



# Your park district. Your community. Your choice.

*Early voting begins September 26.  
Vote by November 5, 2024.*



[EPD.ORG/REFERENDUM](http://EPD.ORG/REFERENDUM)

# Referendum Overview

Planning for a  
**bond referendum**  
for the Nov. 5,  
**2024 General  
Election**

Bonds can be  
issued for the  
**payment of  
building,  
maintaining, and  
improving facilities**

**Fixed** increase to  
the district's  
property tax levies  
with a **25-year  
maximum maturity**

# Elevate Elmhurst Parks Community-Focused Plan



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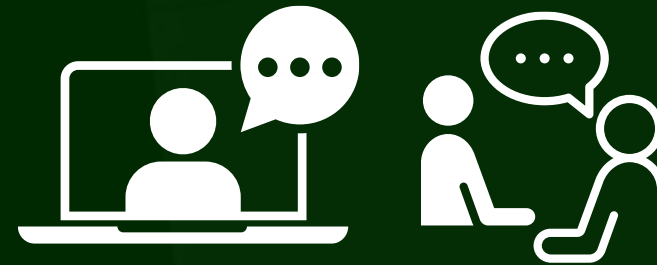
## The Community's Voice

More than **4,831** participatory touch points during  
Elevate Elmhurst Parks Process

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Ample Engagement  
Opportunities



In-person  
and Online



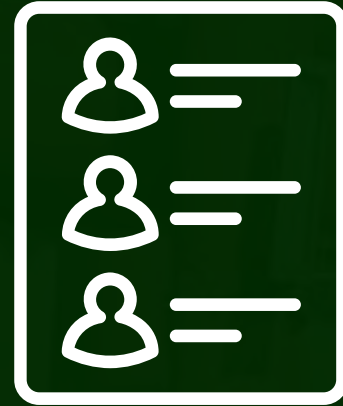
Met the Community  
Where They are

# The Urgency



## Aging Facilities

Age and condition of indoor recreation facilities



## Overflowing Demand

High program waitlists and demand



## Space vs. Need

Building spaces do not align with community needs



## Essential Funding

Funding needed to address high priority indoor space needs and meet program demand



## Community Engagement Phase 2

# Community Survey Data



Investment  
Priorities based  
on **respondent's**  
needs and level  
of importance

## TOP *indoor* FACILITY PRIORITIES



Indoor  
Running/Walking  
Track



Indoor  
Gymnasium/Courts



Indoor Turf Fields



Indoor  
Multi-purpose  
rooms

*Top priorities out of 34 options*

# Facility Conditions

## Wagner Community Center *Today*



### Modernization Needed

Institutional exterior and interior needs updating and improvements



### Space Constraints

Space constraints prohibiting expansion



### 70-year-old School Structure Showing Age

Significant aging to original school structure

# Facility Conditions

## Wagner Community Center *Today*



### Waiting/Viewing Areas Lacking

Deficient in program waiting area/viewing spaces



### Lobby Overload

Crowded registration area and lobby

# Year-Round Recreation for All!

## Wagner Community Center *Reimagined*

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- A free three lane indoor jogging/walking track
- Gymnasium for sports such as pickleball, basketball, and volleyball
- Artificial turf for sports such as soccer, football, and baseball
- Larger space for gymnastics, early childhood, and dance
- Multi-purpose spaces for programming and community gathering



# Modern Facility and Amenities

## Wagner Community Center *Reimagined*

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A new facility will enhance safety and accessibility and offer more functional, up-to-date recreation spaces.



Wagner Community Center was built in the 1950s as an elementary school.



It has a number of **accessibility, safety** and **efficiency** issues.



Due to its age, **renovation** and **expansion** is not possible.

# Modern Facility and Amenities

## Wagner Community Center *Reimagined*

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- District is unable to provide every participant access to desired programs
- New facility will help meet demand by **reducing wait lists** and offering new recreational amenities

More than  
**5,600**

people remained on  
program waitlists in 2022

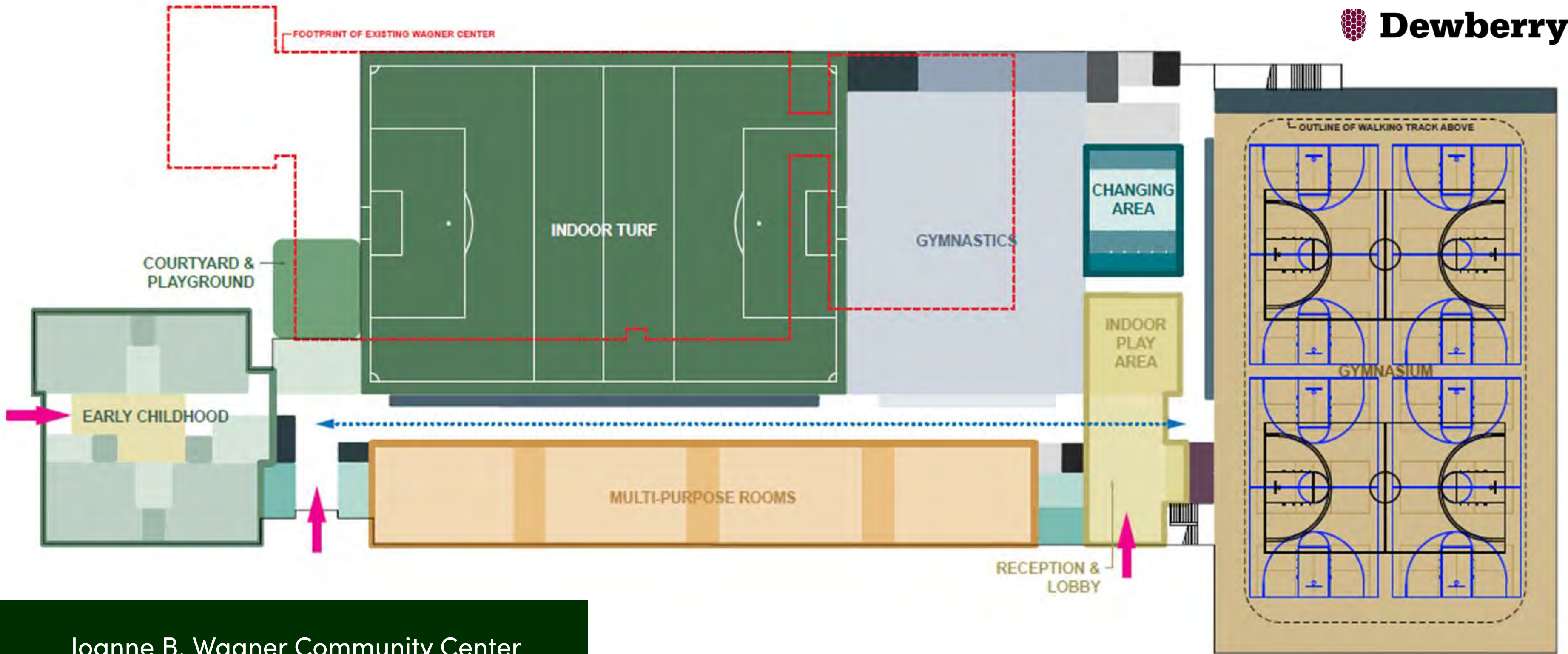




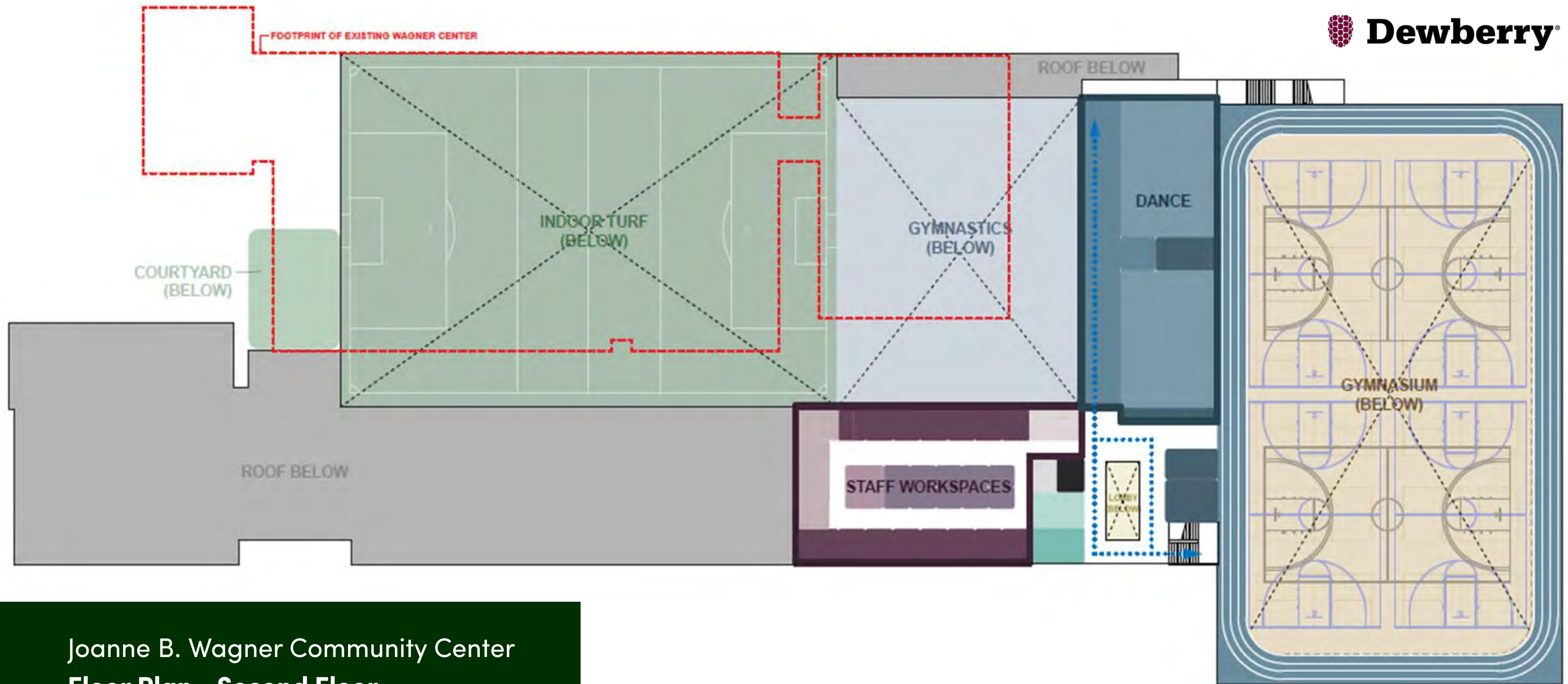
**Joanne B. Wagner Community Center  
Ground Level**



**Joanne B. Wagner Community Center  
Site Aerial View**



Joanne B. Wagner Community Center  
**Floor Plan - First Floor**



Joanne B. Wagner Community Center  
Floor Plan - Second Floor



## Community Engagement Phase 2

# Community Survey Data

Investment  
Priorities based  
on **respondent's**  
needs and level  
of importance

## TOP *outdoor* FACILITY PRIORITIES



Park Restroom Buildings



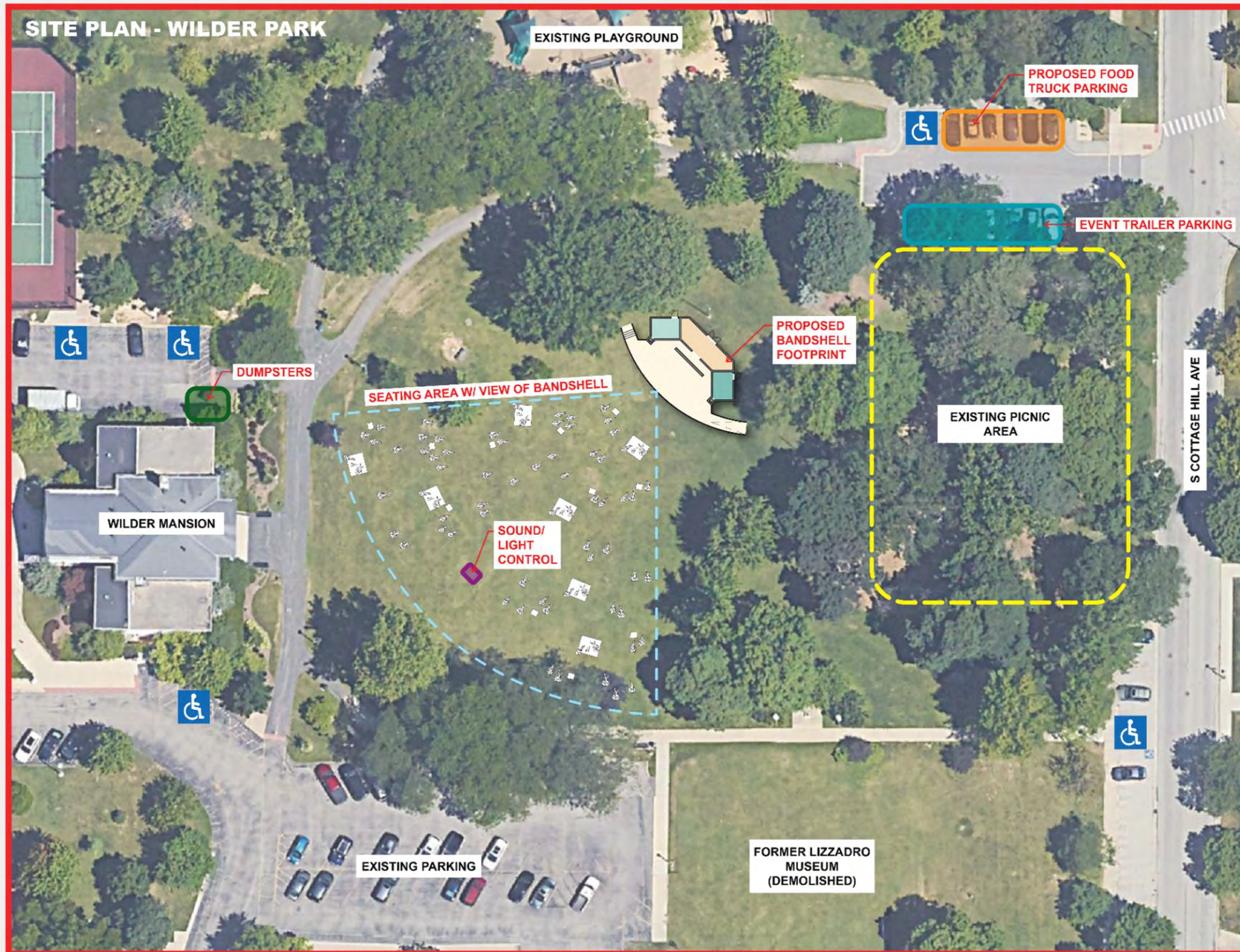
Outdoor Community  
Bandshell/Amphitheater

*Top priorities out of 34 options*





# Year-Round Recreation for All



Community bandshell location in Wilder Park

# Year-Round Recreation for All

## New Outdoor Amenities

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### Heated restroom buildings in 4 parks

- Wilder Park
- Eldridge Park
- Crestview Park
- Along the Prairie Path



# Year-Round Recreation for All

## New Outdoor Amenities

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Conversion of a full-size natural grass field to artificial turf in Berens Park



# Proposed Timeline and Project Map

**2025**  
**Wagner Community Center**  
 Facility Design Development  
 Existing Wagner Closes in August

**2026**  
**Wagner Community Center**  
 Demolition and Construction

**2027**  
**Wagner Community Center**  
 New Wagner Opens

**2028**

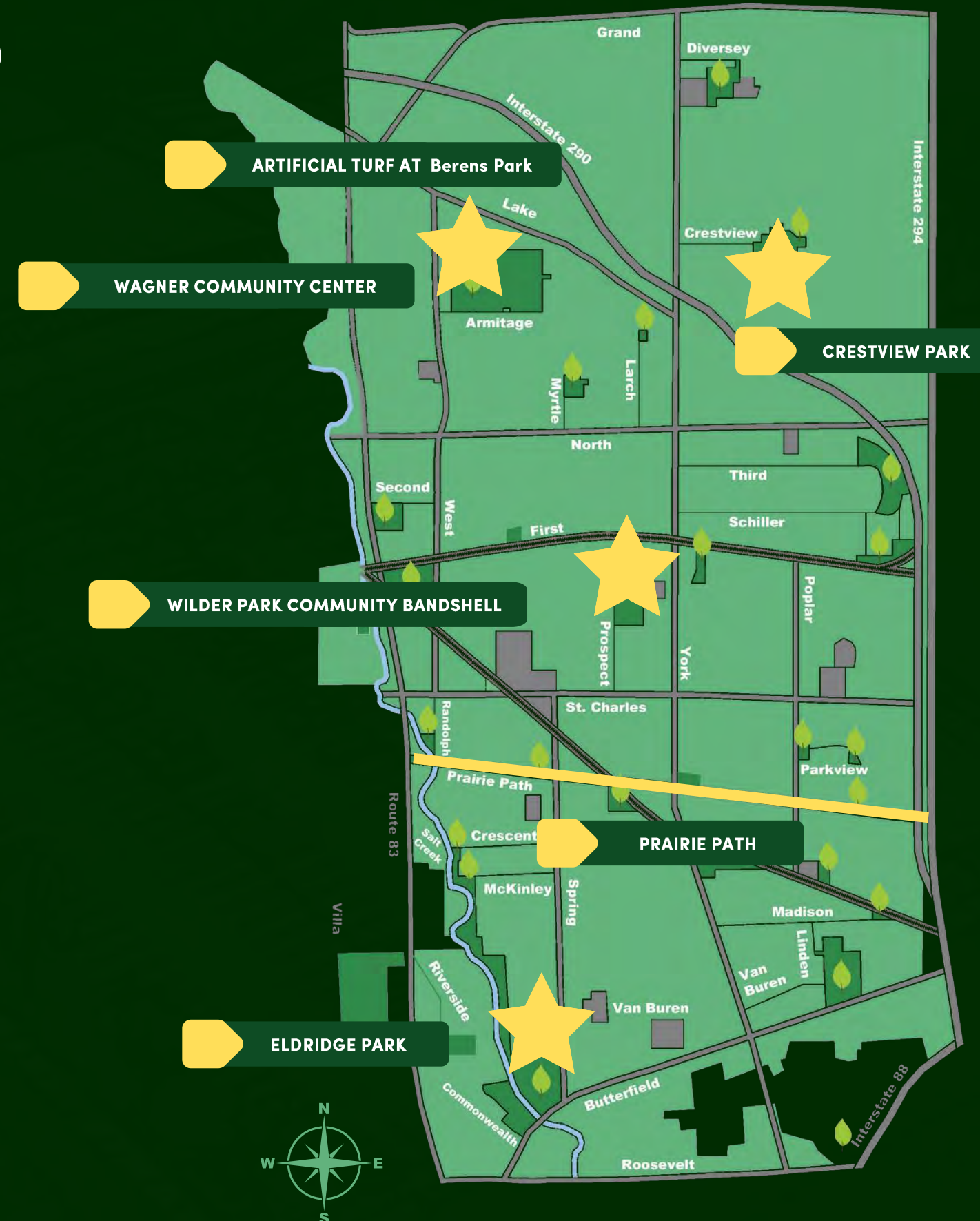
**Wilder Park Community Bandshell**  
 with Year-round Heated Restrooms

**Crestview Park**  
 Year-round Heated Restroom Building

**Eldridge Park**  
 Year-round Heated Restroom Building

**Prairie Path**  
 Year-round Heated Restroom Building

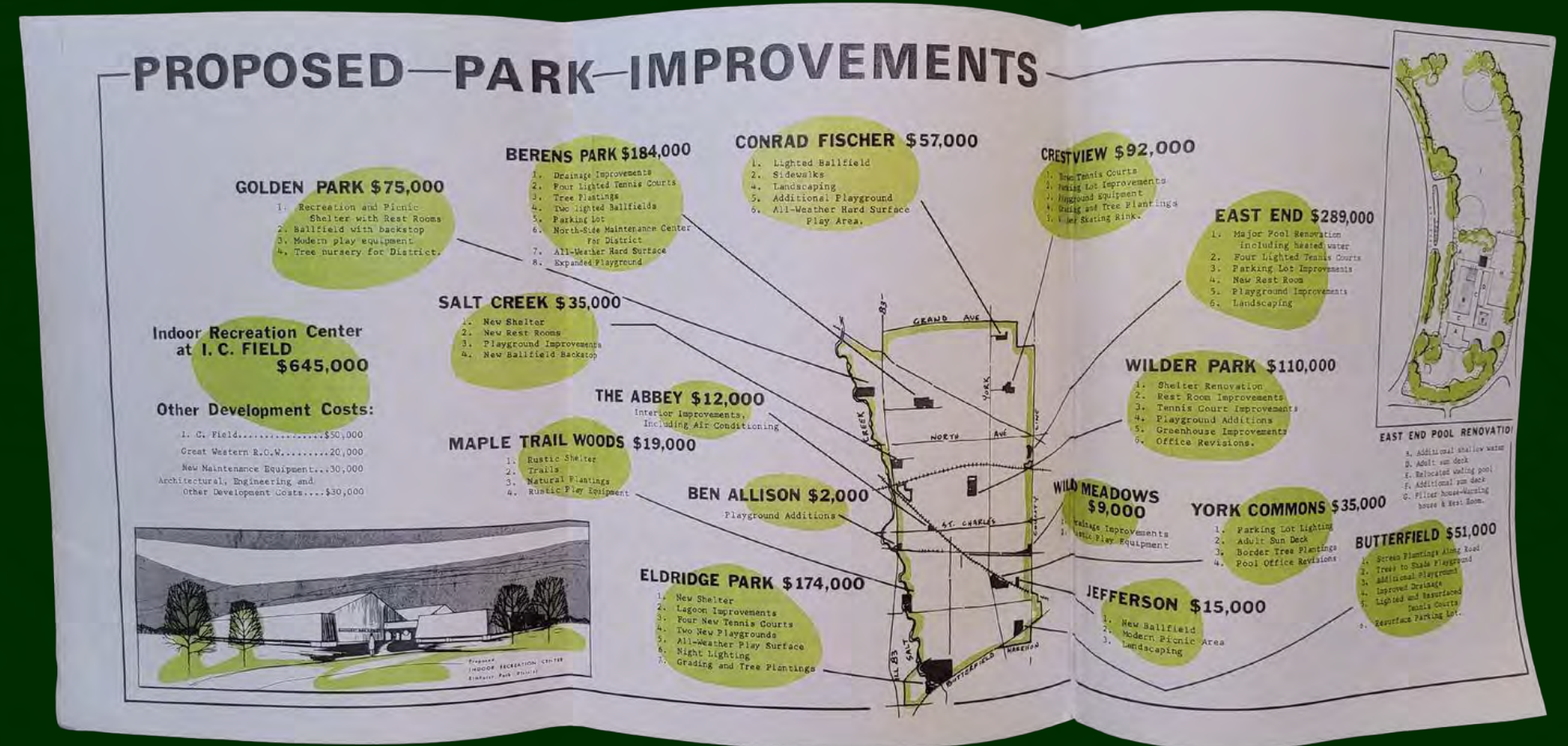
**Artificial Turf**  
 at Existing Field in Berens Park



# Historic Milestone

## Last referendum in 1971

The last time the District went to referendum was more than 50 years ago, making this a rare and significant opportunity to improve parks and recreation in Elmhurst!



Proposed Park Improvements from 1971

# Financial Key Takeaways



Excellent financial condition –  
Aa1 bond rating



Award winning Audit  
and Budget



Secured millions for capital  
projects through grants and  
donations

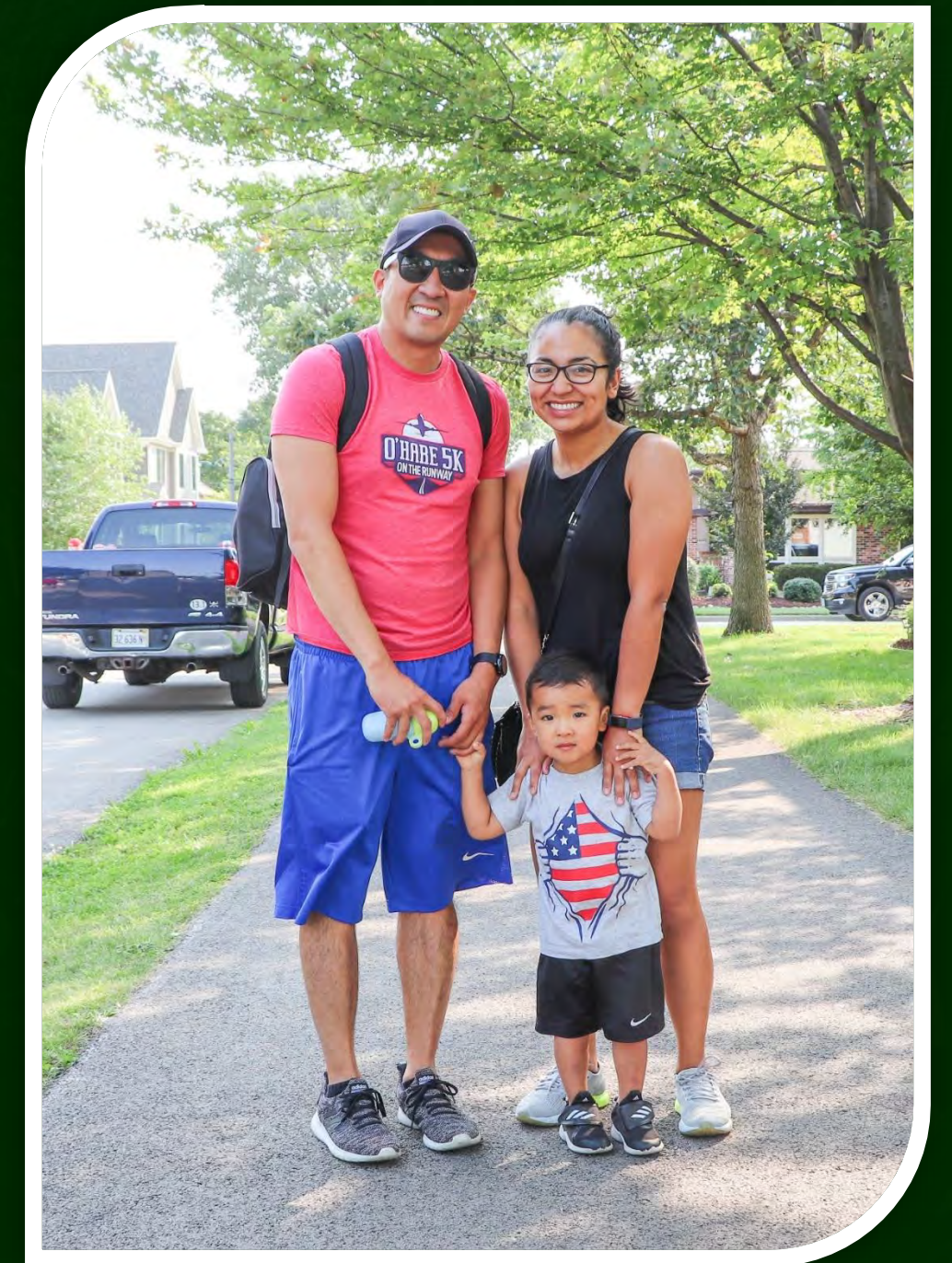


Insufficient funding for  
new/expanding facilities  
to meet community needs

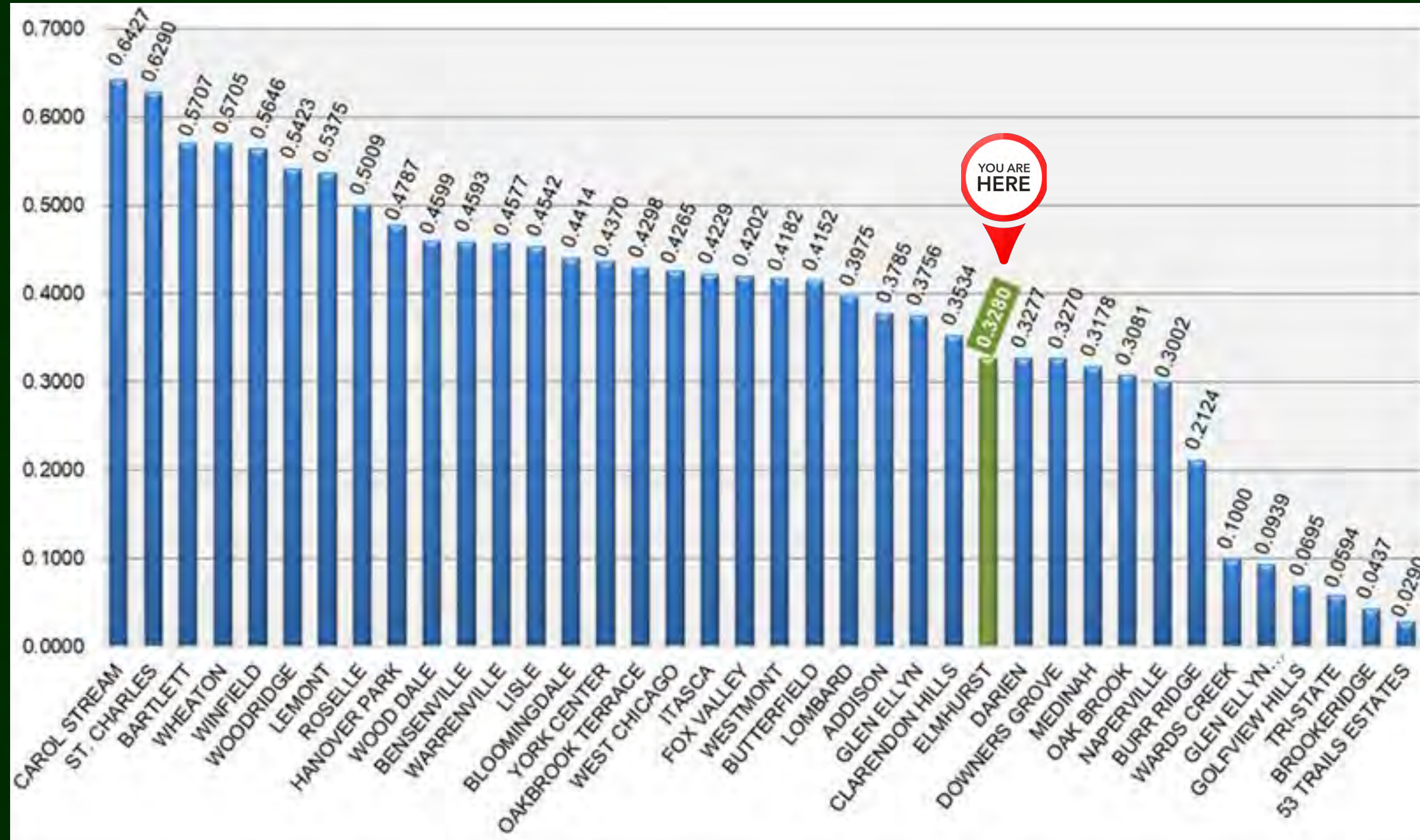
# Protecting Property Values

Improved park district amenities...

- Help protect property values in the community, similar to quality schools
- Enhance overall economic health and vitality of the community
- Make Elmhurst an even more attractive place to live, work and play



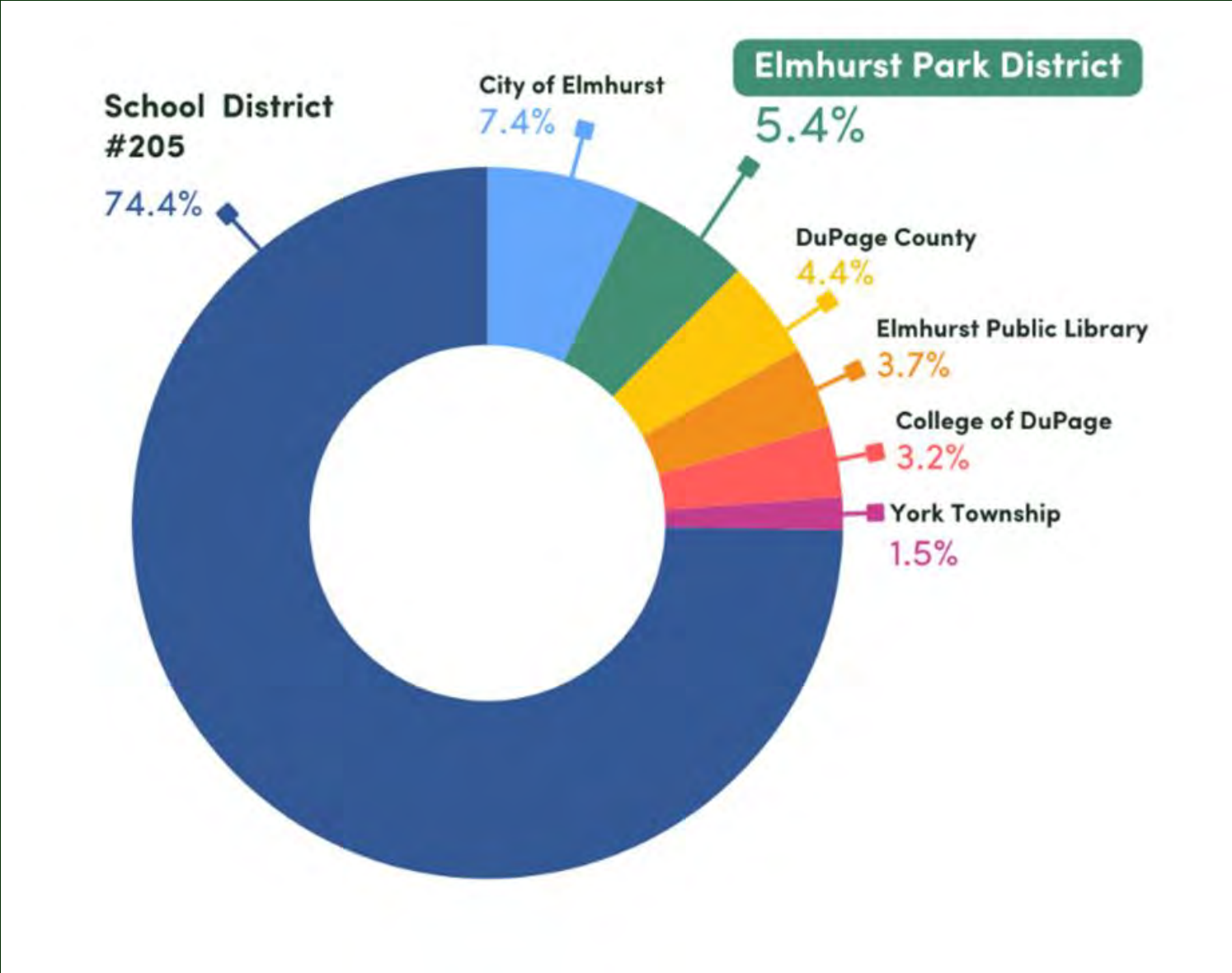
# District's Low Tax Rate



Residents receive an excellent value for their investment as the District has one of the lowest property tax rates among DuPage County park districts.



# District's Share of the Tax Bill



Pie chart illustrates the distribution of 2022 Property Taxes among the Major Taxing Bodies in York Township  
Source: Elmhurst Park District 2024 Budget

District's share is only 5%

**5 ¢**  
Elmhurst Park District's share of the tax dollar

**95 ¢**  
All other taxing bodies' share of the tax dollar





## Project Costs

	Project Costs
New Wagner Community Center	\$84,950,000
Wilder Park Community Bandshell with Year-round Heated Restrooms	\$2,500,000
Crestview Park Year-round Heated Restroom Building	\$500,000
Eldridge Park Year-round Heated Restroom Building	\$500,000
Prairie Path Year-round Heated Restroom Building	\$500,000
Artificial Turf at Existing Field in Berens Park	\$1,000,000
<b>Total</b>	<b>\$89,950,000</b>

*Future project costs reflect projected inflation rate*



## Potential Impact to Taxpayer

Homeowner Tax impact calculator at [epd.org/financials-and-tax-impact](http://epd.org/financials-and-tax-impact)

	Projected Homeowner Tax Impact GO Bonds
<b>Maximum Incremental Tax Rate Increase:</b>	\$0.1900
<b>Maximum Incremental Homeowner Tax Bill Increase</b>	<b>Annual for 25 years</b>
\$400,000 Home Market Value	\$253/year
\$500,000 Home Market Value	\$317/year
\$600,000 Home Market Value	\$380/year
\$800,000 Home Market Value	\$507/year
\$1,000,000 Home Market Value	\$633/year

*Source: Mesirow Financial*

# Addressing Today's Deficiencies is an..

*Investment in the Future*

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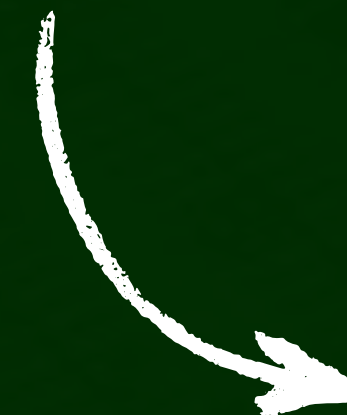
Replace a 70-year-old  
deficient building



Reduce  
Maintenance  
Costs



Increase non-tax revenue  
from user fees due to  
expanded offerings



More dollars  
to make other  
park and  
facility  
improvements

# Benefits to the Community



Year-Round  
Recreation  
for All Ages

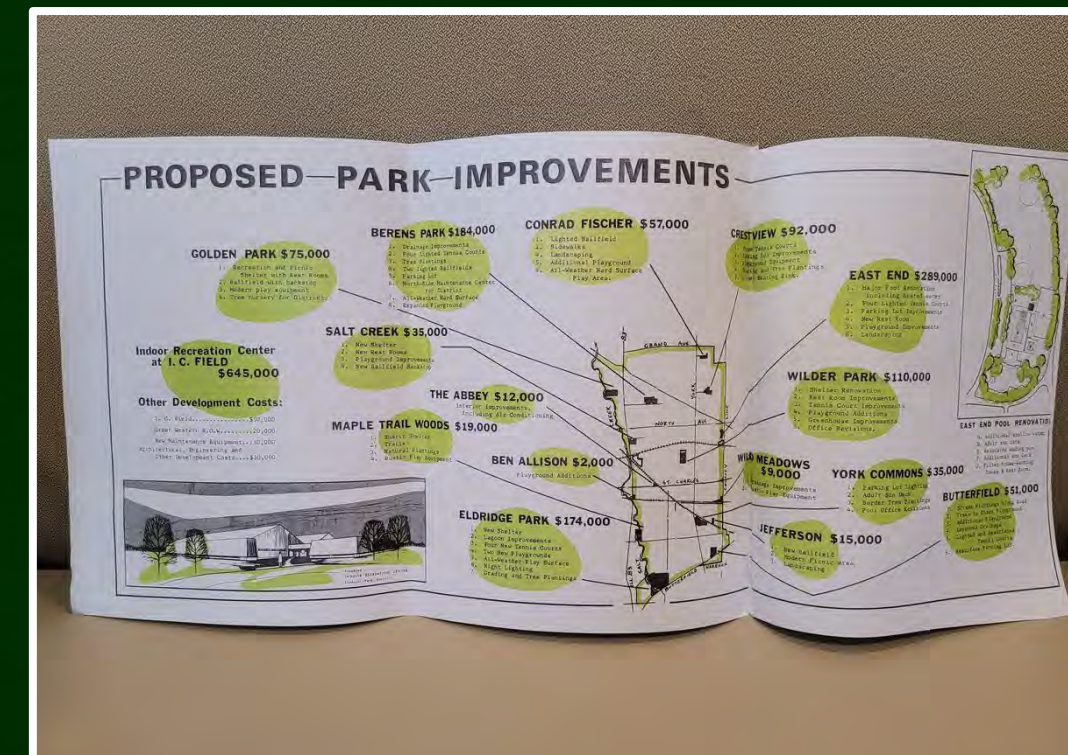
Protecting  
Property Values



Modern  
Amenities

# Benefits to the Community

## Enhancing Quality of Life



## Historical Milestone



SEPTEMBER

25

WEDNESDAY

🕒 6:00 PM

Wednesday, September 25 at 6pm on Zoom. Hosted by Executive Director Jim Rogers and Park Board President, Kevin Graf.

Those interested in attending, please email [marketing@epd.org](mailto:marketing@epd.org) for a link to the session.



# Open Houses

## WAGNER COMMUNITY CENTER

View the proposed projects and renderings, ask questions and take a tour of Wagner Community Center, which would be replaced if the referendum was approved.

SEPTEMBER

28

SATURDAY

10AM-NOON

OCTOBER

15

TUESDAY

10AM-NOON

OCTOBER

22

TUESDAY

6-8PM



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Vote by November 5, 2024.

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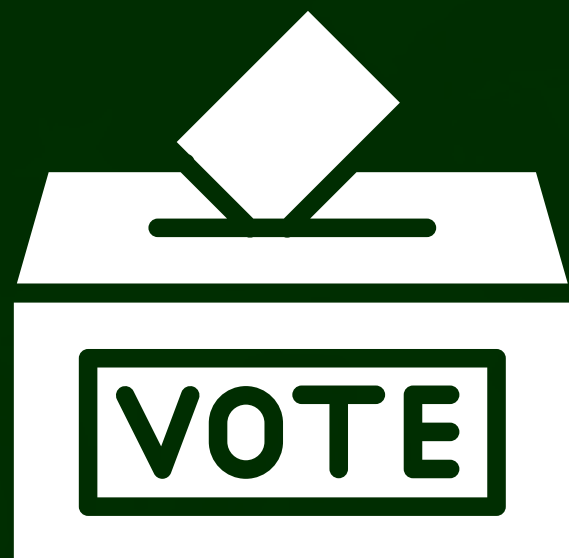
FOR MORE INFORMATION

[EPD.ORG/REFERENDUM](https://epd.org/REFERENDUM)

Email: [elevate@epd.org](mailto:elevate@epd.org)



**When you vote in the election this fall, you will see the following language at the ballot box:**



Shall the Elmhurst Park District, DuPage and Cook Counties, Illinois, improve, equip and maintain parks and park facilities, including (a) replacing the Joanne B. Wagner Community Center by building and equipping a new community center with a walking/jogging track, courts for pickleball, basketball and volleyball, a multisport indoor artificial turf field, and space for gymnastics, dance, early childhood/preschool and other programming; (b) constructing a bandshell with year-round heated restrooms at Wilder Park; (c) constructing year-round heated restrooms at Eldridge and Crestview Parks and on parkland along the Illinois Prairie Path; and (d) converting a grass athletic field to an artificial turf field at Berens Park, and issue its bonds to the amount of \$89,950,000 for the purpose of paying the costs thereof?