blended Tax Rate based on 2024 rate.

(3) Incremental Property Tax Revenue Collection Assumption:

Collection %: 99%

(4) Blended Tax Rate:

Due to multiple tax codes in the TIF District, the tax rate is calculated based on Incremental EAV and Total Incremental Property Tax Revenues extended.

City of Wheaton
TIF District Number Three
Courthouse Redevelopment Project Area
Revenue and Expenditure Projections
December 31, 2024

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Revenues			Expenditures				Annual Surplus/(Deficit)	Cumulative Surplus/(Deficit)
				Incremental Tax Revenues	Interest Income	Total Revenues	Redevelopment Projects	Other Expenses	Surplus Distribution	Total Expenditures		
20	2024	2025	2025	\$ 2,227,746	\$ 14,198	\$ 2,241,944	\$ 2,070,000	\$ 35,000	\$ 3,000,000	\$ 5,105,000	Beg. Balance (1/1/2025):	\$ 7,099,121
21	2025	2026	2026	2,250,617	8,472	2,259,089	50,000	35,000	-	85,000	\$ (2,863,056)	4,236,065
22	2026	2027	2027	2,273,732	12,820	2,286,552	5,000,000	35,000	-	5,035,000	2,174,089	6,410,154
23	2027	2028	2028	2,297,078	7,323	2,304,401	-	35,000	-	35,000	(2,748,448)	3,661,706
Totals				\$ 9,049,173	\$ 42,813	\$ 9,091,986	\$ 7,120,000	\$ 140,000	\$ 3,000,000	\$ 10,260,000	2,269,401	5,931,107

Notes:

- Expenditures are based on current known estimated project expenses at this time and does include future, yet to be approved, projects

Redevelopment Projects	2025	2026	2027	2028	2025-2028 Total
Water Division Building - Exterior Renovation	\$ 2,070,000	\$ -	\$ -	\$ -	\$ 2,070,000
Block 320 - Redevelopment Projects	\$ -	\$ 50,000	\$ 2,500,000	\$ -	\$ 2,550,000
Water Division Building - Interior Renovation	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
Courthouse Square-Clocktower Restoration	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
Total Redevelopment Projects	\$ 2,070,000	\$ 50,000	\$ 5,000,000	\$ -	\$ 7,120,000

