



DUPAGECOUNTY

Finance Committee Informational Presentation

DOT 140 Highway Garage Discussion

November 12, 2024

DOT 140 Highway Garage Recap

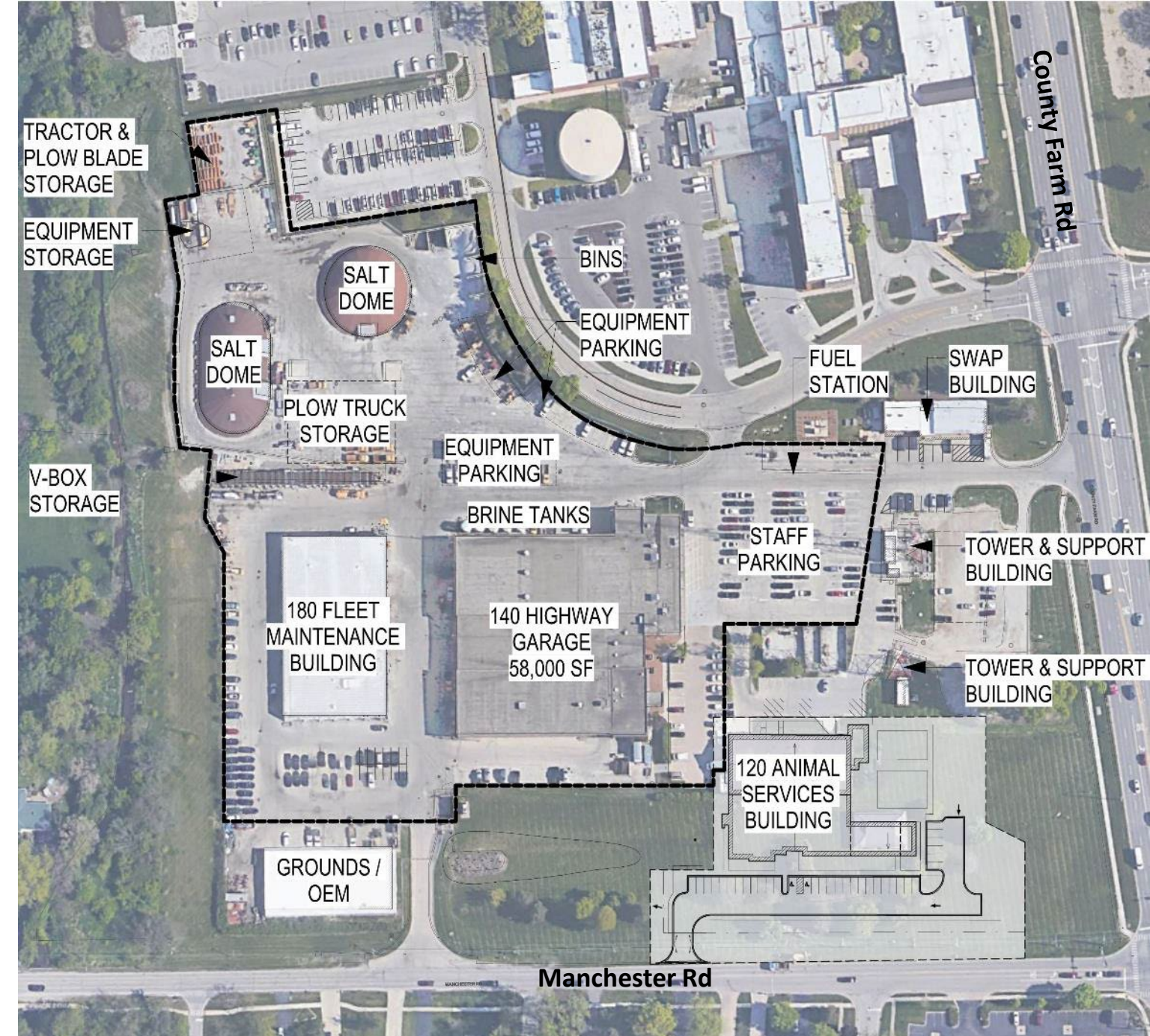
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Existing DOT Maintenance Facilities Overview

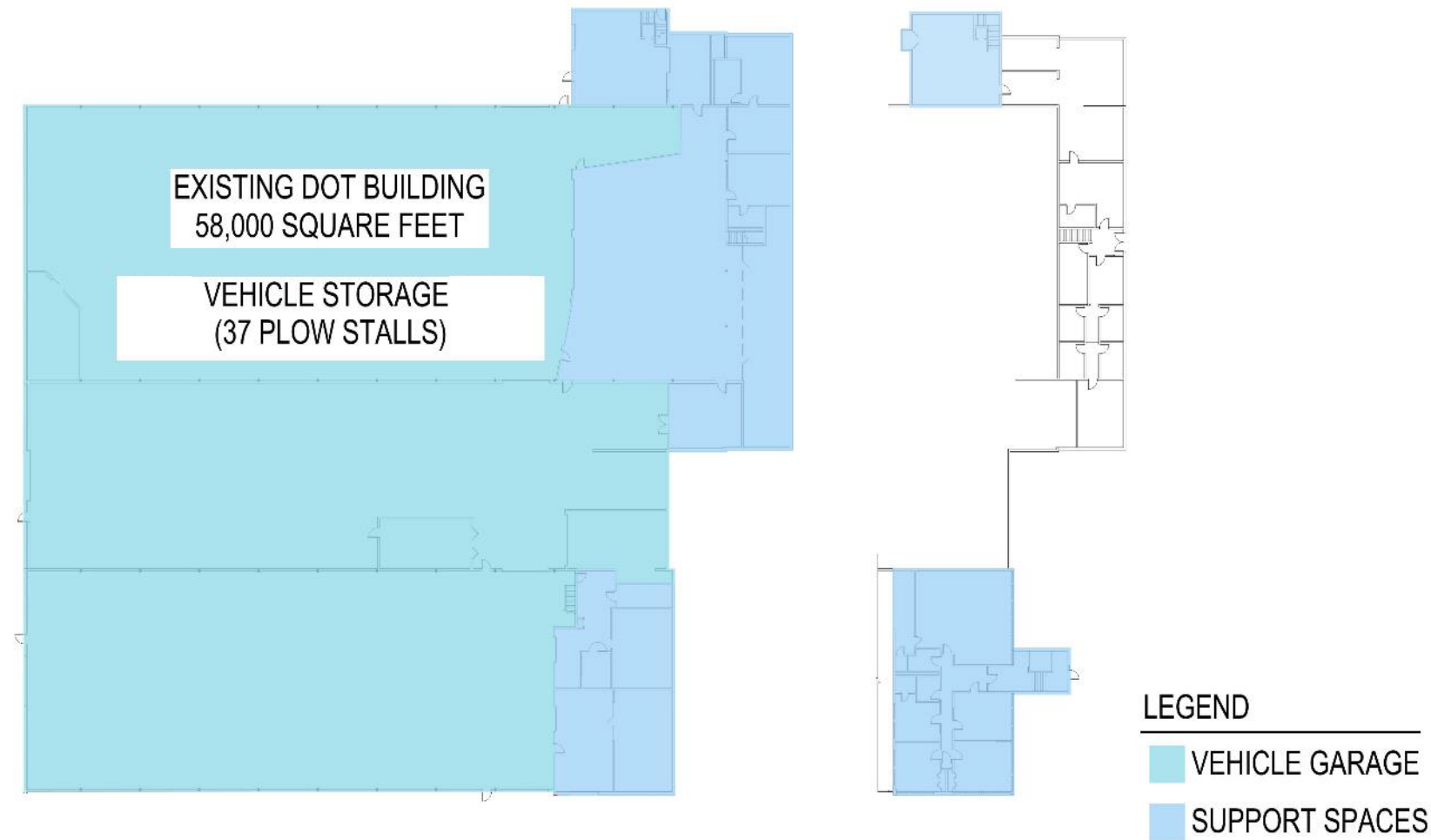
- Existing Campus DOT acreage: **8.5 acres**
- **Buildings**
 - 140 Highway Garage (58,000 sf)
 - Vehicle Storage
 - Operations Staff
 - 180 Fleet Maintenance (28,000 sf)
- **Facilities**
 - Fuel Station
 - Salt Domes
- **Surface Areas**
 - Parking
 - Material/equipment storage





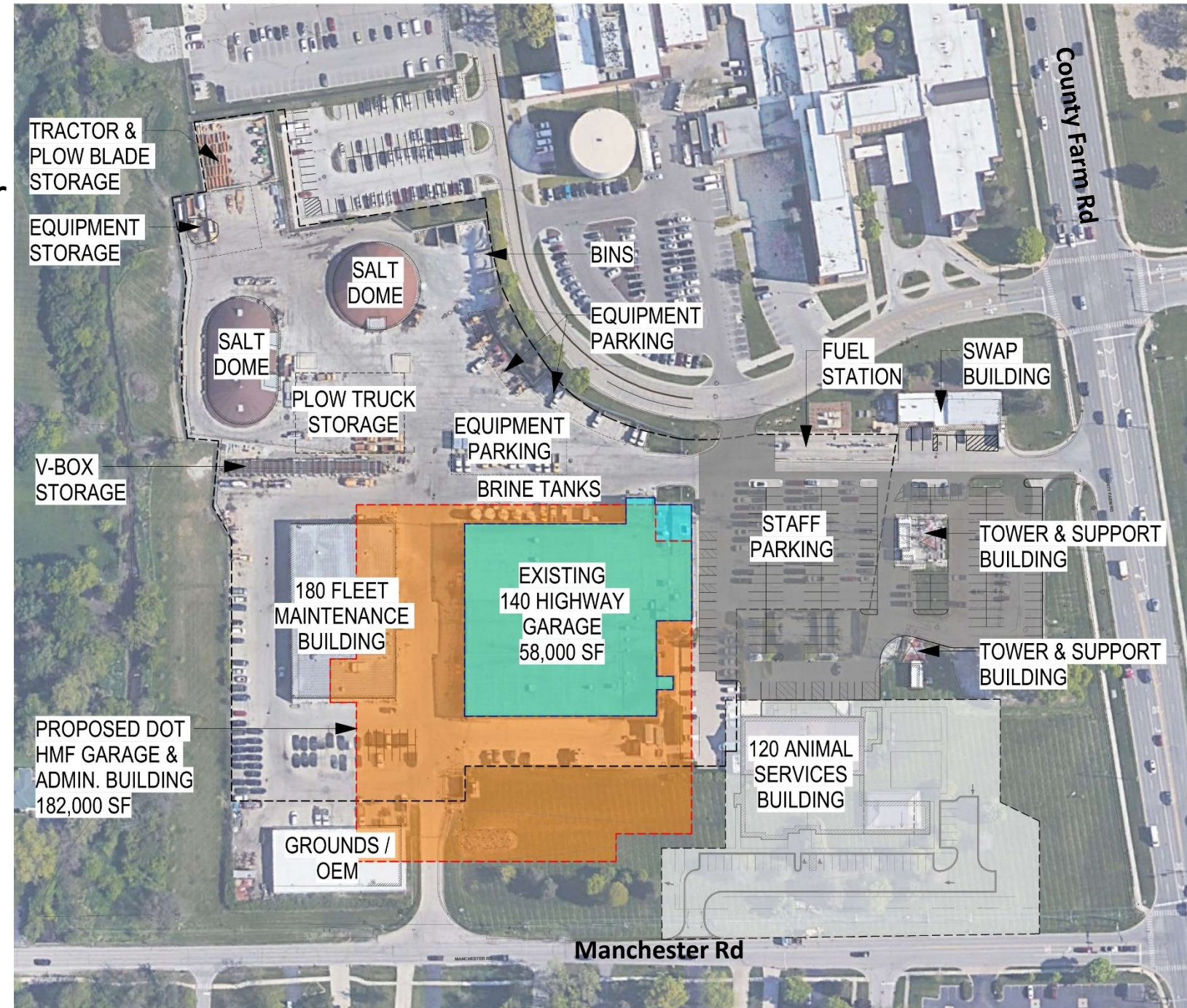
Exist. 140 Highway Garage Overview

- Originally constructed circa 1957
 - 2 later additions to expand storage capacity
 - Vehicle storage currently comprised of 3 separate bays connected by internal doors
 - No room to expand operations at current site
- Existing building has exceeded its useful life
 - Building systems are outdated and inefficient
 - Building envelope and HVAC in need of major repairs



Rebuild 140 Building at Current Location

- Proposed DOT 140 Building is 124,000 sf larger than the existing building.
- **Facilities**
 - Vehicle access to building is limited
 - Proposed building does not fit within existing site constraints
 - Fuel Station to remain in current location
 - Existing Salt Domes to remain
 - Insufficient space for wash bay building
- **Surface Areas**
 - Yard space is 1.6 acres less than needed
 - Insufficient stormwater detention



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Future 140 Garage Considerations

Guiding Principles (7)

- Maximize under-roof storage of vehicles/equipment to meet current needs
- Improve site circulation/flows
- Upgrade mechanical, electrical, plumbing systems to current standards
- ADA compliance
- Maintain continuous operations, especially snow and ice, throughout construction
- Consider “green” initiatives (e.g., solar)
- Co-locate DOT Administration with Vehicle Storage and Operations in one facility



Highway Maintenance Facility Update

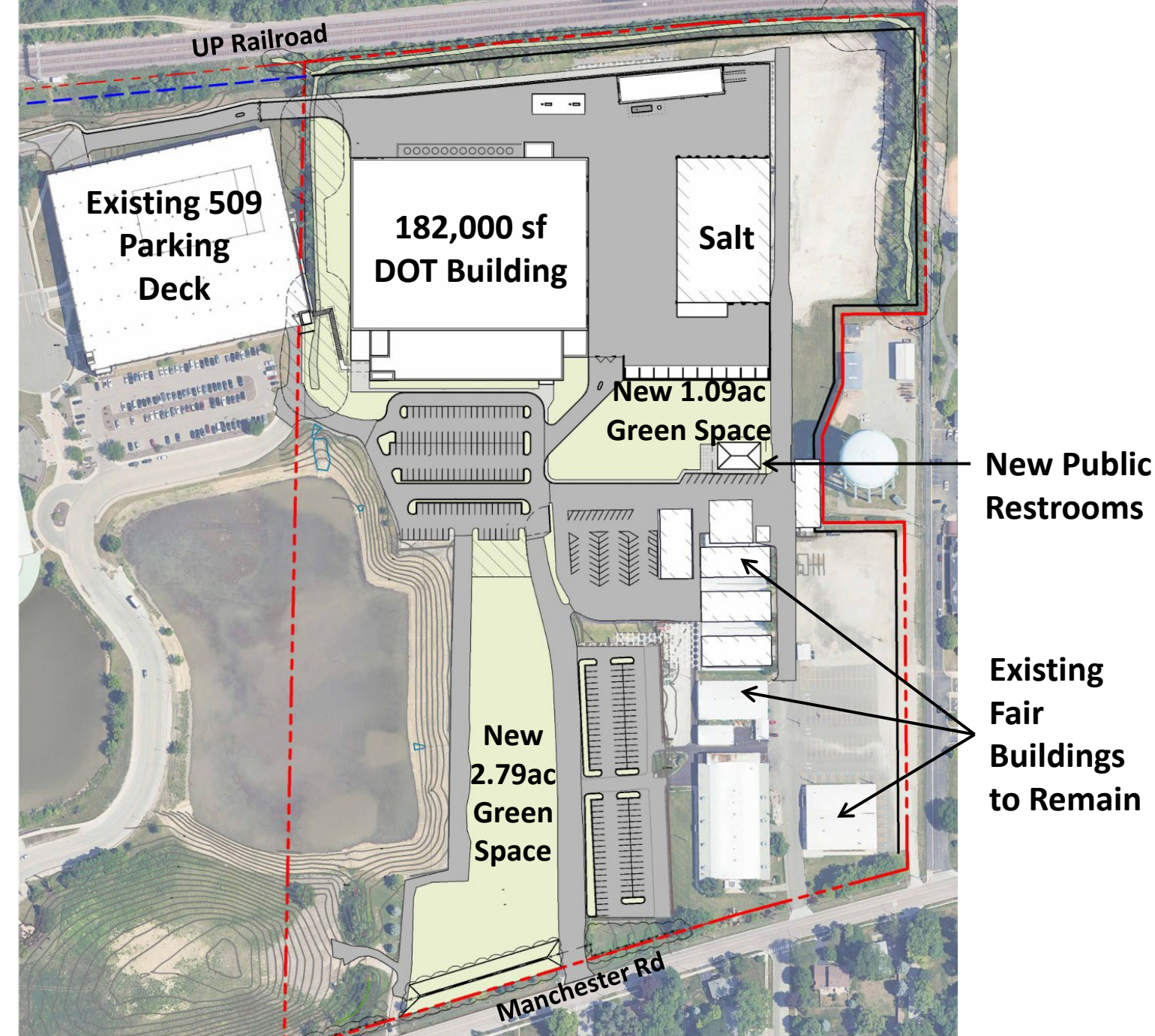
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Site Plan + fairgrounds

- Expanded footprint
- Minimum acreage of 10 acres
- Parking - use existing 509 parking deck
- North Campus Access Road modifications
- Timing, green space, public restrooms coordinated with Fairgrounds
- All 7 of 7 Guiding Principles can be met

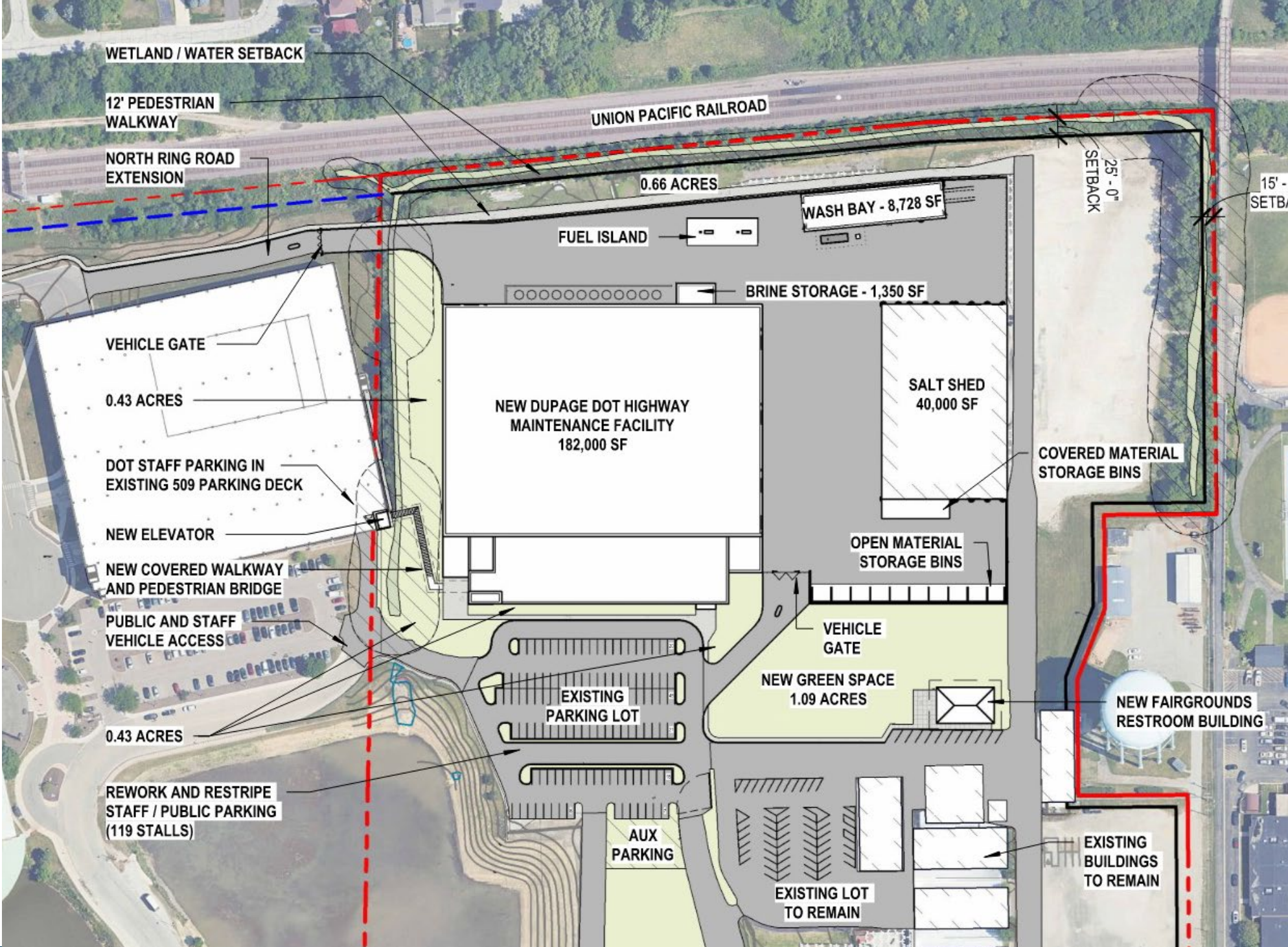


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Relocate 140 Fairgrounds Plan

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Proposed DuDOT Facility



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Relocate to Fairgrounds Plan
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Relocate to Fairgrounds Plan

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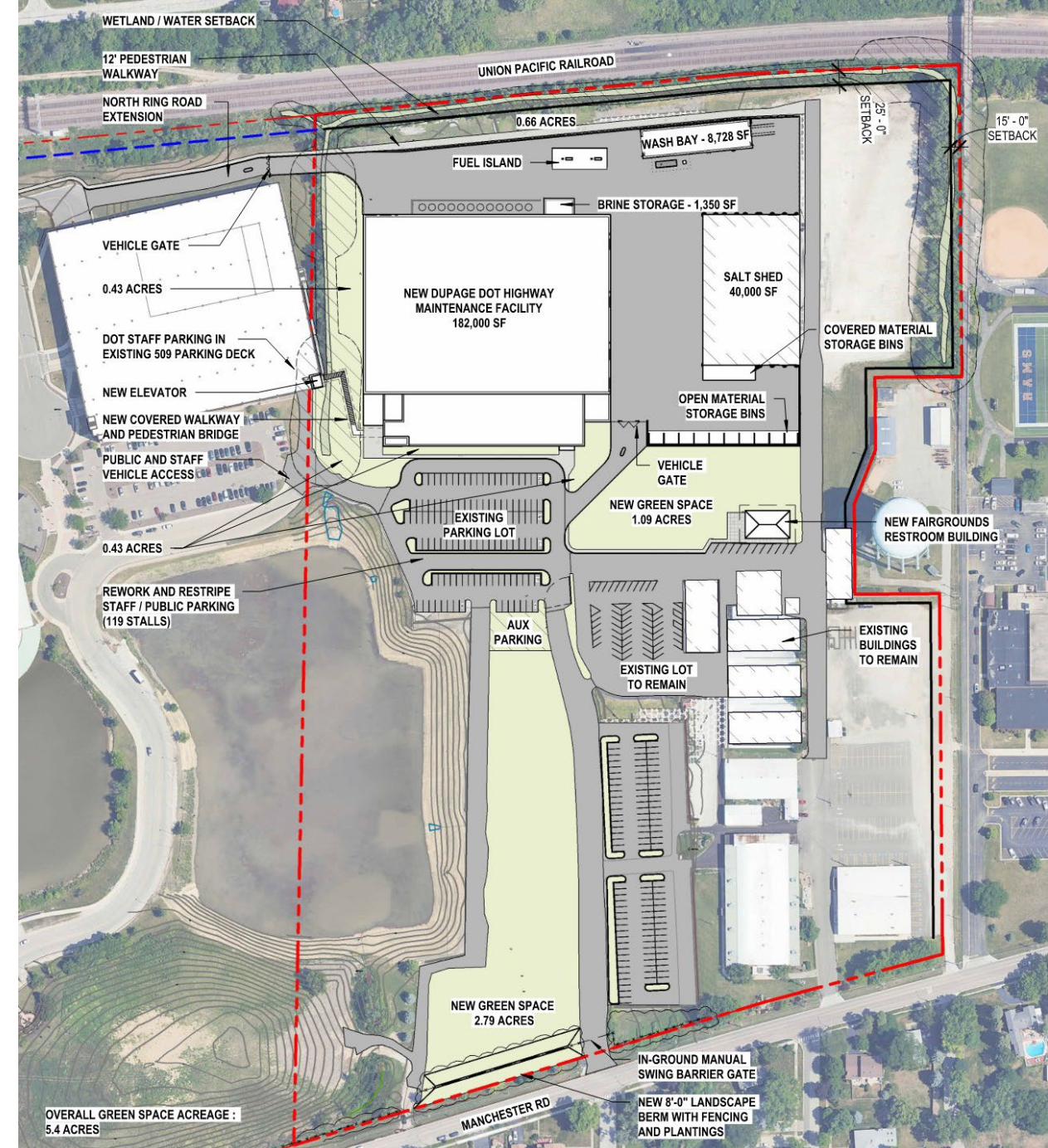
COMPATIBLE USES

DOT Garage is Compatible with other uses

- Introduce green space & restroom north of Fairgrounds buildings
- Keeps public spaces adjacent to Fair and school/park lands
- Can accommodate future development of fine arts or other specialized facilities or flexible spaces
- South wall of material bins serves as retaining wall and backdrop for green space
- Incorporate or relocate orchard, beehives, butterfly garden, and public art

Land Use Approval for New Highway Garage

- Pursuant to recent IGA, the City of Wheaton adopted the “County Administration Campus Zoning District”
- The required Special Use entitlement process:
 - Application was submitted to DuPage Building and Zoning,
 - Public Hearing was conducted by ZBA,
 - ZBA issued Findings of Fact & Recommendations
 - The case was submitted to Wheaton City Council
 - final disposition and vote on final approval was 10/06/25,
 - Permits will be issued by the City of Wheaton for fire and stormwater, our Building and Zoning will issue the building permit



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Relocate 140 Fairgrounds Plan

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Next Steps, County Storage Needs

DuPage County Government Storage Needs and Southwest Campus Master Planning

- Facilities Management has assessed the storage needs of all County Departments and Offices
- This assessment is being updated, and will include leased spaces for the Sheriff and Elections
- Upon completion of the storage needs assessment, a 3rd Party evaluation of the current 140 building will be completed to determine viable uses, construction costs and Return on Investments (ROI) for construction vs. leasing options, after the building is vacated by DOT, 2028
- Facilities will continue Master Planning for the Southwest corner of the campus





NEXT STEPS

Tentative Project Timeline

- **December 2024 Approvals**
 - Memorialize via County Board resolution [Land use, financing]
 - New contract for architectural/engineering services
- **Fall 2025** **County Board awards Construction Oversight contract**
- **Winter 2026** **Project out for public bid**
- **Winter 2026** **County Board awards construction**
- **Spring 2026** **Begin advance work: utilities, access road & other critical path items**
- **Summer 2026** **Begin construction (post Highland Games)**
- **Spring 2028** **Project complete and DuDOT begins occupancy**

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