

West Chicago FY 27 Budget Workshop

GENERAL FUND

PRELIMINARY ASSESSMENT

Current Year FY26 Projections

GENERAL FUND

FY 26 Year-End Revenue Estimates

FY26 Year-End Revenue Estimate

Estimated FY26 Year-End	$ 25,803,370
Original FY26 Budget	$ 24,125,889
Revenue Above Budget	$ 1,677,481

Estimated FY26 year-end revenues are up $1,082,908 or 4.38% from FY25 actual revenues.

FY26 revenues are above target due to one-time building permits, and engineering fees. These are related to 3 major developments.

FY26 Year-End Revenue Estimate

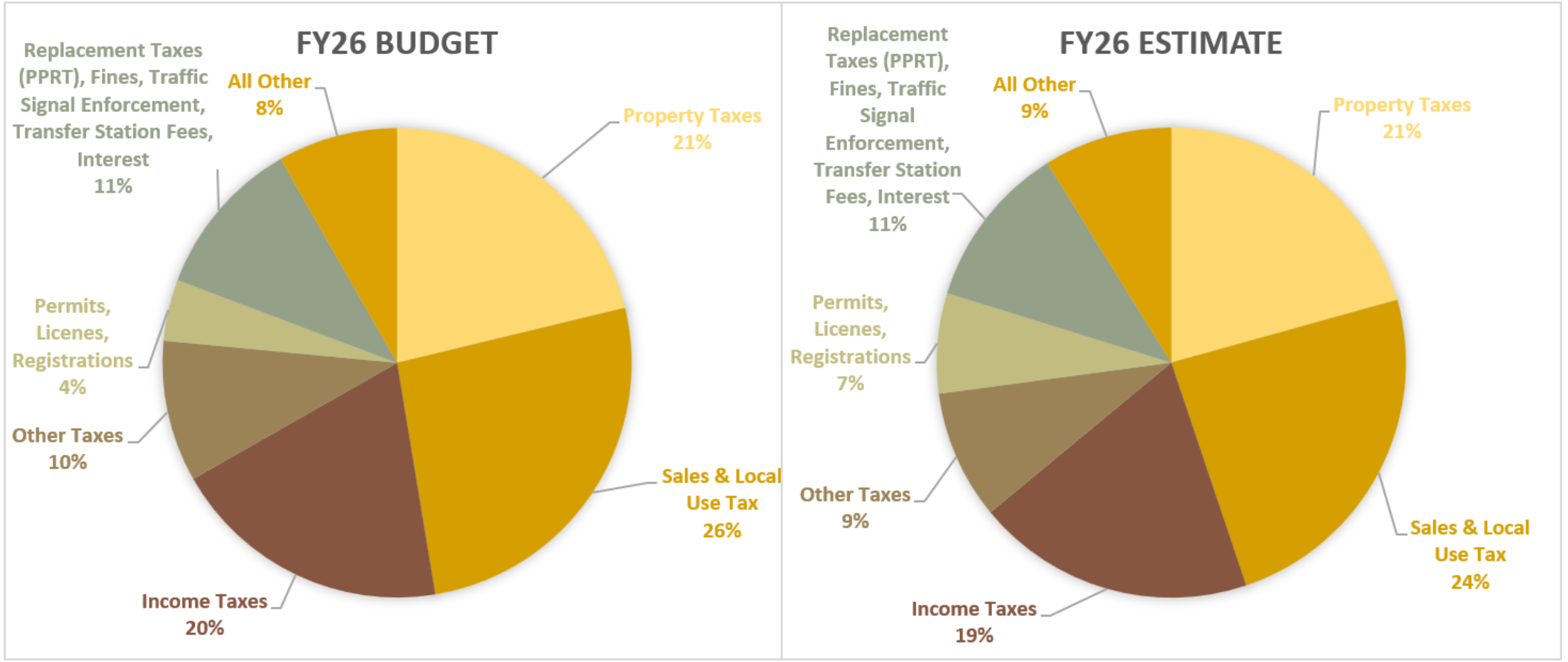
Variance from Original FY26 Budget Projection

Revenue Source	FY26 Budget	FY 26 Estimate	$ Variance	% Variance
Property Taxes	5,122,500	5,338,700	216,200	4%
Sales & Local Use Tax	6,311,100	6,229,000	-82,100	-1%
Income Taxes	4,673,500	4,950,000	276,500	6%
Other Taxes	2,351,200	2,289,000	-62,200	-3%
Permits, Licenes, Registrations	1,020,000	1,781,500	761,500	75%
Replacement Taxes (PPRT)	220,000	281,000	61,000	28%
Fines	1,135,500	1,209,000	73,500	6%
Traffic Signal Enforcement	300,000	390,500	90,500	30%
Transfer Station Fees	900,000	862,700	-37,300	-4%
Interest	100,000	185,600	539	1%
All Other	$ 1,992,089	$ 2,286,370	$ 30,062	2%
	$ 24,125,889	$ 25,803,370	$ 1,328,201	6%

$1,082,908

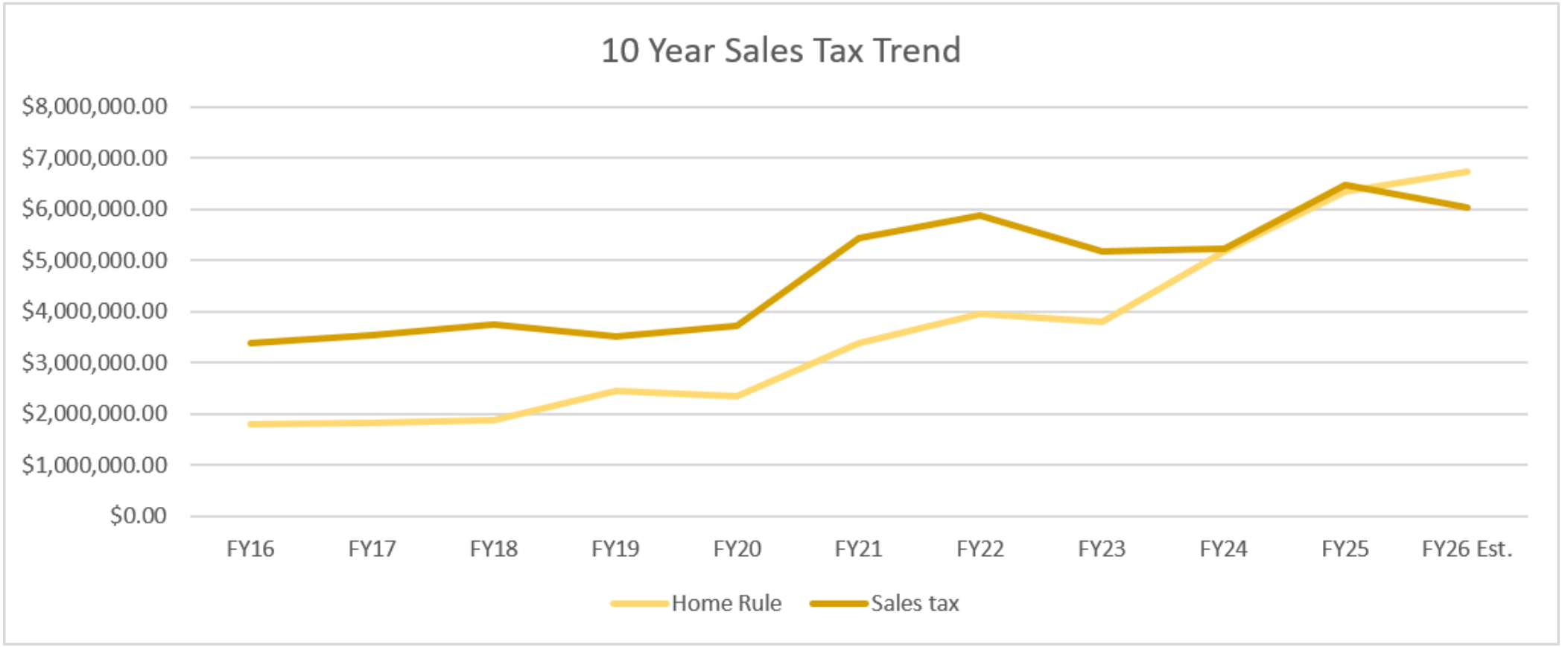
Est. Increase from FY 25

FY26 Year-End Revenue Estimate



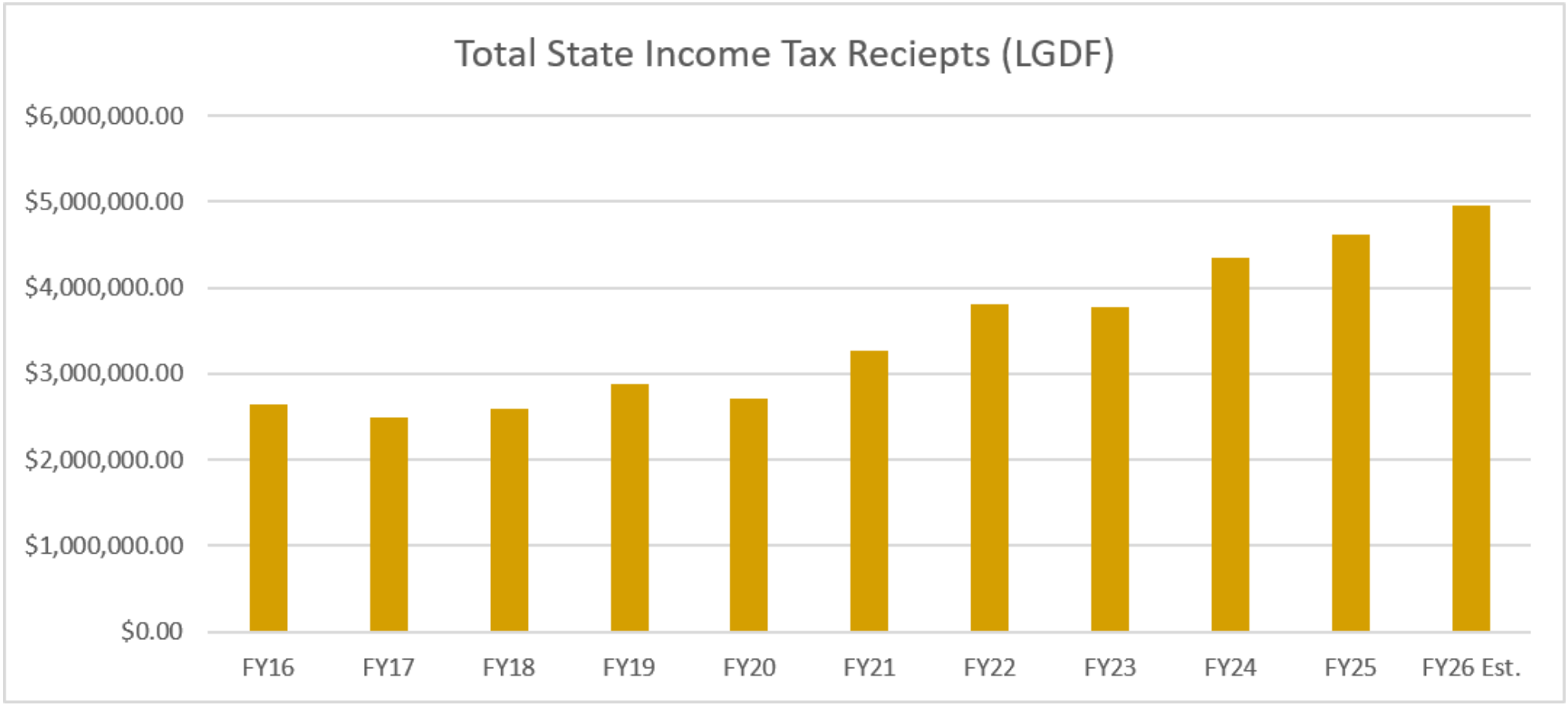
FY26 Year-End Revenue Estimate

10 Year Sales Tax Trend



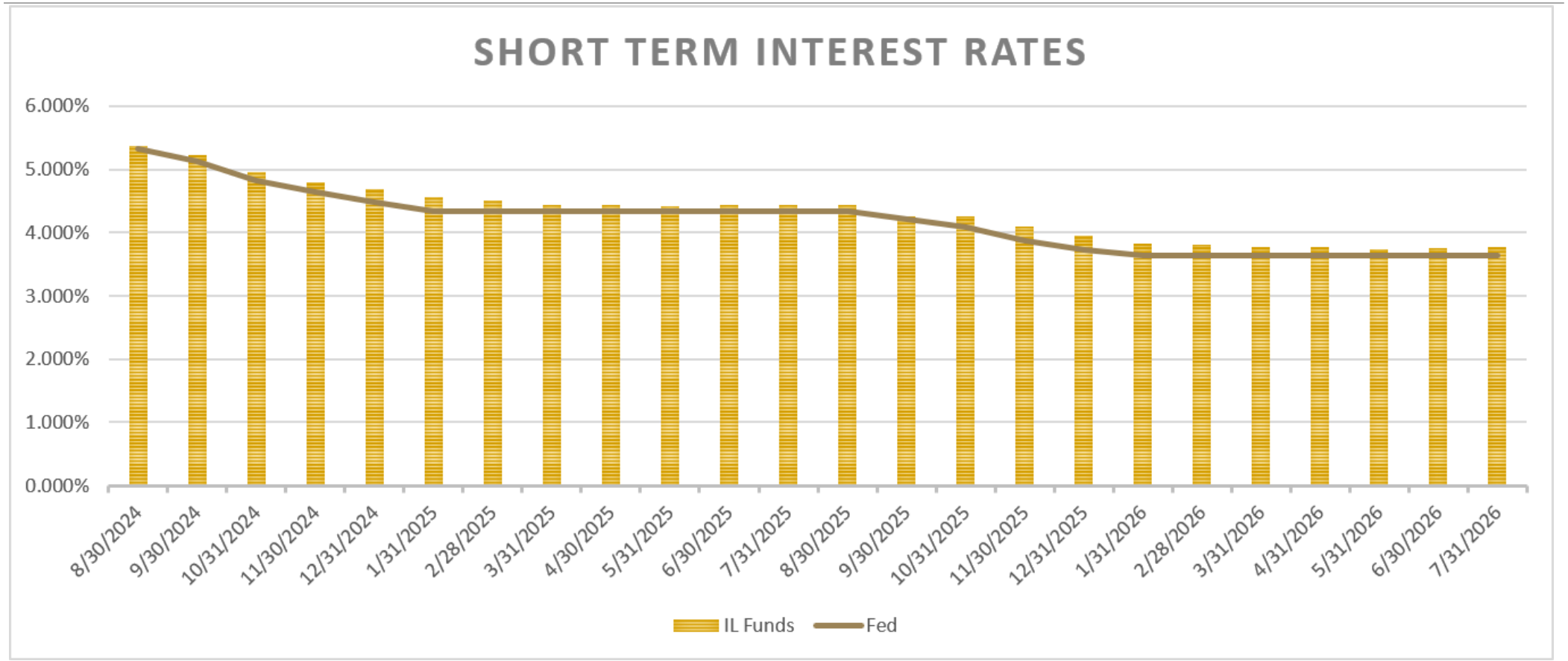
FY26 Year-End Revenue Estimate

Income Tax Distributions from the Local Government Distributive Fund (LGDF)



FY26 Year-End Revenue Estimate

Interest Income



FY 27 Economic Context

TRENDS AND EXTERNAL INFLUENCES

IML Economic Outlook

Unemployment: Impacts consumer spending and local taxes

- 2026 4.5%
- 2027 4.3-4.4%

Consumer Spending: affects sales tax projections

- 2026 Growth slowing to 1.4–2.1%
- 2027 Growth still slow 1.7-1.9%

GDP: Expect more modest revenue growth

- 2026 at 1.6–2.2%
- 2027 at 1.7-1.8%

Inflation: affects both City costs and resident purchasing power.

- 2026 at 2.7%
- 2027 at 2.3%
- Energy related volatility

IML Economic Outlook

LGDF Income Tax Distribution

- Basically flat
- $181.93/capita

Cannabis Distributions

- Flat or slightly lower

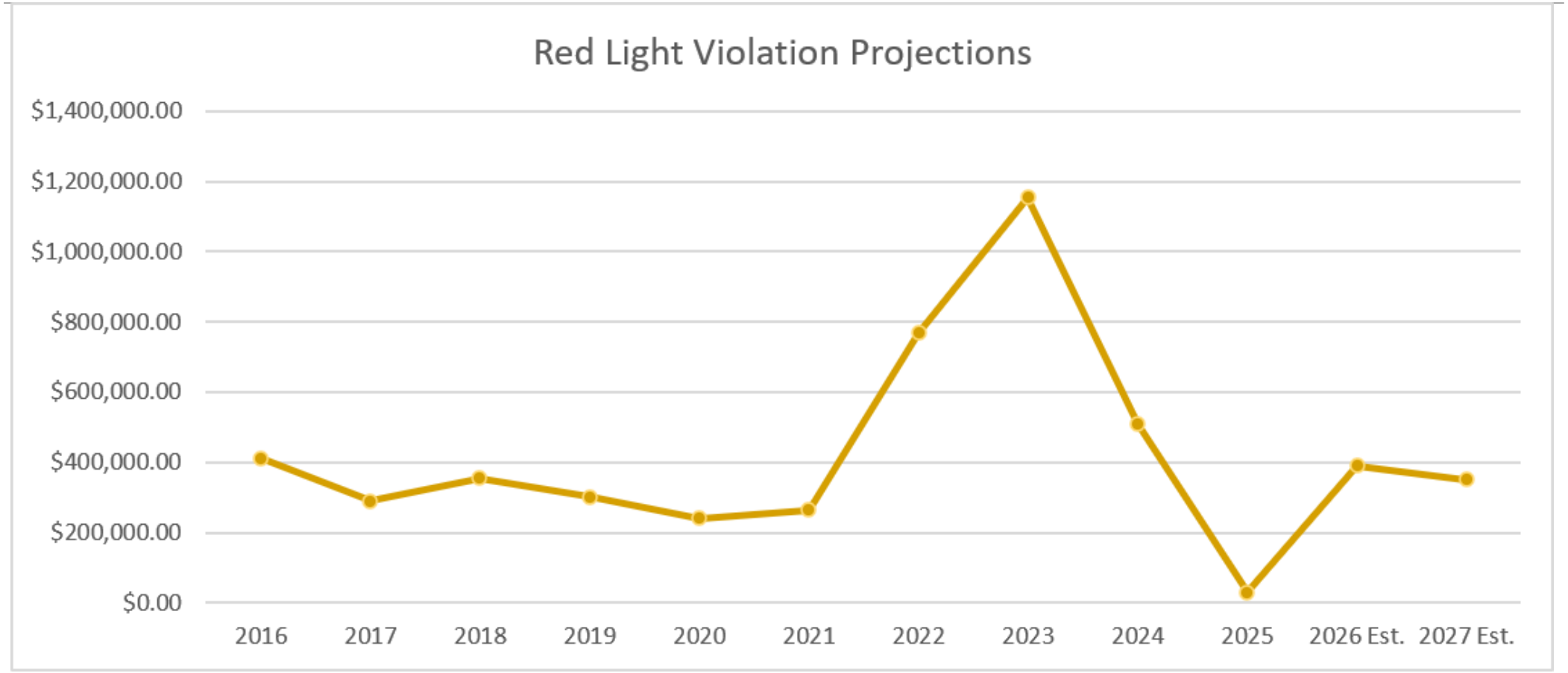
State Use Tax

- Remains below historic levels due to statutory changes. Still increasing slightly.

General Fund FY 2027

PRELIMINARY REVENUE ESTIMATES

FY27 Revenue Projections
Loss of Single Red Light Camera



FY27 Revenue Projections

	2025 Actual	2026 Budgeted	2026 Estimated	2027 Proposed	2028 Proposed	2029 Proposed
Property Taxes	$ 4,846,853	$ 5,122,500	$ 5,338,700	$ 5,378,600	$ 5,647,500	$ 5,929,800
Sales & Local Use Tax	6,916,528	6,311,100	6,229,000	6,592,000	6,789,700	6,993,200
Income Taxes	4,619,340	4,673,500	4,950,000	5,548,000	5,714,000	5,885,000
Other Taxes	2,373,548	2,351,200	2,289,000	2,341,000	1,976,000	2,024,000
Permits, Licenes, Registrations	1,291,788	1,020,000	1,781,500	1,575,000	1,623,590	1,671,980
Replacement Taxes (PPRT)	243,494	220,000	281,000	289,000	298,000	307,000
Fines	1,169,423	1,135,500	1,209,000	895,900	936,300	980,500
Traffic Signal Enforcement	30,620	300,000	390,500	300,000	350,000	375,000
Transfer Station Fees	928,167	900,000	862,700	900,000	900,000	900,000
Interest Earned	232,217	100,000	185,600	120,000	125,000	130,000
All Other	2,068,484	1,992,089	2,286,370	1,756,000	1,800,595	1,836,100
	$ 24,720,462	$ 24,125,889	$ 25,803,370	$ 25,695,500	$ 26,160,685	$ 27,032,580

General Fund Base Budget

FY27 Preliminary Revenue/Expense Estimate

Estimated FY27 Revenue	$25,695,500
FY25 Proposed FY27 Budget*	$25,024,223
Revenues Above Base Budget	$671,277

Limited buffer for economic downturn or state interference.

Minimal expansion of services or new projects.

Unlikely to transfer to Downtown Revitalization Fund.

Includes reduction in CERF Payments (fund exhausted 2028)

*Est. in 2025's 3 Year Outlook, does not include new projections.

General Fund New Request Shortfalls

FY27 Funding Gap Estimate

Revenues Above Base Budget	$671,277
FY27 New Requests Est.*	$5,000,000
Funding Gap Est.	$4,328,723

*Estimated as the high cost of asks defined in following slides after known alternative funding such as grants, paired cost cuts, or potential use of Downtown Revitalization Fund.

Grants, sale of property, and other savings may provide additional offset of the funding gap.

New requests have not been evaluated for alignment with City priorities.

Expanded Service Requests: Staffing

POLICE

Community Policing Officer $165,000

Records Clerk FT $95,000

Or Records Clerk PT $25,000

Shared Social Worker $30,000

CITY HALL

Community Development PT $25,000

Community Engagement $95,000

BCR Assistant Director $168,000

Administrative Support $115,000

Expanded Service Requests

TECHNOLOGY

ERP: Enterprise Resource Planning

2027: $350,000-$450,000

- $250,000 Implementation Cost
- Plus $150,000/yr going forward

Could save up to $198,000/yr by replacing existing services

Public Works: Varied Funds

Elevated Water Tower

- 2027: $50,000
- 2028: $10,500,000

Consolidated PW Facility

- 2028: $2,500,000
- 2029: $12,500,000
- 2030: $12,500,000

City Museum ADA Entrance & Interior

- $750,000

WTP Roof Replacement

- $615,000

Relocate CIP Items to General Fund

- Commodities such as Streetlights, Patch, Paint, Sewer Repair etc.
- $150,000/year

Economic Revitalization

Washington Market

- 2027: $100,000 Design
- 2028: $2,900,000 Construction
- -$850,000 potential grant

Washington Site Preparation

- $125,000 Futsal Survey/Sidewalk
- $100,000 Depot Design Services
- $25,000 Concept Plan Carryover

Community Park

- Fund Balance: $6.5 Million as of FY25
- 2027: $45,000 Plan Refresh

Strategic Land Acquisition

- $1,250,000
- May reduce other CIP costs by $1,000,000

Downtown Revitalization

Main St. Topographic Survey of City Owned Property
- $100,000 to increase shovel readiness of sites

Phase I & II Environmental Assessment of City Owned Property
- $125,000 to reduce developer uncertainty

Public Art Installations
- $50,000 for sculptures, murals or other installations

Expanded Downtown Modernization and Beautification Project
- $2,300,000 to $5,000,000

Other Requests

Body Cameras - Partial Grant
- $80,000

Fleet Cameras – Partial Grant
- $45,000

RMS
- $60,000
- Potential overlap with existing software

Museum Fixtures/Furniture
- $47,500

Form Based Code
- $100,000
- DRC Recommendation

Fire Safe Cabinets
- $10,500

New Revenue Options

SEEKING COUNCIL DIRECTION

Previously Discussed

HRST EST. $1.2 MILLION

Increases Resources for Community Priorities

Rate Higher Than Some Peers

Includes Items Like Luxury Goods and Clothes

- Does not apply to titled assets

Postmark Deadline Oct. 1

GROCERY TAX EST. $438,000

Added Back after One Year Without

Adopted by 700+ Communities

Targets Necessities Like Food

- Snap recipients exempted

Postmark Deadline Oct. 1

Current General Merch Sales Tax

Municipality / Area	Current General Merchandise Rate
Oak Brook, DuPage	7.50%
Naperville, baseline	7.75%
Wheaton	8.25%
Warrenville	8.25%
Aurora, DuPage portion	8.50%
Batavia, DuPage portion	8.75%
Glendale Heights	8.75%
Downers Grove	8.75%
West Chicago, current	**8.75%**
Bartlett, DuPage portion	9.00%
Addison	9.00%
West Chicago with +0.25% HRST	**9.00%**
Lombard, Yorktown Business District	9.25%

Considerations

Cannabis Dispensary

- Est. $200,000/yr upon business locating-not guaranteed
- Public Safety/Market Saturation
- Decreasing revenue statewide

Amusement Taxes

- Streaming Est. $50,000/yr
- Amusement Fee Higher than Peers-Evaluate Reducing

Restaurant Food & Beverage Tax

- Demands significant staff time
- May deter growth
- Administrative burden for Business
- Many peers use

Considerations

CHALLENGES

Heavy trucks & large outdoor storage sites strain roads beyond their economic return

Jobs and property tax from these uses don't match infrastructure costs

Current revenue sources can't keep up with roadway deterioration

OPTIONS

Infrastructure Preservation Tax:

- Annual tax on outdoor storage of commercial vehicles, equipment, and materials

Increased Diesel Motor Fuel Tax:

- $0.06/gallon targeting truck traffic
- Est. $50,000/year

Special Events, Revenue Opportunity?

CHALLENGES

Downtown construction during the 2027 event season

Overlapping community events that may dilute attendance and participation

Staffing, logistics, and interdepartmental coordination

OPTIONS

Expand Event-Generated Revenue (sponsorships, vendor fees, merchandise sales, grants, etc.)

Increase Collaboration and Shared Investment (Co-Hosting, Shared Sponsorships, Combining Events)

Evaluate a dedicated Special Event Fund to retain and reinvest revenues



Questions?

SEEKING DIRECTION AFTER COUNCIL DISCUSSION AND PUBLIC COMMENT