

West Chicago FY 27 Expense Workshop

CAPITAL IMPROVEMENTS PROGRAM (CIP), MOTOR FUEL TAX (MFT) & CAPITAL EQUIPMENT REPLACEMENT FUND (CERF)

Infrastructure at a Glance

- 185 Lane Miles of Roadways
- 113.5 Miles of Sidewalk/Bikepath
- 1,210 Streetlights
- 10,658 Trees
- 8 Operational Facilities (excludes storage facilities)
- Drainage – Culverts/Storm sewers/Creeks
- Traffic Signals
- 4,374 Street signs
- Pavement Markings
- Tunnels/Bridges

CIP Revenues

Revenue Sources

- Utility Tax (Nicor)
- Home Rule Sales Tax (1.5% - Includes 0.5% HRST effective 1/1/24)
- Motor Fuel Tax (State)
- Motor Fuel Tax (Local)
- Grants – Community Development Block Grant (CDBG), Surface Transportation Program (STP), Special Grant Sources (DCEO, RDMS, EDP, ITEP)
- Transfers In
- General Obligation Bonds

FY 27 – 31 Estimated Revenues

Utility Tax - $3,750,000

HRST - $34,695,100

MFT (State) - $5,915,700

MFT (Local) - $1,821,700

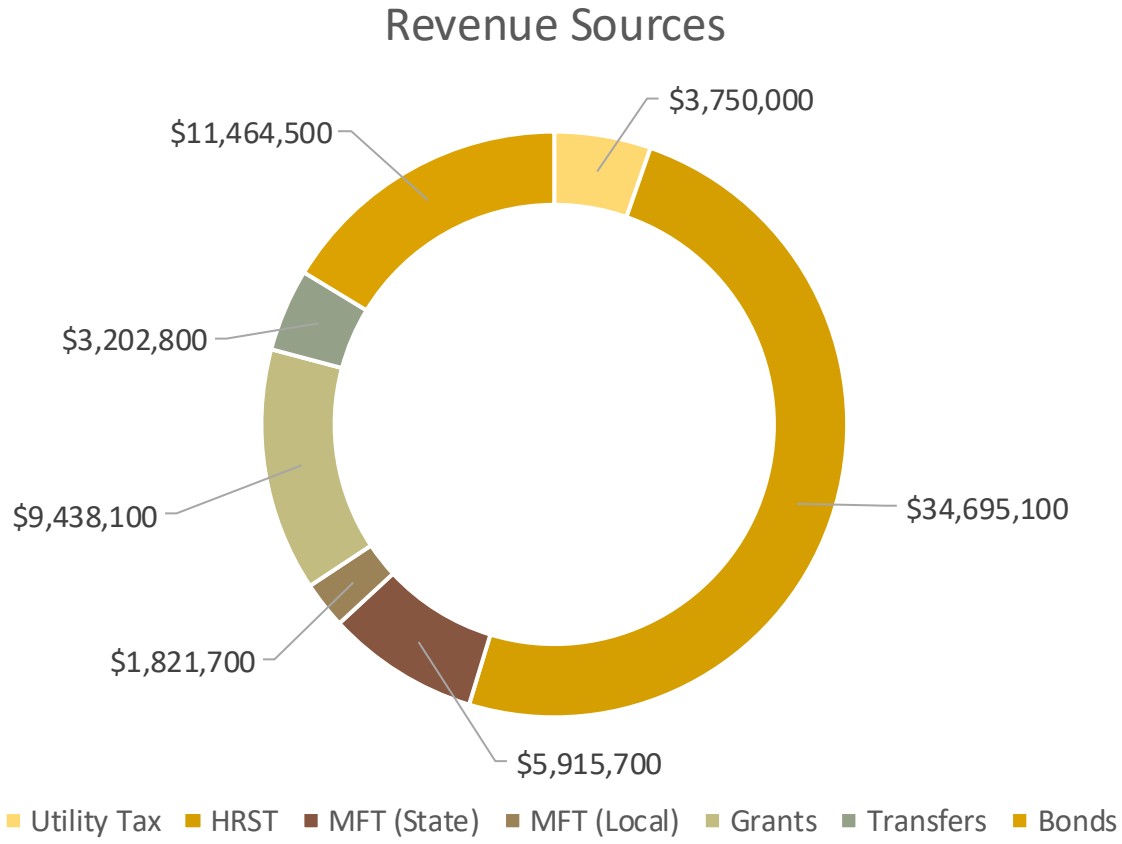
Grants - $9,438,100*

Transfers - $3,202,800

Bonds - $11,464,500

Total - $70,287,900

**Includes $2,856,493 in STP grants directly paid out by IDOT.*



NOTE: Water and Sewer revenues to be discussed with respective funds.

FY 27 – 31 Estimated Expenses

Streets (Non- Industrial) - $24,258,300*

Streets (Industrial) - $11,464,500*

Right-of-Way - $5,074,400

Municipal Properties - $21,383,300

Personnel Costs - $2,796,600

Commodities - $2,977,600

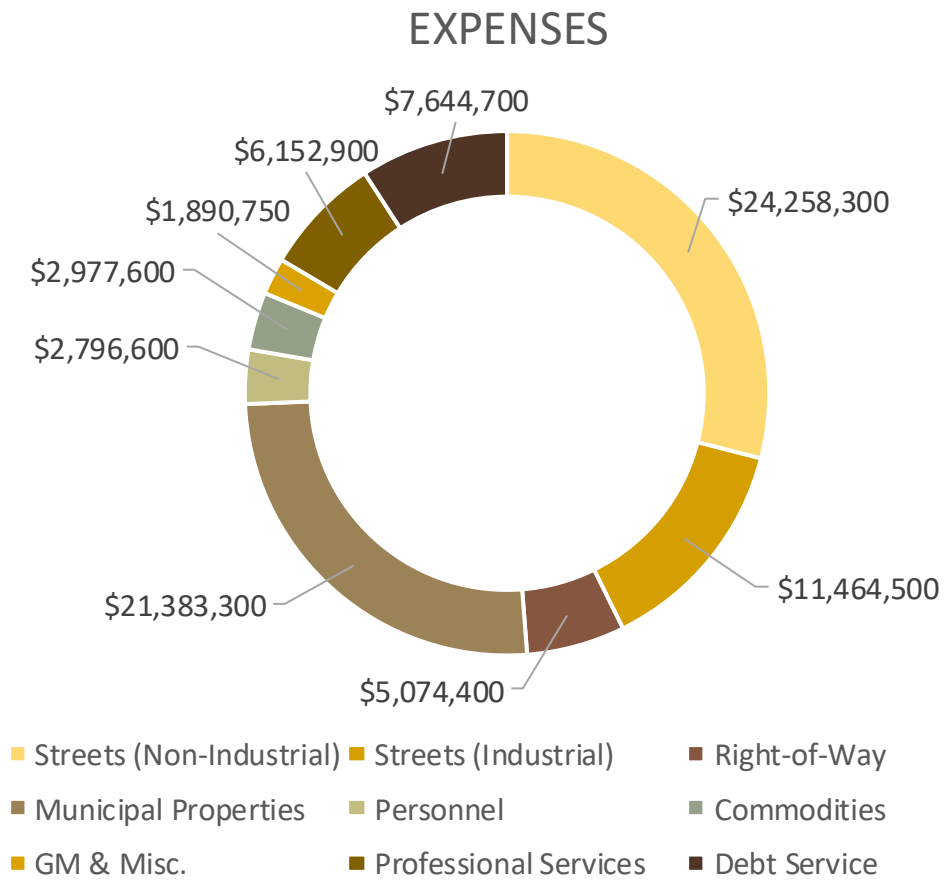
GM & Misc. - $1,890,750

Professional Services - $6,152,900

Bond Debt Service (P&I) - $7,644,700

Total - $83,643,050

**includes water/sewer*





Street Program

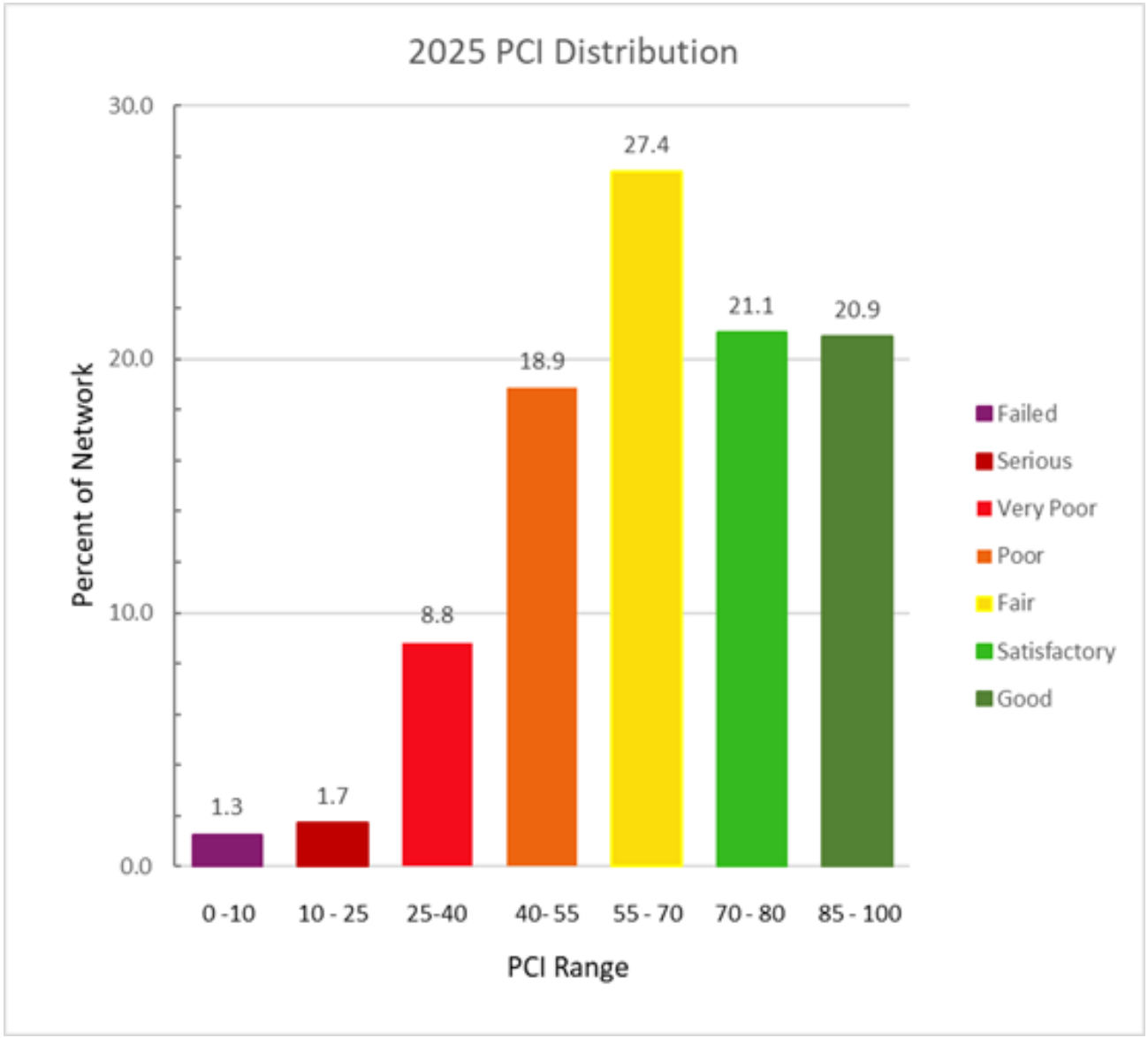
FIVE YEAR OUTLOOK

Project Determination

- Grant Funding Deadlines
- Pavement Condition Index
- Underground Utility Needs/Improvements
- Resident/Business Feedback
- Traffic Volume/Type

2025 PCI Data

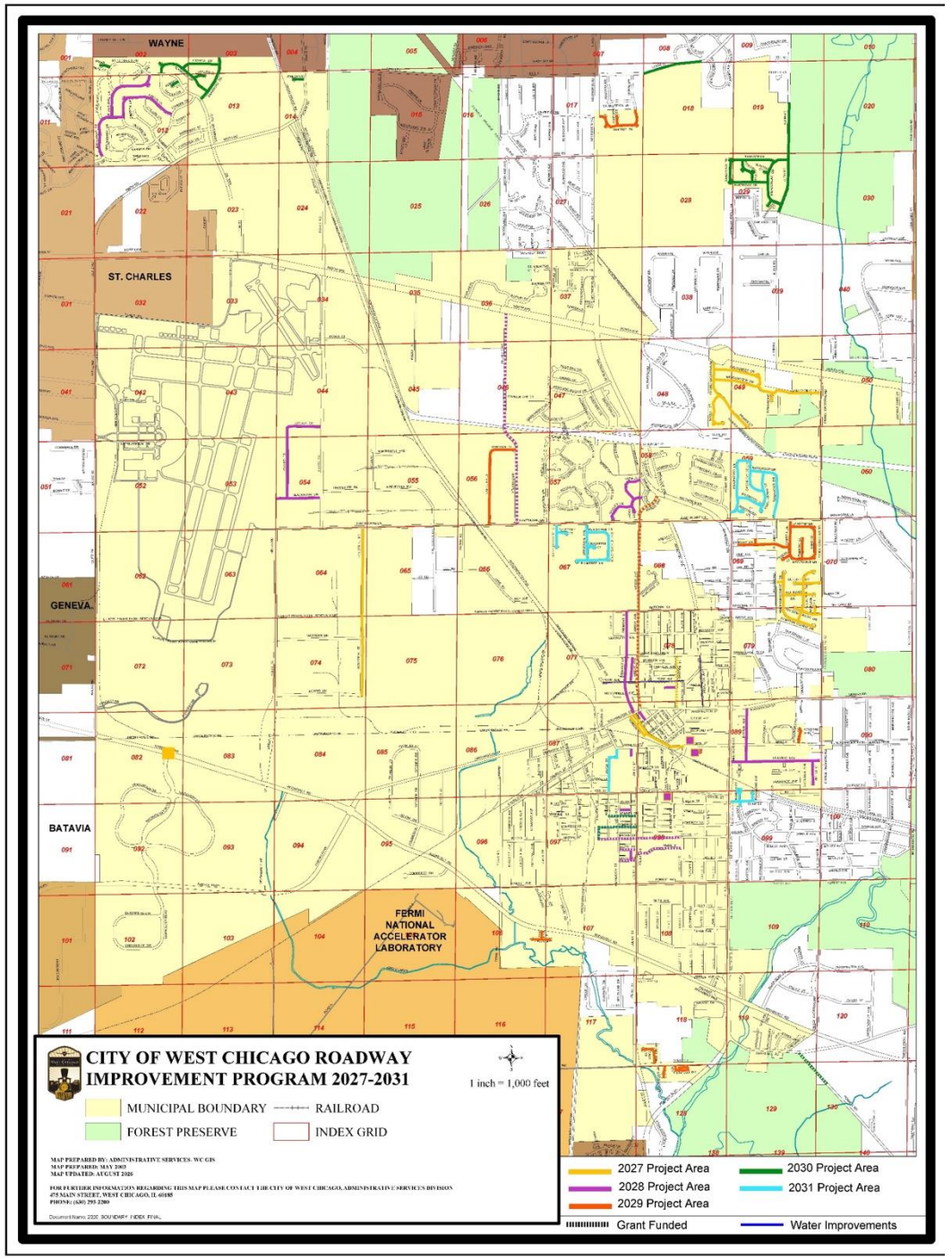
- 100-85 = Good (21%) *Preventative Maintenance*
- 84-70 = Satisfactory (21%) *Preventative Maintenance/Patching*
- 69-55 = Fair (27%) *Resurfacing*
- <55 = Poor/Failed (31%) *Partial/Full Reconstruction*
- **12% below PCI of 40**
- **Overall rating is 66.5/100, improved from 66.2 in 2022.**



Roadway conditions excluding Alleys

5 YR Street Program

- 23.6 Miles of Street Resurfacing
- 1.76 Miles of Street Reconstruction
- Downtown Beautification and Modernization
- IL-38/Technology Blvd Traffic Signal



Industrial Roads

THREE-YEAR PROGRAM (2026-2028)

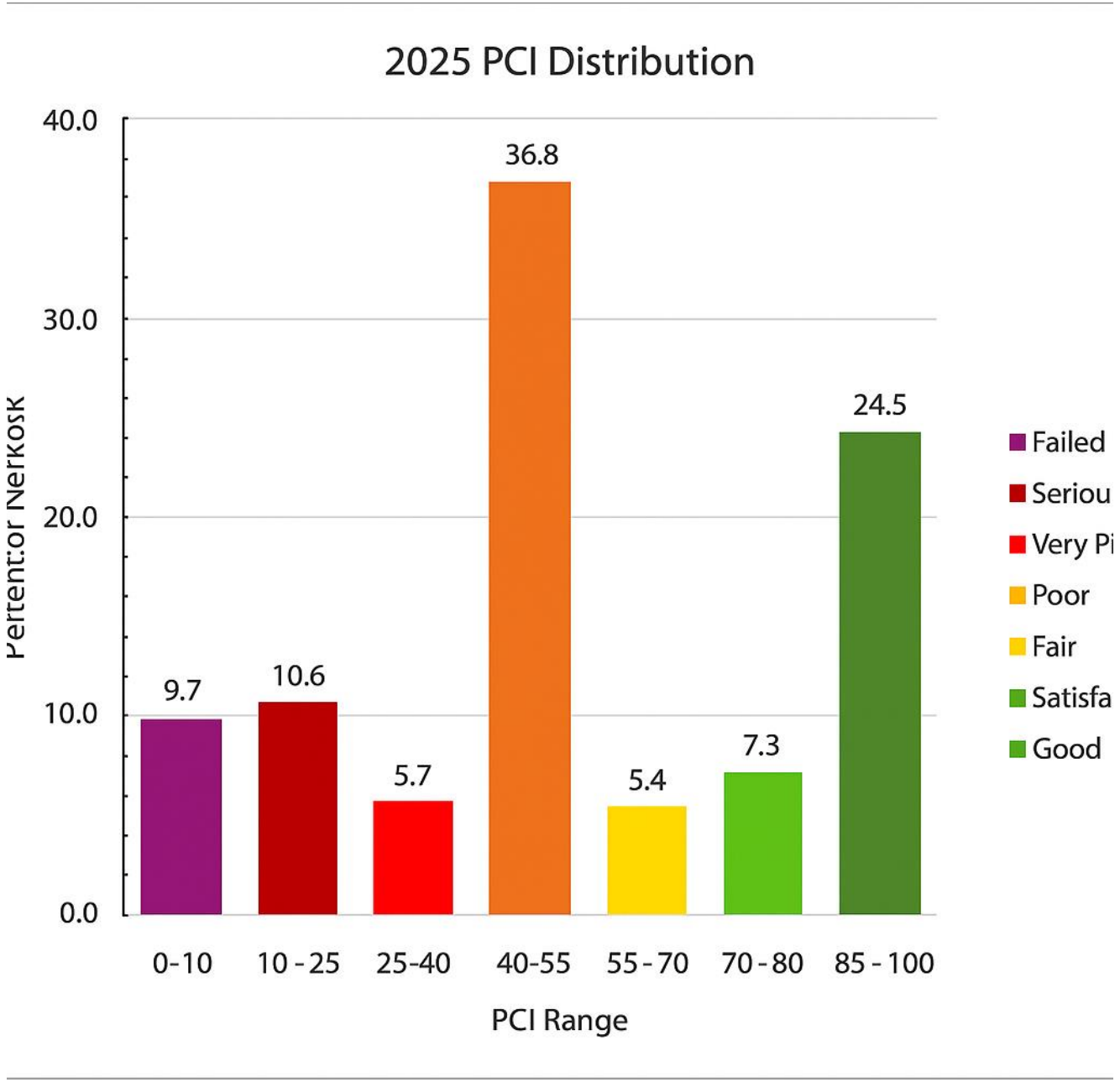
PCI Data – Industrial Roads

- 26% of industrial roads have PCI below 40
- Additional 37% between 40-55, in poor condition
- Overall rating is 55.2/100, improved from 48.8 in 2022
- Bond Issuance

2026 - $9.495 Million ✓

2027 - ~$6.31 Million

2028 - ~$5.20 Million



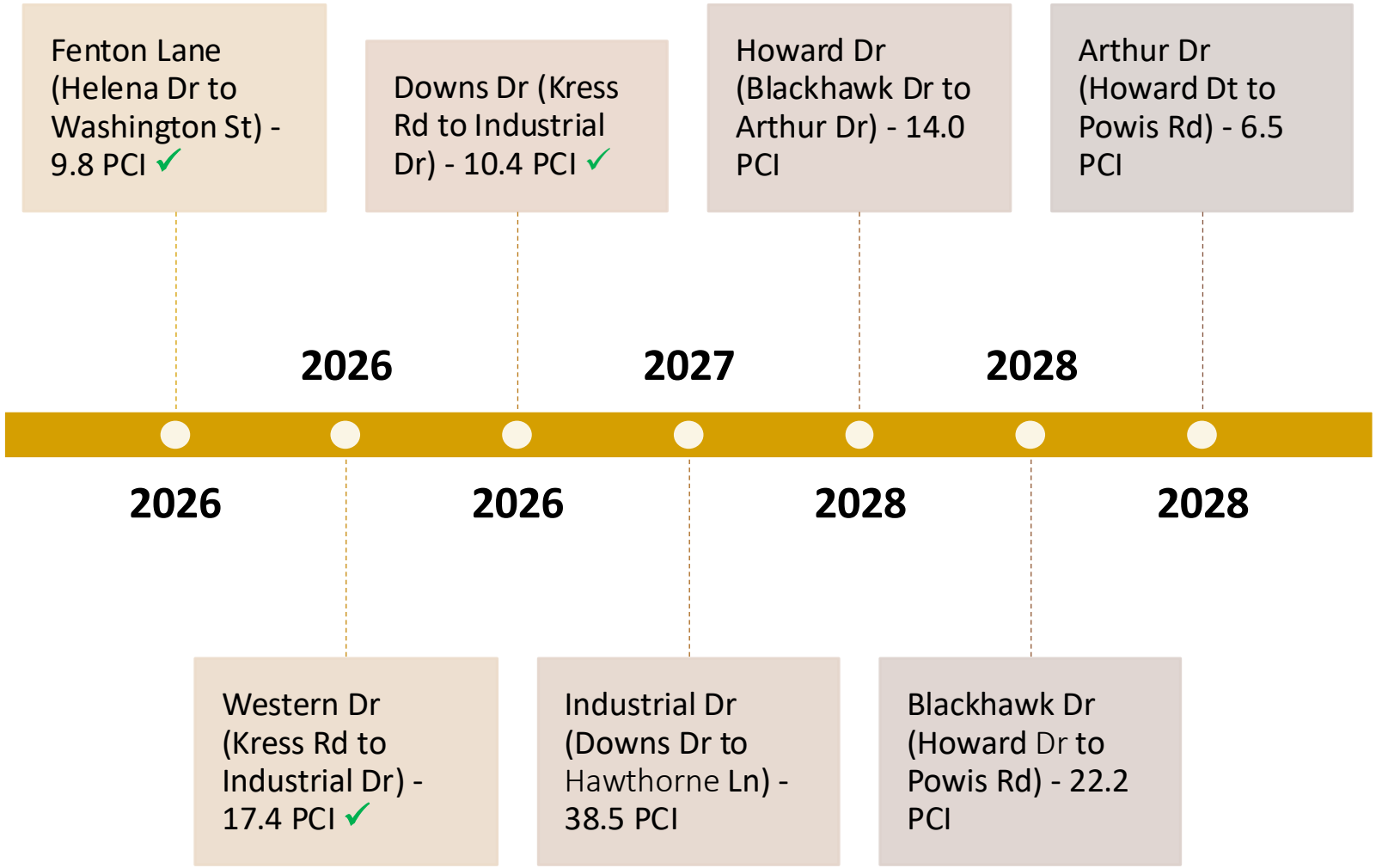
Proposed Project Funding

Bonds issuance in 2026, 2027 and 2028.

Bonds paid with 2024 HRST Increase*

*Does NOT include 2027 0.25% Increase split between General and Water/Sewer Funds

Bond Funded Projects & Timeframe



City of West Chicago, Illinois

Industrial Street Reconstruction Project

As of September 30, 2026

Scenario 1: 20 Year Term - Level Debt Service Per Series

	$9,738,607.33 Series 2026 (Final)			$6,300,000 Series 2027			$5,100,000 Series 2028			
Bond Year Ended: December 30	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Total Debt Service
2024										$0
2025			$0							$0
2026	$400,000	$306,331	$706,331			$0				$706,331
2027	$305,000	$399,313	$704,313	$265,000	$248,400	$513,400			$0	$1,217,713
2028	$325,000	$384,063	$709,063	$200,000	$310,750	$510,750	$220,000	$167,138	$387,138	$1,606,951
2029	$340,000	$367,813	$707,813	$210,000	$300,750	$510,750	$175,000	$211,863	$386,863	$1,605,425
2030	$355,000	$350,813	$705,813	$220,000	$290,250	$510,250	$185,000	$204,425	$389,425	$1,605,488
2031	$375,000	$333,063	$708,063	$235,000	$279,250	$514,250	$190,000	$196,563	$386,563	$1,608,875
2032	$390,000	$314,313	$704,313	$245,000	$267,500	$512,500	$200,000	$188,488	$388,488	$1,605,300
2033	$410,000	$294,813	$704,813	$255,000	$255,250	$510,250	$210,000	$179,988	$389,988	$1,605,050
2034	$430,000	$274,313	$704,313	$270,000	$242,500	$512,500	$215,000	$171,063	$386,063	$1,602,875
2035	$455,000	$252,813	$707,813	$280,000	$229,000	$509,000	$225,000	$161,925	$386,925	$1,603,738
2036	$475,000	$230,063	$705,063	$295,000	$215,000	$510,000	$235,000	$152,363	$387,363	$1,602,425
2037	$495,000	$211,063	$706,063	$310,000	$200,250	$510,250	$245,000	$142,375	$387,375	$1,603,688
2038	$515,000	$191,263	$706,263	$325,000	$184,750	$509,750	$255,000	$131,963	$386,963	$1,602,975
2039	$535,000	$170,663	$705,663	$345,000	$168,500	$513,500	$265,000	$121,125	$386,125	$1,605,288
2040	$555,000	$149,263	$704,263	$360,000	$151,250	$511,250	$280,000	$109,863	$389,863	$1,605,375
2041	$580,000	$127,063	$707,063	$380,000	$133,250	$513,250	$290,000	$97,963	$387,963	$1,608,275
2042	$600,000	$103,863	$703,863	$395,000	$114,250	$509,250	$300,000	$85,638	$385,638	$1,598,750
2043	$625,000	$79,863	$704,863	$415,000	$94,500	$509,500	$315,000	$72,888	$387,888	$1,602,250
2044	$650,000	$54,863	$704,863	$440,000	$72,713	$512,713	$330,000	$59,500	$389,500	$1,607,075
2045	$680,000	$28,050	$708,050	$460,000	$49,613	$509,613	$345,000	$45,475	$390,475	$1,608,138
2046				$485,000	$25,463	$510,463	$355,000	$30,813	$385,813	$896,275
2047							$370,000	$15,725	$385,725	$385,725
Total	$9,495,000	$4,623,656	$14,118,656	$6,390,000	$3,833,188	$10,223,188	$5,205,000	$2,547,138	$7,752,138	$32,093,982

Series:	2026	2027	2028	Total
Estimated Principal Amount [1]:	$9,495,000	$6,390,000	$5,205,000	$21,090,000
Dated Date:	4/7/2026	3/24/2027	3/28/2028	
Project Amount [2]:	$9,738,516	$6,300,000	$5,100,000	$21,138,516
Assumed Rate [3]:	3.85%	5.13%	4.25%	

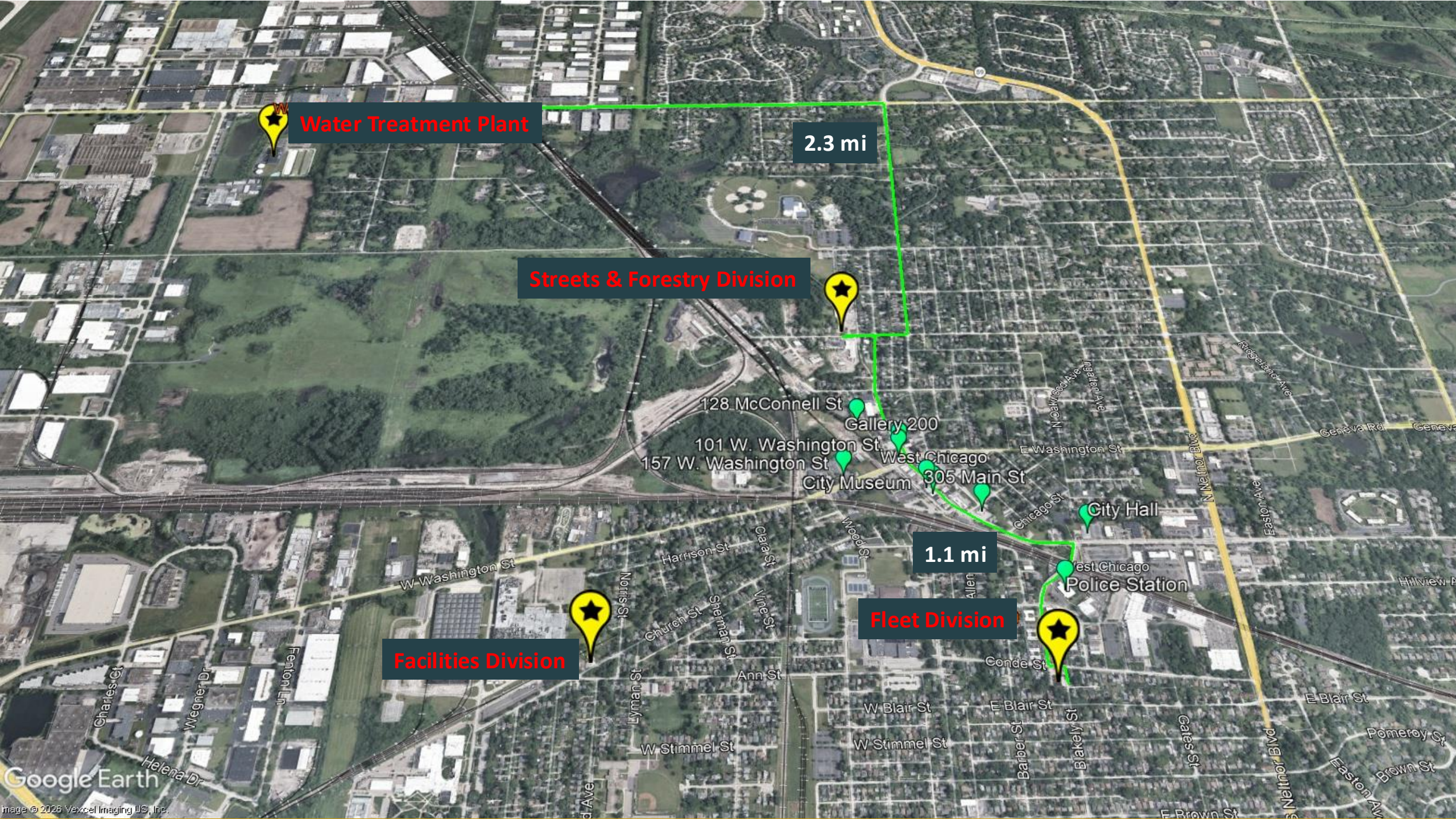
1)Series 2026 numbers are final. Series 2027 assumes interest rates and estimated costs as of September 30, 2026. Series 2028 principal amount is based on par bonds issued with 2% costs of issuance. Subject to change.

2) Total project deposit net of estimated costs of issuance

Bond Year Ended December 30	Total Debt Service	Bond Year Ended December 30	Total Debt Service
2026	$706,331	**2037**	$1,603,688
2027	$1,217,713	**2038**	$1,602,975
2028	$1,606,951	**2039**	$1,605,288
2029	$1,605,425	**2040**	$1,605,375
2030	$1,605,488	**2041**	$1,608,275
2031	$1,608,875	**2042**	$1,598,750
2032	$1,605,300	**2043**	$1,602,250
2033	$1,605,050	**2044**	$1,607,075
2034	$1,602,875	**2045**	$1,608,138
2035	$1,603,738	**2046**	$896,275
2036	$1,602,425	**2047**	$385,725
	Total	**$32,093,982** ***(Previously $33,283,462)***	

Building and Grounds

CITY OWNED PROPERTY IMPROVEMENTS


Water Treatment Plant
2.3 mi
Streets & Forestry Division
128 McConnell St
Gallery 200
101 W. Washington St
157 W. Washington St
City Museum
West Chicago
305 Main St
City Hall
1.1 mi
West Chicago
Police Station
Fleet Division
Facilities Division
W Washington St
Harrison St
Church St
Sherman St
Vine St
Clara St
Wood St
Chicago St
E Washington St
Conde St
W Blair St
E Blair St
W Stimmel St
Ann St
Barber St
Blakely St
Gates St
Pomeroy St
Brown St
Charles Ct
Wegner Dr
Fenton Ln
Helena Dr
Lyman St
Norris St
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City Owned & Occupied Properties

- City Hall (1958)
- Police Station (1978)
- Public Works Streets Division (1974)
- Public Works Facilities Division (1968)
- Public Works Fleet Division (1958)
- City Museum (1884: National Register of Historic Places)
- Gallery 200 Temp (1955: 103 W. Washington St)
- Art Gallery (1878: 200 Main St)
- ESDA (1951: 101 W. Washington St)

Storage: 157 W. Washington St, 119 W. Washington St **(Demolished)**, 128 McConnell St

FY 2027 Property Improvements

- **City Hall**
  - $175,000 – RTU Replacement & BAS System Upgrade (2026 Project)
- **Public Works – Streets Division**
  - $180,000 – Leaking UST Cleanup (2026 project)
  - $356,700 – Parking Lot Resurfacing
  - $320,000 – Fleet Garage Roof and Floor
- **119 W. Washington St**
  - $150,000 – Design/Testing for Soil Remediation based on adopted conceptual plan
- **City Museum**
  - $46,100 – Exterior Masonry Repairs (2026 Project)
  - $52,300 – Building Improvements (Roof, Windows, Doors, AC, ADA Ramps, Fire Escape – 2026 Project)
  - $862,500 – Interior Renovation Project (Floors, Lighting, Bathrooms, Storage shelving, etc.)
- **128 W. McConnell Ave**
  - $84,000 – Roof and HVAC Replacement
  - **OR**
  - $102,000 – Building Demolition

FY 2028 Property Improvements

- **Streets Division – Public Works**
  - $60,000 – Salt Dome Staining (1350 W. Hawthrone Lane)
- **Fleet Division – Public Works**
  - $30,000 – Window Replacement (412 Blakely St)
- **119 W. Washington St**
  - $1,300,000 – Site Soil Remediation based on adopted Conceptual Plan
  - $746,100 – Design of Public Infrastructure based on adopted Conceptual Plan
- **157 W. Washington St**
  - $30,000 – HVAC Upgrades
- **101-103 W. Washington St**
  - $345,000 – Roof Replacement

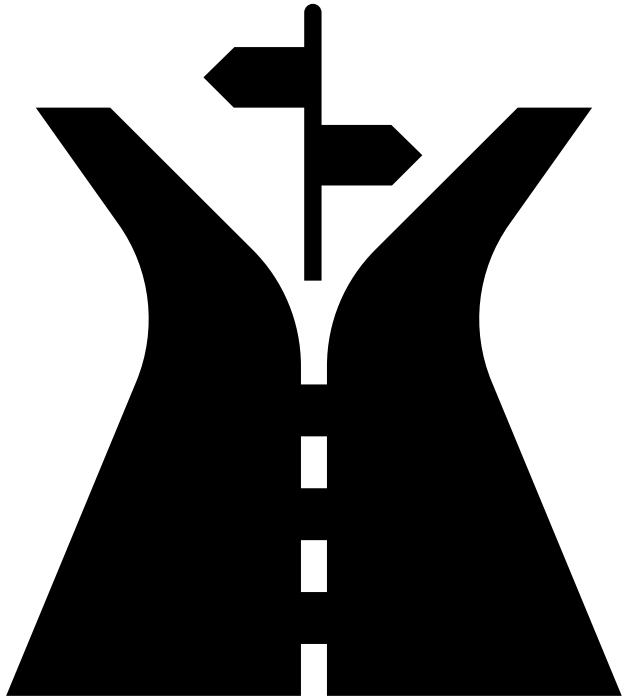
FY 2029-2031 Property Improvements

- $240,000 - Retaining Wall Improvements (Sesquicentennial Park)
- $210,000 - Retaining Wall Improvements (City Hall)
- $913,600 - Police Station VAV Box and Ceiling Tiles
- $50,000 – Parking Lot Lighting (157 W. Washington)
- $45,000 – HVAC Upgrades (101-103 W. Washington)
- $2,200,000 – Public Infrastructure Improvements (119 W. Washington)
- $11,500,000 - Public Works Equipment Storage Building Extension
- $485,000 – Above Ground Fuel Tank Project

FY 2027-2031 Other ROW Improvements

- $225,000 - Roadway Pavement Markings Program
- $835,000 - Concrete Maintenance Program
- $175,000 - Sidewalk Cutting Program
- $450,000 - Pavement Rejuvenation Program
- $625,000 - Forestry Trimming Program
- $1,989,400 - ROW Maintenance Program
- $300,000 - Spring Tree Planting Program
- $100,000 - Fall Tree Planting Program





Direction Required

- Connectivity – Pursue standalone bike path/sidewalk projects or continue to incorporate as part of the roadway programs?
- Streetlighting – Pursue standalone residential streetlight projects or pursue a policy on how to request a streetlight?
- Facility Investments – Pursue investing in existing facilities or pursue consolidation by combining covered storage needs for the museum and public works?



Questions?

SEEKING DIRECTION IF DIFFERENT THAN PROPOSED



West Chicago FY 27 Expense Workshop

CAPITAL EQUIPMENT REPLACEMENT FUND (CERF)

CERF Assets

Department/Division	Number of Assets on Replacement Schedule
Community Development	1
Business & Community Relations	1
Police	19
Public Works – Streets	33
Public Works – Utilities Water	17
Public Works – Utilities Sanitary	11
Public Works – Facilities	4
Total*	86

*Only includes vehicles/equipment on replacement schedule, attachments not included in total count.

CERF Revenue/Expenses 2027-2029

Revenue				Expenses		
2027*	2028*	2029		2027	2028	2029
$4,000	$4,000	$5,300	**CD**	$0	$0	$0
$4,000	$4,000	$5,300	**BCR**	$0	$0	$0
$161,800	$206,800	$272,900	**PD**	$10,000	$272,400	$217,900
$415,200	$438,500	$625,600	**PW-Street**	$852,200	$806,500	$506,000
$178,000	$193,100	$252,500	**PW-Water**	$0	$124,400	$61,400
$136,600	$132,900	$246,700	**PW-San**	$11,400	$635,400	$170,100
$30,000	$24,000	$31,900	**PW-Facility**	$8,000	$0	$0

Note: ***Revenues** are based on 75-percent contributions from each Department/Division.







Key Pieces of Vehicles/Equipment







Key pieces of Vehicles/Equipment



Questions?