

Agenda
Glen Ellyn Village Board of Trustees
Monday, December 13, 2010
8:00 p.m. – Galligan Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Village Recognition:
 - A. Planning and Development Director Staci Hulseberg received a note from Danny Sronkoski of Tap House Grill thanking her for her support of business owners and Glen Ellyn residents.
 - B. The Madden family from Glen Ellyn recently held a fundraiser and donated \$2,615 to the Madden Scholarship Fund that is administered by the Glen Ellyn Police Department. The Madden Scholarship was created in memory of Glen Ellyn Police Sergeant Robert F. Madden, who passed away in 2007 after a long and courageous battle with ALS. The scholarship benefits Glenbard High School seniors entering their freshmen year of college who are pursuing law enforcement studies.
 - C. The Police Department received a letter from St. James the Apostle School thanking them for supporting the annual auction by donating a "Ride in a Police Car."
 - D. The Police Department received a phone call from a resident thanking Police Officer Brad Booton for assistance he provided during a family crisis. The same day a resident visited the Police Department to compliment Officer Booton for the courteous manner he exhibited while helping with an uncomfortable situation.
 - E. Public Works Civil Engineer Jeff Perrigo recently received a letter from the Chicago Metro Chapter of the American Public Works Association informing him he had been selected to receive a scholarship that will encourage his endeavors and pursuit of academic success.
 - F. The Village Board and Management Team congratulates Administration Department employee Gary Kostel who recently celebrated his five-year anniversary as a Village employee.
 - G. The Village accepts the resignations of Jennifer Kinser from the Transitional Downtown Organization, Lenard Swanson from the Plan Commission and Dan Dwyer from the Recreation Commission and thanks them for their service to the Village.

H. The Village received a note from a resident complimenting Public Works employee Stephanie Chandler for the creative flower pots she designed that were placed in the Central Business District and other Village locations.

5. Audience Participation

A. Proclamation recognizing Dorothy “Dotty” Flicek for 40 years of providing coffee to Glen Ellyn commuters at the Glen Ellyn Metra station.

B. Proclamation in recognition of outgoing Public Works Director Joe Caracci.

6. Consent Agenda **(Pages 1-35)**

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below: *(Trustee Ladesic)*

A. Village Board Meeting Minutes:

- October 18, 2010 Regular Workshop
- November 22, 2010 Workshop
- November 22, 2010 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - \$2,175,640.51.

The vouchers have been reviewed by Trustee Ladesic prior to this meeting.

C. Resolution No. 10-25, a Resolution Accepting Public Improvements and a Bill of Sale for the Prairie Arbor Subdivision Located at the Northwest Corner of Prairie Avenue and St. Charles Road on Property Commonly Known as 22W750 St. Charles Road. *(Planning and Development Director Hulseberg)*

D. Resolution No. 10-26, a Resolution Accepting Public Improvements and a Bill of Sale Associated with the Roosevelt Taft Subdivision a/k/a Glen Ellyn Crossings Shopping Center Located at the Southwest Corner of Roosevelt Road and Nicoll Way. *(Planning and Development Director Hulseberg)*

E. Resolution No. 10-27, a Resolution Designating an Authorized Agent to the Illinois Municipal Retirement Fund. *(Acting Finance Director Noller)*

F. Motion to approve the recommendation of Village President Pfefferman that the following appointments and reappointments be made for Boards and Commissions:

Architectural Review Commission

George I. Dickie – reappoint for a term ending December 31, 2013

Tessa V. Loftus– reappoint as youth member for a term ending December 31, 2013

Sharon S. Wussow – reappoint for a term ending December 31, 2013

Board of Fire and Police Commissioners

James M. Meyers – reappoint as Chairman through December 31, 2011
Wesley R. Peters – reappoint for a term ending December 31, 2013
Cynthia Steinbach – reappoint for a term ending December 31, 2013

Building Board of Appeals

Michaelene Burke Hoch – reappoint for a term ending December 31, 2013
James H. McGinley – reappoint for a term ending December 31, 2013

Capital Improvements Commission

James P. Piszczek – reappoint as Chairman through December 31, 2011
Daniel O’Carroll – reappoint for a term ending December 31, 2013
Jason A. Popp – reappoint for a term ending December 31, 2013
Todd H. Ryne – reappoint for a term ending December 31, 2013

Environmental Commission

Robert S. Marcott – reappoint as Chairman through December 31, 2011
Adam S. Kreuzer – reappoint for a term ending December 31, 2013
James B. Wescott – reappoint for a term ending December 31, 2013

Historic Preservation Commission

Leland F. Marks – reappoint as Chairman through December 31, 2011
Timothy F. Loftus – reappoint for a term ending December 31, 2013
James P. Manak – reappoint for a term ending December 31, 2013

Plan Commission

Robert Friedberg – reappoint for a term ending December 31, 2013
Jeff Girling – reappoint for a term ending December 31, 2013
Jay B. Strayer – reappoint for a term ending December 31, 2013
Lionel Whiston – appoint for a term ending December 31, 2013

Recreation Commission

Sara L. Noel – reappoint for a term ending December 31, 2013

Transitional Downtown Organization

Maria Tachna – appoint for a term ending April 30, 2011

Zoning Board of Appeals

Gregory J. Consantino – reappoint for a term ending December 31, 2015
Mary F. Ozog – reappoint for a term ending December 31, 2015

7. Second and final reading of Ordinance No. 5906, an Ordinance for the Levy and Assessment of Taxes in the Amount of \$10,202,834 for the Fiscal Year Beginning May 1, 2010 and Ending April 30, 2011 of the Village of Glen Ellyn, DuPage County, Illinois. *(Trustee Ladesic)* **(Pages 36-49)**

Acting Finance Director Larry Noller will present information related to the property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library. Proposed property taxes for 2010 (collected in 2011) have been reviewed previously through the adoption of a Village Board resolution on October 11 and a public hearing and first reading of the proposed property tax ordinance on December 6.

8. Ordinance No. 5907, An Ordinance Partially Abating the Tax Hereto Levied for the Year 2010 to Pay the Principal of and Interest on the General Obligation Bonds, Taxable Series 2010 (Build America Bonds - Direct Payment), of the Village of Glen Ellyn, DuPage County, Illinois. *(Trustee Thorsell)* **(Pages 50-53)**

Acting Finance Director Larry Noller will present an ordinance which abates or cancels property taxes related to the 2010 General Obligation Library Bonds which were sold in December of 2009 to finance a number of Library building rehabilitations and repairs. This was a taxable Build America Bond which includes semiannual rebates to the issuer in the amount of 35 percent of interest paid on the bonds.

9. Ordinance No. 5908, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2010, for the Fiscal Year 2010/11 in the Amount of \$335,049.84. *(Trustee Comerford)* **(Pages 54-60)**

Acting Finance Director Larry Noller will present an ordinance which will reduce or abate property taxes for 2010 in the amount of \$335,049.84. This abatement relates to general obligation bonds sold in 2003 to finance the renovation of the Village Links 18-hole golf course. The bonds were refinanced in November 2010 to lower interest costs. The bonds were issued with the full taxing authority of the Village to achieve lower borrowing costs; however, the debt service on the bonds will be paid from a transfer from golf revenues in the Recreation Fund. As a result, property taxes which are pledged as security on the bonds can now be reduced or abated.

10. Acting Finance Director Larry Noller will present information on five Special Service Area taxing districts which apply to commercial properties along the Roosevelt Road corridor, in the downtown Central Business District, and at Five Corners. These SSAs have been utilized since 1991 to provide partial funding for the operations of the Glen Ellyn Economic Development Corporation. *(Trustee Cooper)* **(60-87)**

- A. Ordinance No. 5909, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$55,600 for the Village of Glen Ellyn Special Service Area Number Thirteen.

- B. Ordinance No. 5910, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$127,500 for the Village of Glen Ellyn Special Service Area Number Fourteen.
 - C. Ordinance No. 5911, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$5,700 for the Village of Glen Ellyn Special Service Area Number Fifteen.
 - D. Ordinance No. 5912, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$3,000 for the Village of Glen Ellyn Special Service Area Number Sixteen.
 - E. Ordinance No. 5913, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$800 for the Village of Glen Ellyn Special Service Area Number Seventeen.
11. Reminders:
- The Village offices will be closed for the holidays on Thursday and Friday, December 23 and 24, and Friday, December 31.
 - The next Regular Village Board Meeting is scheduled for Monday, January 10, 2011 with a Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
12. Other Business?
13. Adjournment
14. Press Conference

Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
October 18, 2010

Time of Meeting: 7:00 p.m.; Adjourned: 10:49 p.m.

Present: President Pfefferman; Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic, Thorsell. Staff: Jones, Batek, Hulseberg, Noller, Norton, Schrader.

1. President Pfefferman called the Village Board Workshop meeting to order at 7:00 p.m.
2. Public Comments.

None.
3. Finance Director Jon Batek presented information regarding the proposed 2010 tax levy for the Village and the Library. Batek stated that the proposed taxes for 2010 have been computed at levy increases below 5% as available under State tax cap rules which prohibit the increase of the annual levy of more than 5% or the rate of growth of the Consumer Price Index (CPI), whichever is less (although Glen Ellyn, as a home rule community, is not subject to State tax cap rules). Batek stated that the CPI allowance for new growth for 2010 is 2.7% and added to that an estimate of new growth in the community of 1.5% nets a proposed increase in the operating funds of 4.2% from 2009. A 4.2% increase is also proposed for the Library and the Village/Library combined. The increase will provide approximately \$116,000 in additional revenue to the corporate fund. Batek added that the Village's contribution to police retirement pensions will need to be increased by approximately \$93,000 next year. Batek also stated that the Village will continue to roll a reduction in debt service requirements into the road program. Batek summarized that the increase in the Village's property taxes over 2009 will be approximately 2.3%, the increase in the Library's taxes will be approximately 4.2% over 2009, and the Village/Library combined increase will be approximately 3% over 2009. Batek stated that a public hearing on the proposed levy is scheduled for November 22, 2010. At President Pfefferman's request, Batek reviewed sample tax figures for a \$500,000 home in Glen Ellyn.

President Pfefferman announced that Dawn Bussey, Executive Director of the Library, and Larry Stein, President of the Library Board, were present.

4. Village Manager Steve Jones stated that the Village Board should begin identifying priority projects or enhanced services to be funded this year and that revenues are anticipated to remain flat.
5. Review October 25 Village Board agenda.

The Village Board reviewed the agenda for the 8:00 p.m. Regular Village Board Meeting.

Consent Agenda:

Regarding Consent Agenda Item D. Award of a two-year contract to Koz Trucking and Sons, Inc., of Medinah, Illinois, for snow hauling in the not-to-exceed amount of \$20,000 annually to be expensed to the FY11 and FY12 General Fund, Public Works Director Caracci responded to Trustee Henninger that a different company has been used for snow hauling for the past 10-15 years and this new contractor is the result of a recent bid.

Regarding Consent Agenda Item E. Award of a one-year contract to Suburban Tree Consortium (c/o West Central Municipal Conference) for the FY11 Tree Reforestation Program in the not-to-exceed amount of \$60,500 to be expensed to the FY11 General Fund Budget, Public Works Director Caracci responded to Trustee Henninger that this company is paid each year for tree plantings and this is a bookkeeping item that will provide an open purchase order from which to pay invoices.

Regarding Consent Agenda Item F. A two-year contract with Detroit Salt Company LC of Detroit, Michigan, to provide emergency back-up rock salt on an "as needed" basis in the not-to-exceed amount of \$35,000 annually to be expensed to the FY11 and FY12 Motor Fuel Tax Budget, Public Works Director Caracci stated that the back-up salt came in cheaper than the State bid contract. Since the Village is required to purchase a minimum amount for the State bid, once the minimum amount is used, Public Works will shift to utilizing the emergency salt before finishing the State bid. Caracci responded to Trustee Ladesic that the price per ton on the emergency bid was \$59.10 and the price per ton on the State bid was \$76.48.

Regarding Consent Agenda Item H. A License Agreement for Gratto Restaurant at 433 North Main Street to install a wind enclosure at the entrance to the restaurant on the public right-of-way in the Central Business District, Planning and Development Director Hulseberg responded to President Pfefferman that the minimum distance required for right-of-way between the wind enclosure and a public bench is 5 feet and she believes that the petitioner meets that requirement. Hulseberg added that the Planning Department can work with Public Works if the right-of-way space is too narrow.

There were no further questions/comments on the Consent Agenda for October 25.

7. Planning and Development Director Hulseberg presented information on the request of Advance Auto Parts, lessee of property located at 696 Roosevelt Road, for approval of sign code variations to allow the installation of two primary signs on the property in lieu of the maximum number of one primary sign permitted and to allow a sign to be located 50 feet 1 inch from the center line of Roosevelt Road in lieu of the minimum setback of 55 feet required. Hulseberg indicated the location of the subject property on a map and displayed elevations of the existing building, the existing building with the proposed signage superimposed and an illustration of the proposed free-standing ground sign. The Architectural Review Commission voted unanimously to recommend approval of the two variation requests with some conditions. Hulseberg displayed a site plan and stated that the Planning and Development team recommends denial of the variation to have the free-standing sign less than 55 feet from the center line of Roosevelt Road for three reasons: 1. There is no hardship because there is room in the landscape island to push the sign back to meet the code requirement. 2. The ARC recommended as a condition of approval that the free-standing sign be moved back as far as possible within the island to meet the code requirement. 3. The proposed free-standing sign blocks other signage at Pickwick Shopping Center. Shawn Smith of Site Enhancement Services, national consultant for Advanced Auto Parts, 6001 Nimitz Parkway, South Bend, IN, presented revised drawings and explained that if the free-standing sign is moved back to 55 feet from the center line of Roosevelt Road instead of 50 feet 1 inch, a sign and light pole on the property would be obstructed and the ARC had requested that the petitioner not obstruct either of those structures. Mr. Smith stated that water mains and water lines prevent the sign from being moved forward. Mr. Smith did not feel that the proposed sign will obstruct visibility westbound. Hulseberg stated that the Planning team can work with the consultant to minimize the variation before returning to the Village Board next week. Trustee Thorsell expressed a concern regarding sight lines and requested that the Planning team compare the existing and new signs. Trustee Henninger requested that the Police Department also evaluate the signage for sight obstruction.

8. Planning and Development Director Hulseberg presented information on the creation of a temporary transitional downtown organization that will be in existence through the remainder of the fiscal year until April 30, 2011. This organization was a recommendation of the Downtown Strategic Plan. Hulseberg stated that the Village Board recently gave direction to establish a short-term transitional organization, and a group of individuals who are involved in downtown efforts have been selected as members of that organization. Hulseberg reviewed from a draft resolution a list of the organization's proposed responsibilities to be accomplished by April 30,

2011. President Pfefferman questioned if the Village Board or the downtown organization should determine if the temporary Executive Director position is full-time, as proposed, or part-time. Hulseberg responded that the full-time position is the anticipation of the recommendation of the Transitional Downtown Advisory Committee. Hulseberg responded to President Pfefferman that the proposed action plan and draft budget targets are for a one-year program based on Fiscal Year 2011-12, and President Pfefferman requested adding those dates to the draft resolution. Trustee Hartweg expressed support for the proposed resolution. President Pfefferman suggested instead of wording in the resolution being “The following organization shall appoint ex officio members,” the wording should be “The following organization will be asked to appoint ex officio members.” Trustee Ladesic stated that he would like the Chamber member to be a voting member rather than an ex officio member. Trustee Comerford responded that an organization’s by-laws determine whether or not an ex officio votes. President Pfefferman asked the Board if language should be included that ex officio members vote through April 30, 2011. Trustees Cooper, Comerford, Henninger and Hartweg felt that the temporary downtown organization should decide whether or not ex officio members should or should not vote.

9. Planning and Development Director Hulseberg presented a brief history of the Building Board of Appeals (BBA) and Village Board review of the proposed adoption of the 2009 ICC International Fire Code with local amendments. Hulseberg stated that on September 20, 2010, the Village Board reviewed the proposed amendments and recommendation from the BBA and requested that staff return to the BBA to address some of the Board’s concerns. Hulseberg stated that the BBA met on October 2, 2010 and now has a second recommendation for approval from the Village Board. Building and Zoning Official Joe Kvpil stated that one of the Village Board’s concerns was the amendment that requires remodeling projects with a hard cost in excess of 50 percent of the market value to have fire sprinkler systems installed throughout single-family homes and townhomes. Kvpil stated that after a second lengthy discussion, the BBA concluded that this requirement is not inequitably applied to all homeowners because the \$150,000 scope of remodeling work in a modest home would generally result in a complete interior demolition and reconstruction equivalent to a new home and sprinklers would be appropriate. To ensure, however, that the requirement for sprinklers is triggered by a significant reconstruction, the BBA increased the percentage from 50 percent to 60 percent of the market value.

Kvpil stated that a second concern of the Village Board was an amendment that could be interpreted to prohibit open-flame cooking devices/barbecues on decks. Kvpil stated the BBA recommends revising this section to prohibit open-flame cooking devices/barbecues within 5 feet horizontally or vertically below combustible construction.

Kvapil stated that a third concern of the Village Board was about fire sprinkler costs and insurance rates in existing homes undergoing remodeling, and he summarized results of studies from some organizations regarding cost and insurance rates. Although Trustee Ladesic supports adopting the International Fire Code, he did not support the requirement for fire sprinklers for additions and remodeling. He felt that the trigger formula was not equitable and discourages people from purchasing and improving starter homes. Trustee Ladesic stated that homes have been damaged from fire sprinklers that accidentally discharged and that some organizations claim that fire sprinklers do not add value to a home and that cost has a negative effect on purchasers. Trustee Ladesic added that 5 percent to 6 percent of fire department activity is fire-related and most causes of firefighters' deaths are not related to fires. Trustee Ladesic stated that fire sprinklers should not be mandated by government and suggested allowing homeowners to decide if they want fire sprinklers installed with the Planning Department providing information regarding the potential benefits of installing fire sprinklers. Trustee Ladesic stated that the cost to install a fire sprinkler system is much more than the figures provided in information supplied by Mr. Kvapil. Trustee Henninger is the Village Board liaison to the Building Board of Appeals and he stated that he was convinced by the BBA that their recommendations are the right thing to do. Trustee Henninger stated that the trigger applies only to remodeling dollars and includes hard costs only. He added that market value includes the building only—not the land. Trustee Henninger felt that the BBA's recommended threshold is reasonable and stated that fire sprinklers will be required in the 2012 national codes. He added that market forces will determine whether or not a homeowner remodels or tear downs a house. Mr. Kvapil clarified for President Pfefferman that the existing code amendment states that remodeling projects in excess of \$200,000 in single-family homes require the installation of a fire sprinkler system. Mr. Kvapil stated that the proposed amendment is less restrictive as the trigger has been raised to \$300,000 and added a 60 percent market value criteria. Hulseberg commented that Glen Ellyn was one of the first communities to adopt a local amendment to require fire sprinklers in residential homes and she displayed a list of municipalities/districts with single-family home/residential fire sprinkler ordinances. Trustee Cooper stated he is still concerned that an incentive is being created to tear down modest homes if fire sprinklers are required to be installed during remodeling. He also stated that the proposed amendment disproportionately impacts modest and historic homes and, therefore, does not support that amendment. Mr. Kvapil responded to Trustee Comerford that there has been only one remodel with a value in excess of \$200,000 that would have required sprinklers in the last several years. Trustee Comerford stated that he relies on the expertise of the members of the BBA and supported the proposed amendments.

Kenneth Kloss, 350 Ridgewood Avenue, Glen Ellyn, IL stated he attended the fire sprinkler meetings several years ago and that requiring fire sprinklers was

a job creation measure by the Pipefitters Union. Mr. Kloss was not supportive of the fire sprinkler requirement and stated that fire fighting methods are different today than several years ago when the fire sprinkler ordinance was passed. Mr. Kloss stated that many fire sprinklers have been recalled, some have accidentally discharged, and fire sprinklers are a negative for resale purposes. Rene Stratton, 711 Riford Road, Glen Ellyn, IL stated she is involved in new construction and remodeling and she felt that the requirement for fire sprinklers should be removed. Ms. Stratton stated that methods other than fire sprinklers can be used to improve the fire rating for construction. Ms. Stratton stated that the cost of adding fire sprinklers would deter many of her clients from remodeling their homes.

Trustee Ladesic was in favor of removing the fire sprinkler amendment from the code and tabling the fire sprinkler discussion to a future date. He also suggested researching the possibility of offering financial incentives to install sprinklers. Trustee Ladesic stated that because the market value of homes is currently down, the percentage of remodeling/costs is skewed. Trustees Comerford and Hartweg were in favor of adopting the 2009 International ICC Fire Code with the proposed amendments, however, retaining the requirement for remodeling as it currently is to be revisited in the future. Trustee Hartweg stated he has seen more damage than positives with fire sprinklers. Trustee Thorsell tended to favor the Building Board of Appeals' recommendation which would be less restrictive to smaller homes. Trustee Thorsell stated that, as an architect, she does not have problems with fire sprinklers installed in commercial properties and that studies have shown that problems that occur are due to incorrect installation. Trustee Thorsell felt the Village should not move backward with regard to fire sprinklers. When she expressed concern, however, regarding historic homes being torn apart to add sprinklers, Mr. Kvapil responded that the code allows exceptions regarding requirements for historic homes. Trustee Cooper was in favor of a different pricing point depending on the value of one's home. Regarding the BBA's proposed recommendation, Trustee Comerford suggested \$300,000 or a 60 percent market value criteria, whichever is higher. The Board was agreeable to retaining the fire sprinkler provision remodeling trigger at the \$200,000 status quo and revisiting after receiving input from Chief Raffensparger, compiling additional information, and further analysis. President Pfefferman asked the Board members to advise if they preferred to review the general fire sprinkler code or specific fire sprinkler issues.

10. Planning and Development Director Hulseberg presented information on the requests of Nicor, owner of property located at 90 N. Finley Road, for approval of a zoning code text amendment, special use permits, zoning variations, a sign variation and the exterior appearance of a new approximately 200,000-square foot facility proposed on the approximately 26-acre site. The proposed facility would replace the existing 49,000-square foot building on the property that was built in the 1960's. Hulseberg displayed and

described a site plan. She stated that two other Nicor facilities and 40 employees would be relocated to the subject site. The proposed plan meets or exceeds the code requirements for building setbacks and height and parking. Hulseberg explained that Finley Road falls under the jurisdiction of Lombard, and a left-turn lane is planned into the site. Hulseberg displayed a map that showed the existing site as well as surrounding properties. The site is zoned C4 Office Commercial District. Hulseberg described the requests which were to allow vehicle storage as a special use in a C4 office district, to allow outdoor storage on the property, to allow automobile repair on the property, to allow a warehouse on the property and to allow a vehicle storage lot on the property. Hulseberg stated the petitioner is also requesting several zoning code variations and a variation from the Glen Ellyn sign code to allow a primary wall sign to be mounted at a height slightly above 30 feet in lieu of the maximum allowed height of 25 feet. Hulseberg added that the petitioner is also requesting exterior appearance approval, and she displayed various elevations of the proposed building. The Architectural Review Commission unanimously recommended approval of the exterior appearance and sign variation on September 22, 2010. The Plan Commission unanimously recommended approval of the zoning code text amendments, special use permits and zoning variations on September 23, 2010. Seven people expressed concerns regarding stormwater, signage and noise. Hulseberg displayed illustrations depicting a view of the proposed project.

Hulseberg responded to Trustee Ladesic that the proposed sign is backlit and not internally illuminated and no time restrictions or conditions were recommended by the ARC or Plan Commission. Dave Behrens, Real Estate Manager with Nicor, 1844 Ferry Road, Naperville, Illinois, added that the existing monument sign is smaller than the proposed sign and much farther away from the nearby apartment complex. Mr. Behrens responded to Trustee Thorsell that Nicor has two upcoming meetings scheduled with area residents to the south and the focus of the discussion will be drainage.

Janice Beisner, President of the Finley Place Condominium Board of Directors, 1133 S. Finley Road, Lombard, Illinois, stated that the views from some living rooms in her 4-story apartment building will be the top of the warehouse and the Nicor sign. Ms. Beisner preferred the existing sign at the street and no signage on the building. She believes the proposed sign and the lighting in the Nicor parking lot will negatively impact the condominium building's property values. Ms. Beisner also questioned the necessity for the number of proposed parking spaces in front of the building. Ms. Beisner responded to Trustee Ladesic that there are trees in the condominium parkway, however, they will not block the view from Nicor.

Elaine Logan, 1133 South Finley Road, Lombard, Illinois, is on the Board of Directors of Finley Place Condominiums. Ms. Logan stated that Nicor has been an excellent neighbor in the past but she is unhappy with the proposed

sign and the large number of employee parking spaces proposed in front of the building. She is also concerned that property values will decrease and the new facility will generate increased traffic.

Reuben Logan, 1133 South Finley Road, Lombard, Illinois, feels that Nicor is not concerned about the impact the proposed facility will have on nearby residents and that the proposal is a “done deal.”

In response to comments from Ms. Beisner and Ms. Logan that Nicor does not need identifying signage because only employees will travel to the facility, Nicor Attorney Jim Durkin stated that vendors also need to locate the building and emergency situations must be accommodated.

Ingrid Logan, Manager of the Glen Ellyn Apartments south of Nicor, is concerned that drainage will continue to be a problem after construction of the new facility because of the elevation of the apartment building property.

Trustee Ladesic suggested that Nicor provide a photograph of a sign at a Nicor facility that is a similar sign proposed for Glen Ellyn. He also suggested additional landscaping to act as a buffer for neighbors.

The Board Members were in favor of the proposed Nicor facility and accepted the positive recommendations of the Architectural Review Commission and the Plan Commission. Trustee Ladesic stated Nicor has been a good neighbor and feels they will continue to do so. He believes Nicor will consider suggestions from the Board to provide additional landscaping to buffer light and noise to neighbors.

11. Assistant to the Village Manager Kristen Schrader stated that the Village Clerk’s salary was established at \$3,600.00 per year (\$300.00 per month) in 1977 and has not been adjusted since that time. A recent review indicated that the current Village Clerk spends approximately 50 hours per month fulfilling her duties. Therefore, staff feels an adjustment of the Village Clerk’s salary to \$6,000.00 per year (\$500.00 per month) is appropriate. The proposed salary increase would become effective with the term of the Village Clerk elected in 2011. Schrader responded to Trustee Henninger that a surrounding community survey regarding Clerk’s salaries was not conducted. All but one of the Trustees were in favor of the proposed salary increase. Trustee Hartweg felt that the Village Clerk position has more of a time commitment and requires more preciseness than the Trustee positions and, therefore, should be rewarded. President Pfefferman felt that the Village Clerk should be compensated due to the clerical nature of the position. Trustee Ladesic was not supportive of a salary increase for an elected official at this time. He preferred the previously combined Village Clerk/Collector position and suggested reviewing the effectiveness of the current process for performing the previous Collector duties. Trustee Comerford suggested reviewing

whether or not Trustees should continue to receive a salary as processing the small payments may not be cost effective.

(SHORT BREAK FROM 9:34 P.M. TO 9:42 P.M.)

6. Village Manager Jones led a continuing discussion of a proposed ethics policy that was recommended to be prepared by the previous Village Board in 2009 and to be finalized by the current Village Board. Manager Jones stated that this proposed policy is the fifth or sixth version that has been prepared. Manager Jones reviewed the main goals to the ethics policy which were to create a simpler, more reader-friendly document, to expand organizational expectations beyond that required by State law, to define a specific process for the investigation of ethical complaints and provide applicable penalties, and to provide some expectations to maintain an ethical and value-driven organization. Manager Jones also reviewed some of the major policy areas of the proposed ordinance including definitions, conflicts of interest, gift ban (as per the Gift Ban Act as adopted by the State), political activity, treatment of confidential information, use of authority or influence, statement of economic interest, representation following Village service, and an ethics officer.

In response to questions from some Trustees regarding family relationships, Manager Jones stated that the definition could be further clarified. Regarding the provision that a person cannot serve in a professional capacity for a period of two years after his or her official capacity has ceased, Trustee Cooper felt that two years was too lengthy and discourages some members of boards and commissions who do business in the Village from being on a board. Trustee Thorsell responded that this area relates to using confidential information when appearing before the Board. She suggested language that defines confidential issues, and Manager Jones suggested language that defines representation. Trustee Henninger did not feel that elected officials would necessarily be influenced by ex-officials, however, expressed a concern regarding confidential information being used as a competitive advantage after an elected official leaves office. He also felt that some of the best Trustees are those with an in-depth knowledge of Glen Ellyn which comes from living and doing business in town. Manager Jones added that perception of the public can be an issue. President Pfefferman did not feel this provision was fair and was in favor of striking it from the ethics policy. He then asked if the Board was generally in favor of an ethics policy, and Trustees Cooper, Comerford, Henninger and Thorsell responded yes. Trustee Hartweg was somewhat supportive of an ethics policy. Trustee Ladesic stated he would support an ethics policy reiterating the State and County policies but would not support an ethics ordinance because of the potential for fines. He felt that ethics is not a problem in Glen Ellyn and added that there are other issues that the Village Board should focus on. President Pfefferman suggested changing wording to be more concise and to focus on ideals. Trustee Henninger felt the proposed penalties were fair and compared them to penalties for other

infractions such as building code violations, etc. Trustee Thorsell stated that the phrase "...may be fined..." allows for flexibility in the penalty provisions. Trustees Ladesic and Hartweg were opposed to penalties. Manager Jones referenced Section 1-7-22: STATE OFFICIALS AND EMPLOYEES ETHICS ACT: (K) from the Village Code which indicates penalties may be sought for a violation of this section. Trustee Henninger requested information, perhaps from the Village Attorney, regarding laws for public officials at the municipal level. Manager Jones responded to Trustee Cooper that several instances have occurred where team members have expressed being put in uncomfortable positions by elected officials, and Trustee Thorsell responded to Trustee Cooper that the proposed policy addresses that issue. Regarding VII. Treatment of Confidential and Sensitive Information, Trustee Comerford suggested adding "or former official" after "No official..." in the first sentence. Regarding the definition of Family Relationship, Trustee Henninger recommended moving "or domestic partner" from the end of the sentence to after "spouse." Trustee Henninger suggested standardizing definitions to create uniform titles throughout the document and removing any provision covered by another act. Manager Jones responded that several references would then need to be referred to instead of one document. Trustee Ladesic suggested prefacing the policy with a list of other documents that elected officials are bound by. Trustee Cooper felt there was a great deal of value to the proposed ethics policy. He felt that having an easily accessible reference document was important. He also felt that an ethics policy stating what the Board will and will not do as well as stating the procedure for non-compliance sends a positive message to the community regarding the ethics of the elected officials. President Pfefferman did not feel the proposed policy in its current form accomplishes the goals as stated by Trustee Cooper. Regarding XI. Ethics Officer, President Pfefferman asked the Board Members for their opinions regarding hiring a local person with this type of experience as the ethics officer rather than the Village Attorney who is a paid consultant. Trustee Ladesic was in favor of an adjudication officer as the ethics officer for the Village. Trustee Henninger expressed a concern that an adjudication officer would be the body before which a case would be prosecuted. Manager Jones stated he believes the Village would have the option to bring a case directly to the court system. Trustee Cooper felt the role of the ethics officer would be to investigate and counsel. Trustee Thorsell commented that the ethics policy issue has been discussed four times and was ready to move forward with the changes recommended at this workshop. Trustee Ladesic suggested that the Village Attorney review the policy after changes from this meeting are incorporated into the document. President Pfefferman requested that Board members forward any comments/revisions to the ethics policy to Manager Jones within a two-week period so that a final version of the document can be reviewed.

7. Other Items.

Assistant to the Village Manager Kristen Schrader announced that the Environmental Commission is holding a tree care seminar on Wednesday, October 20, at 7:00 p.m. in the Civic Center. Trustee Comerford announced that tomorrow is the Character Coalition's annual recognition of persons meeting at 7:00 p.m. in the Civic Center's Clayton Hall. Trustee Thorsell announced that Saturday, October 23, is Make a Difference day.

Trustee Ladesic asked Caracci if landscaping screening will be provided for the A T & T boxes installed in parkways. Caracci responded monies have been collected that can be used at Public Works' discretion and asked if Trustee Ladesic had concerns regarding specific boxes. Trustee Cooper added that A T & T has difficulty maintaining the boxes to be aesthetically pleasing.

An audience member commented that holiday lights were being installed outside during the meeting.

8. The Regular Village Workshop adjourned at 10:49 p.m.

Submitted by:

Barbara Utterback
Acting Village Clerk

**Minutes
Village Board Workshop
Glen Ellyn Village Board of Trustees
Galligan Board Room
November 22, 2010**

Time of Meeting: 7:00 P.M.

Present: Trustees Hartweg, Ladesic, Comerford, Thorsell, Henninger; Village Clerk Connors; Village Attorney Diamond. Staff present: Jones, Schrader, Noller, Caracci, Hulseberg, Norton.

1. Call to Order

President Pro Tem Hartweg called the Board Workshop to order at 7:00 P.M. with a roll call. Trustees Thorsell, Comerford, Ladesic, and Henninger responded "Here." Trustee Cooper arrived at 7:13 p.m. President Pfefferman was excused.

2. Lombard Boundary Line Discussion

Planning and Development Director Staci Hulseberg presented the details of the boundary amendment agreement between the Village of Glen Ellyn and the Village of Lombard. The amendments are to those that were part of the Hill Avenue bridge intergovernmental agreement, Section 6. Discussion ensued including notifying property owners of the change to inclusion in the Village of Glen Ellyn, assessed valuation of some of the properties, and other unincorporated areas included in the intergovernmental agreement. The amended agreement must be submitted to the Village of Lombard by January 30, 2011. The Village Board agreed to the changes as detailed with the exception of the few properties in the Flowerfield area.

3. Ethics Policy Update

Village Manager Jones presented the ethics policy with the notations that were submitted by the elected officials. He asked if there were any additional changes or clarifications. Trustee Thorsell asked for a change in wording on one of her comments from "persons" to "elected and appointed officials." Chairs of Boards and Commissions have had no input. Attorney Diamond will review the policy to assure that it is consistent throughout and return any comments to the Village Board within 10 days or so. He suggested that it be considered using a two-reading process. The preamble was praised for its content, but there was concern about where it is placed as part of the policy. The general consensus was that it could be placed as some sort of introduction, but not part of the ordinance. It

was agreed that contractor's ethics requirements should be separate from the Village's ordinance. Discussion followed regarding the Ethics Officer position and appointment. Administratively, some renumbering may have to be done.

4. Other Items?

None.

5. Adjournment

At 7:57 p.m., Trustee Cooper moved, seconded by Trustee Henninger to adjourn the meeting. Trustees Thorsell, Comerford, Henninger, Ladesic, and Cooper voted "aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,
Village Clerk

**Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
November 22, 2010**

Call to Order

Village President Pfefferman called the meeting to order at 8:00 p.m.

Roll Call

Upon roll call by Village Clerk Connors, Village President Pfefferman and Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic and Thorsell answered, "Present."

Pledge of Allegiance

The Pledge of Allegiance was led by Cub Scout Pack 52, Webelo Dens 3 and 9 after which the leaders and each scout introduced themselves. The Village Board thanked them for their participation.

On behalf of the Village Board, Village President wished the citizens and staff of the Village a happy and safe Thanksgiving and looked forward to seeing everyone at the Holiday Walk on Friday, November 26.

Village Recognition

- a. An email message was received from residents complimenting the Public Works Department for the excellent management of the work on the Bryant Avenue/Thain's Addition Improvements Project.
- b. A letter was received from the Lombard Chief of Police forwarding his thanks to Community Service Officer Jeffrey Priest for assisting with the traffic control for the *Susan G. Komen Race for the Cure* event.
- c. The Milton Township S.A.L.T. Council (Seniors and Law Enforcement Together) forwarded a letter of thanks to Deputy Chief Bill Holmer and Police Officer Tom Staples for our Police Department's support of a recent meeting of officers and civilians involved in protecting the interests of our senior population.
- d. Our Police Department received a letter of appreciation from the Chicagoland Chapter of Autism Speaks, thanking them for assisting with traffic control during the annual *Ride for Autism Speaks* event.
- e. Police Officer Tom Staples and our Police Department staff received a great number of thank-you notes from residents of the Meadows, forwarding their appreciation for an educational and enjoyable Senior Police Academy.

- f. A note of thanks was sent to Public Works Director Joe Caracci from a resident who was pleased with replacement grass on his property following a construction project.
- g. Acting Finance Director Larry Noller received a note of thanks from Cub Scout Den 4 for providing an interesting tour of the Civic Center.
- h. A resident sent a note of thanks to Administrative Secretary Christine Miller of our Police Department in appreciation for her help and consideration.
- i. A thank-you note was sent to Police Officer Bradley Booton from a local family who was grateful for his assistance and understanding.
- j. The Village Board accepted the resignation of Todd Hanssen from the Building Board of Appeals and thanked him for his service to the Village.

Audience Participation

Paul Chedda, Executive Director of CHAD (Community Housing Association of DuPage) that was formed in 1983 in response to a need for affordable housing for low and moderate income residents in DuPage County. He spoke on behalf of the organization and its toy campaign for the 2010 holiday season. They requested that unwrapped toys or gifts for children be deposited in the box in the Civic Center lobby or local community banks until December 17. The items will be wrapped and distributed as appropriate by age and gender.

Consent Agenda

Village Manager Jones presented the Consent Agenda; Village President Pfefferman called for questions and/or discussion on the items on the Consent Agenda.

Trustee Comerford moved and Trustee Hartweg seconded the motion that the following items included on the Consent Agenda be approved:

- a. No **Minutes** were submitted for approval.
- b. Total **Expenditures** (Payroll and Vouchers) - \$1,301,730.55.
The vouchers were reviewed by Trustee Comerford prior to the meeting.
- c. Designate **Trustee Henninger as Village President Pro Tem** for the four-month period from January through April 2011.
- d. Retroactively waive Section 4-5-7 (Prohibited Signs) of the Glen Ellyn Village Code in order to permit downtown businesses to **display ribbons on trees** in support of the Glenbard West Football Team.

- e. Waive Sections 8-1-11 (Street Obstructions) and 8-1-12 (Merchandise on Street) of the Glen Ellyn Village Code, and Sections 10-4-14(B)17, 10-4-15(B)14, 10-4-17.1(B)32, 10-4-17.2(B)25, 10-4-18(A)6 (Outdoor Merchandise and Promotional Activities) of the Zoning Code for the annual **Holiday Walk** event in the Central Business District on Friday, November 26, 2010.
- f. Letter of engagement with Anderson Environmental Consulting, Inc. to perform environmental services for the site located at **825 North Main Street** (former Marathon Gas Station).

Upon roll call on the Consent Agenda, Trustees Comerford, Hartweg, Cooper, Henninger, Ladesic and Thorsell voted "Aye". Motion carried.

Appoint Michael Morange to Building Board of Appeals - Tabled

Planning and Development Director Hulseberg presented the background for the recommendation of the appointment of a Village staff member on the Building Board of Appeals at this time. Discussion ensued as to whether a staff member should be a voting member of a commission due to possible conflict of interest and whether the Village Code should be amended. Trustee Cooper moved and Trustee Ladesic seconded the motion to table discussion on the motion to accept the recommendation of Village President Pfefferman that Michael Morange be appointed to the Building Board of Appeals for a term ending December 31, 2012. All Trustees present voted "Aye." Motion carried.

Special Service Area Taxing Districts – Glen Ellyn Volunteer Fire Company

Acting Finance Director Larry Noller presented information on two Special Service Area (SSA) taxing districts which only apply to unincorporated areas to the north and south of the Village limits which are served by the Glen Ellyn Volunteer Fire Company. The purpose of the SSAs is to levy a special tax to help defray the costs related to providing fire protection and other emergency services to these areas. These SSAs were established in November 2009, following a statutorily prescribed public notice and hearing process.

Trustee Thorsell moved and Trustee Comerford seconded the motion that the following ordinances be passed:

- a. **Ordinance No. 5899**, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$104,018 for Glen Ellyn Special Service Area Number Eighteen.
- b. **Ordinance No. 5900**, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$93,063 for Glen Ellyn Special Service Area Number Nineteen.

Upon roll call, Trustees Thorsell, Comerford, Cooper, Hartweg, Henninger and Ladesic voted "Aye." Motion carried.

Ordinance No. 5901 – Lambert Farms Subdivision – Special Service Area Number Twelve

Acting Finance Director Larry Noller presented information related to a special property tax which applies only to property owners in portions of the Lambert Farms Subdivision who are located within the Special Service Area Number 12 taxing district.

Trustee Comerford moved and Trustee Henninger seconded the motion that Ordinance No. 5901 be passed, an Ordinance for the Levy and Assessment of Taxes for the 2010 Tax Levy Year in the Amount of \$96,000 for the Village of Glen Ellyn Special Service Area Number Twelve.

Upon roll call, Trustees Comerford, Henninger, Cooper, Hartweg, Ladesic and Thorsell voted "Aye." Motion carried.

Ordinance No. 5902 – 1200 Roosevelt Road (Northwood University) – Approval of Special Use Permit

Planning and Development Director Staci Hulseberg presented information on the request of Royal Glen LLC, owner of property located at 1200 Roosevelt Road, for approval of a special use permit for a private school in accordance with Section 10-4-15(B)15 of the Glen Ellyn Zoning Code. The request was made to allow Northwood University to occupy 2,500 square feet in the existing 50,025 square-foot, four-story office building on the property.

Trustee Thorsell moved and Trustee Comerford seconded the motion that Ordinance No. 5902 be passed, an Ordinance Granting Approval of a Special Use Permit for Northwood University to Allow a Private School at 1200 Roosevelt Road, Glen Ellyn.

Upon roll call, Trustees Thorsell, Comerford, Cooper, Hartweg, Henninger and Ladesic voted "Aye." Motion carried.

Ordinance No. 5903 – Allow Display of Light Pole Banner Signs at Shopping Centers

Planning and Development Director Staci Hulseberg presented information regarding a proposed amendment to the Glen Ellyn Sign Code to allow private property comprised of 6.5 acres or more to display light pole banner signs. Architectural Review Commission members who responded, including the chair, indicated they had no suggestions regarding this amendment.

Trustee Comerford moved and Trustee Hartweg seconded the motion that Ordinance No. 5903 be passed, an Ordinance Approving a Text Amendment to the Village Sign Code to Allow Light Pole Banner Signs at Shopping Centers Comprised of 6.5 Acres or More.

Upon roll call, Trustees Comerford, Hartweg, Cooper, Henninger, Ladesic and Thorsell voted "Aye." Motion carried.

Ordinance No. 5885 – Storefront Window Displays in Vacant Commercial Buildings

Planning and Development Director Staci Hulseberg presented information on a proposed amendment to the Zoning Code text amendment, originally tabled in September 2010, that would require decorative displays to be placed in ground-floor storefront windows of vacant commercial buildings in the C5A and C5B Zoning Districts within 30 days of notification by the Village. This initiative was discussed in the Downtown Strategic Plan and was recommended by the Transitional Downtown Advisory Committee. A revised text amendment was prepared using Village Attorney changes and after meetings with the Chamber of Commerce. The information was provided to downtown property owners requesting their comments. There has been no response from the owners.

Trustee Thorsell moved and Trustee Ladesic seconded the motion that Ordinance No. 5885 be passed, an Ordinance Approving a Text Amendment to the Glen Ellyn Zoning Code to Require Decorative Displays in Ground Floor Storefront Windows of Vacant Commercial Buildings and Buildings Undergoing Interior Renovation in the C5A and C5B Central Business District Zoning Districts.

Upon roll call, Trustees Thorsell, Ladesic, Comerford, Cooper, Hartweg and Henninger voted "Aye." Motion carried.

Ordinance No. 5904 – 244 Anthony Street – Front and Side Yard Setback Variations

Planning and Development Director Staci Hulseberg presented information on a request by property owners Randy and Kate Briasco to grant a variation allowing a front yard setback of 7 feet in lieu of the minimum required front yard setback of 32 feet, and a side yard setback of 4.9 feet in lieu of the minimum required side yard setback of 6.5 feet. The homeowners proposed the garage addition be designed to protect the home from flooding. The current garage would remain unfinished basement. The Zoning Board of Appeals voted in favor of the request 5-0. Discussion ensued regarding flooding and parking on right-of-way issues. The Village Attorney suggested that the issuance of a building permit should be dependent upon a successful drainage study, and in the event that a sidewalk was constructed, the property would be subject to the rules regarding the prohibition of parking over the sidewalk.

Trustee Henninger moved and Trustee Cooper seconded the motion that Ordinance No. 5904 be passed, an Ordinance Approving Variations from the Front Yard and Side Yard Setback Requirements of the Zoning Code to Allow a One-Story Garage Addition to the Existing Home for Property at 244 Anthony Street.

Upon roll call, Trustees Henninger, Cooper, Comerford, Hartweg and Thorsell voted "Aye." Trustee Ladesic voted "Nay." Motion carried.

Reminders

- The Village offices will be closed for the Thanksgiving Holiday on Thursday and Friday, November 25 and 26.
- The next Regular Village Board Workshop is scheduled for Monday, December 6, 2010 in the Galligan Board Room of the Glen Ellyn Civic Center.
- The next Regular Village Board Meeting is scheduled for Monday, December 13, 2010 beginning at 8 p.m., in the Galligan Board Room of the Glen Ellyn Civic Center.
- Sunday, December 5, from Noon – 5 p.m., is the 18th Annual Holiday Open House at the Village Links. All residents are invited.
- Saturday, December 4, is the Civic Better Party Town Hall Meeting at the Civic Center. Village residents can vote between the hours of 8 a.m. and 4 p.m.

Other Business

The bond sale that took place during the preceding week saved the Village approximately \$280,000.

Adjournment

At 9:20 p.m., Trustee Henninger moved and Trustee Comerford seconded the motion that the Regular Meeting of the Village Board be adjourned. All Trustees present voted "Aye." Motion carried.

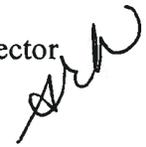
Respectfully Submitted,

Suzanne R. Connors
Village Clerk

A-6C

MEMORANDUM

TO: Steve Jones, Village Manager
FROM: Staci R. Hulseberg, Planning and Development Director
DATE: November 30, 2010
FOR: December 6, 2010 Village Board Workshop
and December 13, 2010 Village Board Meeting



SUBJECT: Resolution to Accept Public Improvements for the Prairie Arbor Subdivision

History: On November 10, 2003, the Village Board approved Ordinance No. 5202 which approved a Final Plat of Subdivision for the Prairie Arbor Subdivision. The Prairie Arbor Subdivision consists of 2 single-family homes on 1.5 acres of property located at the northwest corner of Prairie Avenue and St. Charles Road.

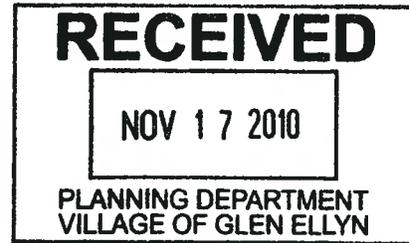
Request: Dr. Harb Boury, the developer, has requested that the Village accept the public improvements and Bill of Sale for the subdivision. All improvements in the subdivision have been completed and the final as-built drawings have been submitted to, and approved by, Village Consulting Engineer Bill McGurr. These improvements include an 8" watermain, storm sewer, sidewalk, street light and a fire hydrant. Engineer McGurr recommended acceptance of the improvements and the Bill of Sale in the attached letter dated November 16, 2010.

Village Board Action: The Village Board is requested to approve the Resolution accepting the public improvements and the Bill of Sale for the Prairie Arbor Subdivision.

Attachments: Bill McGurr's letter dated November 16, 2010
Bill of Sale dated July 28, 2010
Resolution

cc: Joe Caracci, Public Works Director
Bob Minix, Professional Engineer
Bill McGurr, Village Consulting Engineer
Dr. Harb Boury, Developer

AMcGURR, Ltd., P.C.
consulting engineers
P. O. Box 308 • Wheaton, IL 60187-0308
630 / 665-1170 amcgurrltd@att.net



16 November 2010

Mr. Steve Jones
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Acceptance of Public Improvements
Prairie Arbor Subdivision
St Charles Road at Prairie Avenue
Glen Ellyn, Illinois
AML 007.659

DPCSWMPA: 04-17-0006

Dear Mr. Jones:

The public improvements constructed for the Prairie Arbor Subdivision have been completed and are ready for acceptance by the Village Board.

The Final Plans of the Prairie Arbor Subdivision were approved by the Village Board on 10 November 2003

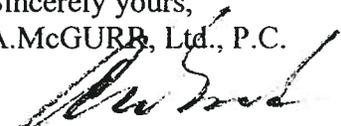
The required Maintenance Security is \$10,151.

We recommend that the Village Board proceed with the acceptance procedure. For clarification this paragraph should be included in the acceptance resolution:

“The lot owners are responsible for the maintenance of the stormwater management easement (flood plain area) on the north portion of their lots, including debris removal. The Village will maintain the large storm sewer between St. Charles Road and said easement and the erosion control at the discharge of said sewer into the said easement.”

If they concur to consider a resolution of acceptance at the next Board Meeting, we will prepare the Village Engineer's Certificate of Completion.

Sincerely yours,
A.McGURR, Ltd., P.C.


A. W. McGurr, P.Eng.
Village Engineer
Village of Glen Ellyn

Encl: Bill of Sale dated 28 Jul 2010 (copy)
w/Exhibit A dated 29 Oct 2010

Cc: S. Hulseberg, Village of Glen Ellyn w/
original Bill of Sale and Exhibit A
R. Minix, Village of Glen Ellyn
E. Mancke, CEMCON, Ltd.
H. Boury

BILL OF SALE

Prairie Arbor Subdivision
Glen Ellyn, Illinois

KNOW ALL ME BY THESE PRESENTS, that Dr. Harb Boury and 750 St. Charles Road LLC, an Illinois corporation ("Developer") in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, sell, transfer, and deliver unto the Village of Glen Ellyn ("Village"), an Illinois Municipality in DuPage County, Illinois, the following goods, chattels and other items of personal property, contained in the Prairie Arbor Subdivision and improvements along Prairie Avenue.

1. Each and every part and item of 306 lineal feet of 8-inch PVC watermain and 1 fire hydrant as per the Record Drawing, dated 7-30-08, as prepared by CEMCON, Ltd., a copy of which has been previously submitted to the Village, for the purpose of providing water supply to the fire hydrant in the Prairie Arbor Subdivision within the Village of Glen Ellyn.
2. Each and every part and item of 314 lineal feet of sidewalk as per the Record Drawing, dated 7-30-08, as prepared by CEMCON, Ltd., a copy of which had been previously submitted to the Village.
3. Each and every part and item of 213 lineal feet of storm sewer, including manholes, catch basins and inlets, as per the Record Drawing, dated 7-30-08, as prepared by CEMCON, Ltd., a copy of which has been previously submitted to the Village for the purpose of the collection and drainage of storm water runoff in the Prairie Arbor Subdivision within the Village of Glen Ellyn.
4. Each and every part and item of one street lighting added to an existing pole per the Record Drawing, dated 7-30-08, as prepared by CEMCON, Ltd., a copy of which has been previously submitted to the Village.
5. The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village of Glen Ellyn, with the exceptions noted, the ownership in all items of personal property which comprise the water main, fire hydrants, water services, storm sewers and manholes, catch basins and inlets, sidewalks and street improvements, installed at the direction of CEMCON, Ltd., in the Prairie Arbor Subdivision within the Village of Glen Ellyn. Dr. Harb Boury and 750 St. Charles Road LLC. does hereby covenant that it is the lawful owner of the aforementioned goods, chattels, and personalty; that such items are free from all encumbrances that the Developer has the right to sell the same as aforesaid; and that Dr. Harb Boury and 750 St. Charles Road LLC will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said corporation.

Dated at 07/28/10, Illinois, this 28 day of July, 2010.

Corporate Seal

An Illinois Corporation

By:

[Signature]
Dr. Harb Boury

Notary:

Subscribed and sworn to before me this 30 day of July, 2010.

[Signature]
Notary Public Signature



Resolution No. _____

**A Resolution Accepting Public Improvements and
a Bill of Sale for the Prairie Arbor Subdivision
Located at the Northwest Corner of Prairie Avenue and St. Charles Road on
Property Commonly Known as 22W750 St. Charles Road**

Whereas, on November 10, 2003, the Village Board approved Ordinance No. 5202 which approved a Final Plat of Subdivision for the Prairie Arbor Subdivision located at the northwest corner of Prairie Avenue and St. Charles Road; and

Whereas, as part of the project, the developer agreed to construct certain public improvements including an 8" watermain, storm sewer, sidewalk, street light, fire hydrant, and related accoutrements and personalty on and in the vicinity of the Prairie Arbor Subdivision; and

Whereas, Dr. Harb Boury, the developer of the Prairie Arbor Subdivision, has requested that the Village accept the above-mentioned public improvements which have all been completed; and

Whereas, the Village Consulting Engineer has submitted a certification pursuant to Section 502 of the Glen Ellyn Subdivision Regulations Ordinance No. 5334, as amended, which specifies that all public improvements required to be constructed or installed in connection with the approval of the Prairie Arbor Subdivision have been fully completed and approved by him, which certification is attached hereto as Exhibit "A"; and

Whereas, "as-built" plans have been received which indicate the location, dimensions, materials, and other information required by the Village Consulting Engineer to establish that the construction of said improvements has been completed and may be transferred to the Village of Glen Ellyn free and clear of all liens and encumbrances; and

Whereas, the developer has transferred and delivered the public improvements constructed on and in the vicinity of the Prairie Arbor Subdivision by Bill of Sale, attached hereto as Exhibit "B,"

by which it has sold, conveyed, and transferred to the Village those public improvements constructed as part of the Prairie Arbor Subdivision, including a watermain, storm sewer, sidewalk, street light, fire hydrant, and related accoutrements and personalty on and in the vicinity of the Prairie Arbor Subdivision; and

Whereas, as the public improvements required and installed on and in the vicinity of the Prairie Arbor Subdivision have been fully completed and certified by the Village Consulting Engineer, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to approve and accept said public improvements; and

Whereas, a maintenance security shall not be required due to the passage of time since the improvements have been completed.

Now, Therefore Be It Resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth hereinabove are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby approve and accept the public improvements for the Prairie Arbor Subdivision as specifically identified in the certification and bill of sale attached hereto as Exhibits “A” and “B” and made a part hereof as if fully set out herein, including a watermain, storm sewer, sidewalk, street light, fire hydrants, and related accoutrements and personalty on and in the vicinity of the Prairie Arbor Subdivision.

Section Three: This acceptance of public improvements shall be subject to the perpetual condition that the lot owners be responsible for the maintenance of the stormwater management easement (flood plain area) on the north portion of their lots, including debris removal. The Village

will maintain the large storm sewer between St. Charles Road and said easement and the erosion control at the discharge of said sewer into the said easement.

Section Four: This Resolution shall be in full force and effect upon its passage and approval.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ___ day of _____, 20__.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20__.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

MEMORANDUM

A-60

TO: Steve Jones, Village Manager

FROM: Staci R. Hulseberg, Planning and Development Director *SH*

DATE: November 30, 2010

FOR: December 6 Village Board Workshop and December 13 Village Board Meeting

SUBJECT: Resolution to Accept Public Improvements for the Roosevelt Taft Subdivision (a/k/a Glen Ellyn Crossings Shopping Center)

History: On February 27, 2006, the Village Board approved Ordinance No. 5444 which approved the Plat of Subdivision for the Roosevelt Taft Subdivision, a/k/a the Glen Ellyn Crossings Shopping Center. The Glen Ellyn Crossings shopping center is located at the southwest corner of Roosevelt Road and Nicoll Way and consists of a 5,074 square foot bank, a 13,960 square foot retail/restaurant building, a 2,506 square foot restaurant, and a 1,937 square foot restaurant with a drive-thru.

Request: Roosevelt Taft L.L.C., the developer, has requested the Village accept the public improvements and Bill of Sale for the subdivision. All improvements in the subdivision have been completed and the final as-built drawings have been submitted to, and approved by, Consulting Village Engineer Bill McGurr. Engineer McGurr has recommended acceptance of the improvements and the Bill of Sale (see attached letter dated September 24, 2007). This acceptance has been on hold until the developer successfully completed the final landscaping inspection. This approval was achieved in October 2010.

Village Board Action: The Village Board is requested to approve the Resolution accepting the public improvements and the Bill of Sale.

Attachments: Bill McGurr's letter dated September 24, 2007
Bill of Sale date stamped August 2, 2007
Resolution

cc: Joe Caracci, Public Works Director
Bob Minix, Professional Engineer
Bill McGurr, Village Consulting Engineer
Roosevelt Taft L.L.C., c/o Centrum Properties, Ltd.

AMcGURR, Ltd., P.C.

consulting engineers

951 West Liberty Drive • Wheaton, IL 60187-4846

630 / 665-1170

amcgurrltd@world.att.net

September 24, 2007

RECEIVED
SEP 27 2007

Mr. Curt Barrett
Acting Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

OF GLEN

Re: Acceptance of Public Improvements
Glen Ellyn Crossings
SWC Roosevelt Road & Nicoll Way
Glen Ellyn, Illinois
AML File No. 007.671

PPNO: 05-23-201-003

DPCSWMPA: 04-17-0097

Dear Mr. Barrett:

The public improvements constructed for the Glen Ellyn Crossings Subdivision have been completed and are ready for acceptance by the Village Board.

The Final Plat of the Roosevelt Taft Subdivision, a/k/a Glen Ellyn Crossings was approved by the Village Board on February 27, 2006.

We recommend that the Village Board proceed with the acceptance procedure. If they concur to consider a resolution of acceptance at the next Board Meeting, we will prepare the Village Engineer's Certificate of Completion.

Sincerely yours,

A.McGURR, Ltd., P.C.


A. W. McGurr, P.Eng.
Village Engineer
Village of Glen Ellyn

AWM/lak

Encl: Bill of Sale (copy)

Cc: S. Hulseberg, Village of Glen Ellyn
R. Minix, Village of Glen Ellyn

C:\worddocs\glenelyn\publicimprovementsacceptanceltr

Civil

Municipal

Traffic

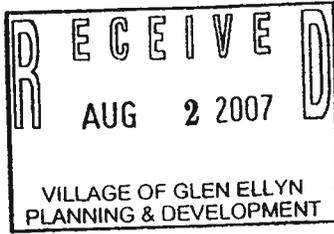
Land Development

Engineering

Storm Water Management

Construction Scheduling

Land Planning



BILL OF SALE

Roosevelt-Taft Subdivision
Glen Ellyn, Illinois

KNOW ALL ME BY THESE PRESENTS, that Roosevelt Taft, L.L.C. an Illinois limited liability company ("Developer") in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, sell, transfer, and delivery unto the Village of Glen Ellyn ("Village"), an Illinois Municipality in DuPage County, Illinois, the following goods, chattels and other items of personal property, contained in the Roosevelt-Taft Subdivision and improvements along Nicoll Way:

1. Each and every part and item of 313 lineal feet of 8-inch PVC watermain as per the Record Drawing dated 7/13/07, as prepared by Glen D. Krisch Land Surveyor, Inc., a copy of which is attached hereto as Exhibit "A" ("Record Drawing"), for the purpose of providing water supply to the new fire hydrants in the Roosevelt-Taft Subdivision within the Village of Glen Ellyn.
2. Each and every part and item of 1 light pole as per the Record Drawing.
3. The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village of Glen Ellyn, with the exceptions noted if any, the ownership in all items of personality which comprise the water main and light pole installed at the direction of The Village of Glen Ellyn, in the Roosevelt-Taft Subdivision within the Village of Glen Ellyn. Roosevelt-Taft, L.L.C. does hereby covenant that it is the lawful owner of the aforescribed good chattels, and personality; that such items are free from all encumbrances, that the Developer has the right to sell the same as aforesaid; and that Roosevelt-Taft, L.L.C. will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said limited liability company.

Resolution No. _____

**A Resolution Accepting Public Improvements and
A Bill of Sale Associated with the Roosevelt Taft Subdivision
a/k/a Glen Ellyn Crossings Shopping Center
Located at the Southwest Corner of
Roosevelt Road and Nicoll Way**

Whereas, the Plat of Subdivision for the Roosevelt Taft Subdivision, a/k/a Glen Ellyn Crossings Shopping Center, was approved by Ordinance No. 5444 on February 27, 2006; and

Whereas, as part of the Roosevelt Taft Subdivision, the developer, Roosevelt Taft L.L.C., agreed to construct certain public improvements including water main and a light pole as well as related accoutrements and personalty on and in the vicinity of the Roosevelt Taft Subdivision; and

Whereas, Roosevelt Taft L.L.C. has requested that the Village accept the above-mentioned public improvements which have all been completed; and

Whereas, the Village Consulting Engineer has submitted a certification pursuant to Section 502 of the Glen Ellyn Subdivision Regulations Ordinance No. 5334, as amended, which specifies that all public improvements required to be constructed or installed in connection with the approval of the Roosevelt Taft Subdivision have been fully completed and approved by him, which certification is attached hereto as Exhibit "A"; and

Whereas, "as-built" plans have been received which indicate the location, dimensions, materials, and other information required by the Village Consulting Engineer to establish that the construction of said improvements has been completed and may be transferred to the Village of Glen Ellyn free and clear of all liens and encumbrances; and

Whereas, Roosevelt Taft L.L.C. has transferred and delivered the public improvements constructed on and in the vicinity of the Roosevelt Taft Subdivision, a/k/a Glen Ellyn Crossings

Shopping Center, by Bill of Sale, attached hereto as Exhibit "B," by which it has sold, conveyed, and transferred to the Village those public improvements constructed by Roosevelt Taft L.L.C., including water main and a light pole as well as related accoutrements and personalty on and in the vicinity of the Roosevelt Taft Subdivision; and

Whereas, as the public improvements required and installed on and in the vicinity of the Roosevelt Taft Subdivision have been fully completed and certified by the Village Consulting Engineer, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to approve and accept said public improvements; and

Whereas, a maintenance surety cash deposit is not required since the subdivision has been completed and the improvements have been inspected and ready for acceptance for more than 1 year.

Now, Therefore Be It Resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth hereinabove are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby approve and accept the public improvements as installed by Roosevelt Taft L.L.C. and as required by the Final Plat of Subdivision as specifically identified and set forth in Exhibits "A" and "B" attached hereto and made a part hereof as if fully set out herein, including water main and a light pole as well as related accoutrements and personalty on and in the vicinity of the Roosevelt Taft Subdivision, a/k/a Glen Ellyn Crossings Shopping Center.

Section Three: This Resolution shall be in full force and effect upon its passage and approval.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this
__ day of _____, 20__.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of
_____, 20__.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

A-6E



To: Steve Jones, Village Manager

From: Larry Noller, Acting Finance Director

A handwritten signature in black ink, appearing to be "LN", is written over the name "Larry Noller".

Date: December 6, 2010

Re: IMRF Authorized Agent Resolution

Background

The Village participates in the Illinois Municipal Retirement Fund to provide pension benefits to full time non-sworn employees. The IMRF requires the appointment of an Authorized Agent to oversee the administration of IMRF for each participating employer. The Village's Finance Director serves as its Authorized Agent. With the recent departure of Jon Batek, the Village should appoint a new Authorized Agent. Since the Finance Director position is expected to be vacant for at least another couple months, I am recommending that I fill the role at this time.

Action Requested

Approval of the attached resolution appointing an IMRF Authorized Agent.

Attachments

- Proposed Resolution

RESOLUTION NO. _____

**RESOLUTION DESIGNATING AN AUTHORIZED AGENT
TO THE ILLINOIS MUNICIPAL RETIREMENT FUND**

WHEREAS, the Village of Glen Ellyn is a participating member of the Illinois Municipal Retirement Fund; and

WHEREAS, the Village of Glen Ellyn is authorized to designate a person to be the Authorized Agent on behalf of the Village of Glen Ellyn to IMRF;

Now, therefore, be it resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: That the Village of Glen Ellyn Authorized Agent to IMRF effective immediately shall be Larry L. Noller.

SECTION TWO: This Resolution shall be in full force and effect after passage and approval as required by law.

Passed by the Village Board of the Village of Glen Ellyn, Illinois, this _____ day of _____ 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____ 2010.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois



A-7

To: Steve Jones, Village Manager

From: Larry Noller, Acting Finance Director

Copy: Dawn Bussey, Library Director

Date: November 29, 2010

Re: 2010 Property Tax Levy Ordinance

Background

The Village Board will continue their consideration of the 2010 property tax levy at their December 6, 2010 special meeting. This meeting will include a public hearing as required by the Truth in Taxation Act and a first reading of the levy ordinance with a non-binding "straw vote" immediately following.

Since the Board last discussed the tax levy, the Village has issued \$6.32 million in bonds to refund previous debt issues in order to take advantage of historically low interest rates. This refunding achieved over \$287,000 in net present value savings for the Village. The refunded series included bonds issued for Village infrastructure improvements, the Village Links golf course renovation and the Library building construction.

As a result of the refunding, the debt service requirements for the 2010 levy for both the Village and Library have decreased. I have attached a revised levy calculation schedule which reflects the new debt service amounts as well as the revised Village Links abatement. Total debt service included in the 2010 levy has decreased by \$45,884 with the Village saving \$31,994 and the Library saving \$13,890. The total levy is now increasing 2.1% versus 2.6% prior to the refunding.

I have also attached the proposed 2010 tax levy ordinance which includes the revised debt service amounts.

Action Requested

Village Board adoption of the 2010 property tax levy ordinance at the December 13, 2010 regular meeting.

Attachments

- A. Revised proposed 2010 property tax levies for the Village and Library
- B. Debt service schedules for 2010 GO Refunding Bonds showing annual savings
- C. Proposed 2010 property tax ordinance

VILLAGE OF GLEN ELLYN

ESTIMATED 2010 PROPERTY TAX LEVY

(Collected in 2011)

Revised following refunded debt Nov 30, 2010

	2009 Taxes <u>Extended</u>	2010 Proposed <u>Levy</u>	\$ <u>Inc/(Dec)</u>	% <u>Inc/(Dec)</u>
VILLAGE LEVY:				
Operating - General Fund	\$ 2,746,262	\$ 2,862,000	\$ 115,738	4.2%
Operating - Capital Fund	<u>989,180</u>	<u>1,521,000</u>	<u>531,820</u>	53.8%
Total Operating	3,735,442	4,383,000	647,558	17.3%
Bond Payments	<u>2,191,024</u>	<u>1,649,516</u>	<u>(541,508)</u>	-24.7%
Total	5,926,466	6,032,516	106,050	1.8%
LIBRARY LEVY:				
Operating	\$ 3,203,295	\$ 3,337,830	\$ 134,535	4.2%
Bond Payments	<u>489,041</u>	<u>452,295</u>	<u>(36,746)</u>	-7.5%
Total	3,692,336	3,790,125	97,789	2.6%
TOTAL, VILLAGE AND LIBRARY				
Operating	\$ 5,949,557	\$ 6,199,830	\$ 250,273	4.2%
Operating - Capital	<u>989,180</u>	<u>1,521,000</u>	<u>531,820</u>	53.8%
Total Operating ¹	6,938,737	7,720,830	782,093	11.3%
Bond Payments	<u>2,680,065</u>	<u>2,101,812</u>	<u>(578,253)</u>	-21.6%
Total	<u>\$ 9,618,802</u>	<u>\$ 9,822,642</u>	<u>\$ 203,840</u>	<u>2.1%</u>
Abatements	2003 G.O. Bonds	335,050	(Village Links)	
	2010 G.O. BABs	45,142	(Library)	
Total Tax Levy Ordinance Amount		<u>\$ 10,202,834</u>		

¹ Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in 2009.

B

Village of Glen Ellyn, Illinois

Refunding of General Obligation Corporate Purpose Bonds, Series 2003 - LINKS

Dated: November 30, 2010

Debt Service Comparison

Date	Total P+I	Const Loan Pmt	Existing D/S	Net New D/S	Old Net D/S	Savings
01/01/2011	-	(338.40)	203,600.00	203,261.60	203,600.00	338.40
01/01/2012	335,049.84	-	-	335,049.84	338,220.00	3,170.16
01/01/2013	337,417.50	-	-	337,417.50	340,635.00	3,217.50
01/01/2014	332,417.50	-	-	332,417.50	337,357.50	4,940.00
01/01/2015	337,417.50	-	-	337,417.50	338,557.50	1,140.00
01/01/2016	336,567.50	-	-	336,567.50	339,242.50	2,675.00
01/01/2017	334,942.50	-	-	334,942.50	339,282.50	4,340.00
01/01/2018	342,517.50	-	-	342,517.50	343,657.50	1,140.00
01/01/2019	338,967.50	-	-	338,967.50	342,130.00	3,162.50
01/01/2020	344,542.50	-	-	344,542.50	345,167.50	625.00
01/01/2021	343,867.50	-	-	343,867.50	347,407.50	3,540.00
01/01/2022	347,055.00	-	-	347,055.00	348,987.50	1,932.50
01/01/2023	124,680.00	-	-	124,680.00	349,907.50	225,227.50
Total	\$3,855,442.34	(338.40)	\$203,600.00	\$4,058,703.94	\$4,314,152.50	\$255,448.56

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	256,951.46
Effects of Primary Purpose Earnings	337.62
Net PV Cashflow Savings @ 2.690%(Bond Yield)	257,289.08
Transfers from Prior Issue Debt Service Fund	(66,610.00)
Contingency or Rounding Amount	3,037.81
Net Present Value Benefit	\$193,716.89
Net PV Benefit / \$3,150,000 Refunded Principal	6.150%
Net PV Benefit / \$3,175,000 Refunding Principal	6.101%
Average Annual Cash Flow Savings	19,649.89

Refunding Bond Information

Refunding Dated Date	11/30/2010
Refunding Delivery Date	11/30/2010

Village of Glen Ellyn, Illinois

Refunding of General Obligation Corporate Purpose Bonds, Series 2002BQ - VILLAGE

Dated: November 30, 2010

INFRASTRUCTURE

Debt Service Comparison

Date	Total P+I	Const Loan Pmt	Existing D/S	Net New D/S	Old Net D/S	Savings
01/01/2011	-	(221.91)	992,671.88	992,449.97	992,671.88	221.91
01/01/2012	1,064,856.39	-	-	1,064,856.39	1,093,680.00	28,823.61
01/01/2013	1,065,900.00	-	-	1,065,900.00	1,095,617.50	29,717.50
Total	\$2,130,756.39	(221.91)	\$992,671.88	\$3,123,206.36	\$3,181,969.38	\$58,763.02

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	95,678.01
Effects of Primary Purpose Earnings	221.40
Net PV Cashflow Savings @ 2.690%(Bond Yield)	95,899.41
Transfers from Prior Issue Debt Service Fund	(39,340.00)
Contingency or Rounding Amount	(2,213.31)
Net Present Value Benefit	\$54,346.10
Net PV Benefit / \$2,070,000 Refunded Principal	2.625%
Net PV Benefit / \$2,065,000 Refunding Principal	2.632%
Average Annual Cash Flow Savings	19,587.67

Refunding Bond Information

Refunding Dated Date	11/30/2010
Refunding Delivery Date	11/30/2010

Village of Glen Ellyn, Illinois

Refunding of General Obligation Refunding Bonds, Series 2002NBQ - LIBRARY CONSTRUCTION
Dated: November 30, 2010

Debt Service Comparison

Date	Total P+I	Const Loan Pmt	Existing D/S	Net New D/S	Old Net D/S	Savings
01/01/2011	-	(115.84)	351,253.13	351,137.29	351,253.13	115.84
01/01/2012	368,460.00	-	-	368,460.00	382,350.00	13,890.00
01/01/2013	374,700.00	-	-	374,700.00	389,600.00	14,900.00
01/01/2014	382,500.00	-	-	382,500.00	395,200.00	12,700.00
Total	\$1,125,660.00	(115.84)	\$351,253.13	\$1,476,797.29	\$1,518,403.13	\$41,605.84

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	60,659.50
Effects of Primary Purpose Earnings	115.57
Net PV Cashflow Savings @ 2.690%(Bond Yield)	60,775.08
Transfers from Prior Issue Debt Service Fund	(21,175.00)
Contingency or Rounding Amount	(465.50)
Net Present Value Benefit	\$39,134.58
Net PV Benefit / \$1,080,000 Refunded Principal	3.624%
Net PV Benefit / \$1,080,000 Refunding Principal	3.624%
Average Annual Cash Flow Savings	10,401.46

Refunding Bond Information

Refunding Dated Date	11/30/2010
Refunding Delivery Date	11/30/2010

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes in the Amount of \$10,202,834
for the Fiscal Year Beginning May 1, 2010 and Ending, April 30, 2011,
of the Village of Glen Ellyn, DuPage County, Illinois**

Whereas, the Board of Trustees of the Village of Glen Ellyn, County of DuPage and the State of Illinois did on the 26th day of April, 2010, pass the Annual Budget for the Village of Glen Ellyn, the amount of which is ascertained to be the aggregate of \$28,803,000 for operational purposes of the Village and \$13,474,249 for capital expenditures, which said Budget was duly considered and heard by public hearing on the 12th day of April, 2010, in accordance with the provisions of Chapter 65, 5/8-2-9, Illinois Compiled Statutes; and

Whereas, the Board of Directors of the Glen Ellyn Public Library determined on September 20, 2010, the financial requirements of the Library for the fiscal year beginning May 1, 2010, and ending April 30, 2011, the amount of which, in the judgement of the Board of Library Directors, would be necessary to levy for Library purposes in this annual Tax Levy Ordinance, in the amount of \$3,337,830 for general operational purposes; and

Whereas, the Board of Trustees of the Village of Glen Ellyn at an open meeting held on November 8, 2010, considered the Annual Budget heretofore adopted, the request of the Board of Directors of the Glen Ellyn Public Library, and all sources of revenue available to the Village of Glen Ellyn and determined the amounts of money, exclusive of any cost of conducting an election required by the general election law and any debt service levies, estimated to be necessary to be raised by taxation for operating expenses for the fiscal year ending April 30, 2011, upon the taxable property in the Village of Glen Ellyn to be \$7,720,830

(\$4,383,000 Village, \$3,337,830 Library), which is increased from the amount of property taxes extended upon the levy of the preceding year, exclusive of debt service levies and levies for required election costs, by 782,093 or 11.3%; and

Whereas, the Village of Glen Ellyn and the Glen Ellyn Public Library have financed the construction of significant capital projects through the issuance of General Obligation Bonds, debt service payments for which have been determined to be \$2,482,004 (\$1,984,566 Village, and \$497,437 Library) for the fiscal year 2011/12, which includes possible abatements totaling \$380,192 which will be considered by the Village Board prior to the extension of 2010 property taxes by DuPage County next spring; and

Whereas, a public hearing on the proposed tax levy was held on December 6, 2010 as required by the Truth in Taxation Law (35 ILCS 200/18-55);

Now, therefore be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: That the amount of appropriations for all corporate purposes legally made, except debt service expenditures, to be collected from the tax levy of the current fiscal year is hereby ascertained to be \$7,720,830 and the total amount of debt service expenditures to be collected from the tax levy of the current fiscal year is hereby ascertained to be \$2,482,004 thereby resulting in the total amount of all appropriations, including debt service expenditures, to be collected from the tax levy of the current fiscal year to be \$10,202,834.

Section Two: That the sum of \$10,202,834, being the total amounts budgeted heretofore in accordance with law and which are to be collected from the tax levy of the current fiscal year of the Village of Glen Ellyn for all corporate purposes of said Village of Glen Ellyn and for purposes of funding the General Corporate Fund, Capital Projects Fund, Bond and Interest Funds, and Public Library Fund, as heretofore legally budgeted for the current fiscal year by an Annual Budget Ordinance of the Village of Glen Ellyn for the 2011 fiscal year, passed and approved by the President and Board of Trustees of said Village at a legally convened meeting of April 26, 2010, and the same is hereby levied upon all the taxable real property in the Village of Glen Ellyn subject to taxation for the current year; the specific amounts as levied for the various funds heretofore named being included herein by being placed in separate columns under the heading "To Be Raised By Tax Levy" which appears over the same, the tax so levied being for the current fiscal year of said Village, and for said amounts budgeted to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as follows:

SPECIAL PURPOSES TAX FUNDS		
<u>LEVY</u>	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED BY TAX LEVY</u>
GENERAL PURPOSE: (Police)	6,940,300	2,862,000
GENERAL PURPOSE: (Capital Projects)	7,094,000	1,521,000
G.O. REFUNDING BONDS, SERIES 2010: General Obligation Refunding Bonds, 2010 Principal of \$1,020,000 and Interest of \$44,856 (Per Ordinance No. 5889, passed 10/11/10). (Street / Storm Sewer - \$9 million)		
	1,064,856	1,064,856

G.O. REFUNDING BONDS, SERIES 2010:

General Obligation Refunding Bonds, 2010 Principal of \$235,000 and Interest of \$100,050 (Per Ordinance No. 5889, passed 10/11/10). . (Village Links Renovation - \$4.58 million, to be abated from golf course revenues by separate Ordinance)

335,050 335,050

G.O. BONDS, SERIES 2003A:

General Obligation Corporate Purpose Bonds, 2003A Principal of \$530,000 and Interest of \$54,660 (Per Ordinance No. 5166, passed 4/28/03). (Street / Storm Sewer - \$5 million)

584,660 584,660

TOTAL VILLAGE, ALL LEVIES

16,018,866 6,367,566

ESTABLISHMENT AND MAINTENANCE OF
FREE PUBLIC LIBRARY

Library General Purpose Levy 3,270,550 3,043,330

Library Social Security Contribution 125,000 120,000

Library IMRF Contribution 160,000 155,000

Library Audit Fund 5,000 4,000

Library Tort Liability and Insurance Premiums 20,000 15,500

G.O. REFUNDING BONDS, SERIES 2010:

General Obligation Refunding Bonds, 2010 Principal of \$345,000 and Interest of \$23,460 (Per Ordinance No. 5889, passed 10/11/10). . (Library Construction)

368,460 368,460

G.O. BONDS, TAXABLE SERIES 2010:

General Obligation Corporate Purpose Bonds, Taxable
2010 Principal of \$0 and Interest of \$128,978 (Per
Ordinance No. 5821, passed 11/23/09). (Library
Building Repairs)

	128,978	128,978
TOTAL LIBRARY, ALL LEVIES	4,077,988	3,835,268

SUMMARY OF TAX FUND LEVIES

General Purpose Levy (Police)	6,940,300	2,862,000
General Purpose Levy (Capital Projects)	7,094,000	1,521,000
2010 G.O. Refunding Bonds (2000 Storm Sewer)	1,064,856	1,064,856
2010 G.O. Refunding Bonds (Village Links Renovation)	335,050	335,050
2003A G.O. Bonds (2000 Storm Sewer)	584,660	584,660
Library General Purpose Levy	3,270,550	3,043,330
Library Social Security Contribution	125,000	120,000
Library IMRF Contribution	160,000	155,000
Library Audit Fund	5,000	4,000
Library Tort Liability and Insurance Premiums	20,000	15,500
2010 G.O. Refunding Bonds, (1994 Library Construction)	368,460	368,460
2010 Taxable G.O. Bonds (Library Repairs)	128,978	128,978
TOTAL	\$ 20,096,854	\$ 10,202,834

RECAP OF TAX LEVIES

Village of Glen Ellyn General Levy	4,383,000
Village of Glen Ellyn Debt Service Levy	1,984,566
Glen Ellyn Public Library General Levy	3,043,330
Glen Ellyn Public Library Special Funds and Levies	294,500
Glen Ellyn Public Library Debt Service Levy	497,438
TOTAL	<u>10,202,834</u>

Section Three: That the amounts budgeted and not expressly itemized and carried forward in this Tax Levy Ordinance will be paid out of monies from sources other than the tax levy.

Section Four: That the total amount of \$10,202,834 ascertained as aforesaid, be hereby levied and assessed on all property subject to taxation within the Village of Glen Ellyn according to the value of said property as the same is assessed and equalized for state and county purposes for the current year.

Section Five: That it is hereby certified to the County Clerk of DuPage County, Illinois, the total amount of \$10,202,834 which the Village of Glen Ellyn requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk of the Village is hereby ordered and directed to file with the County Clerk of said county on or before the time required by law a certified copy of this ordinance.

Section Six: That it is hereby certified to the County Clerk of DuPage County, Illinois, that the President and Board of Trustees, acting as the corporate authorities of the Village of Glen Ellyn, DuPage County, Illinois, have complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.), where

required, and the President of said Village is hereby ordered and directed to file with the County Clerk of said county, together with the certified copy of this ordinance as provided hereinabove, a certification that said Village complied with all requirements of the Truth in Taxation Act, if required by law or by the said County Clerk.

Section Seven: This ordinance shall take effect and be in full force and effect from and after its passage and approval, as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010, on second reading, with first reading having occurred on December 6, 2010.

Ayes:

Nays:

Absent:

Approved by the President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois
(Published in pamphlet form and posted on the _____ day of _____, 2010.)



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the Village of Glen Ellyn, DuPage County, Illinois, has complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.), in connection with its 2010 Tax Levy Ordinance (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)



CERTIFICATION

I, Suzanne Connors, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. _____, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the _____ Meeting of said Board held on the _____ day of _____, and that the same was signed and approved by the President of said Village on the _____ day of _____.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this _____ day of _____.

Village Clerk

CORPORATE SEAL



A-8

To: Steve Jones, Village Manager
From: Larry Noller, Acting Finance Director *LN*
Copy: Dawn Bussey, Library Director
Date: November 29, 2010
Re: 2010 Library Build America Bonds Abatement

Background

In December, 2009 the Village issued \$3 million in General Obligation bonds on behalf of the Glen Ellyn Public Library to assist them with completion of a number of building renovation projects.

These bonds are taxable Build America Bonds, one of the characteristics of which includes a rebate to the issuer (Village/Library) of 35% of all interest costs on the bonds. This rebate requires completion of a rebate form to the IRS for each semi-annual interest payment. Interest rebates may or may not be received prior to the required interest payment dates on the bonds. Because of this, the annual property tax levy includes the gross interest payment cost (before rebates) for the protection and security of bondholders.

As the receipt of these rebates was included in the net cost to Village taxpayers, we need to adopt an annual abatement ordinance to cancel or remove the anticipated rebates from the tax rolls. In order to abate the interest costs per the original bond ordinance, the Library must have sufficient funds on hand in their debt service fund in the amount of the taxes to be abated. Proposed abatements representing 35% of FY11/12 interest costs total \$45,142.12. As of May 1, 2010, the Library had in excess of \$80,000 in unencumbered cash balances in their debt service fund which more than satisfies this requirement.

Action Requested

Proposed for Village Board approval at their December 13, 2010 meeting is an abatement ordinance totaling \$45,142.12.

Attachments

- A. Proposed abatement ordinance
- B. Debt service schedule

ABATEMENT ORDINANCE

ORDINANCE NO. _____

ORDINANCE partially abating the tax hereto levied for the year 2010 to pay the principal of and interest on the General Obligation Bonds, Taxable Series 2010 (Build America Bonds - Direct Payment), of the Village of Glen Ellyn, DuPage County, Illinois.

WHEREAS the President and Board of Trustees (the "*Board*") of the Village of Glen Ellyn, DuPage County, Illinois (the "*Village*"), by Ordinance Number 5821, adopted on the 23rd day of November, 2009 (as supplemented by the Bond Order executed in connection therewith, the "*Ordinance*"), did provide for the issue of \$3,000,000 General Obligation Bonds, Taxable Series 2010 (Build America Bonds - Direct Payment) (the "*Bonds*"), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS lawfully available funds of the Village in the amount of \$45,142.12 have been deposited to the Bond Fund (as defined in the Ordinance), to be used solely for the purpose of paying the debt service on the outstanding Bonds due and payable in the next succeeding bond year (July 1 of the current year and January 1 of the following calendar year); and

WHEREAS it is necessary and in the best interests of the Village that \$45,142.12 of the tax heretofore levied for the year 2010 to pay the principal of and interest on the Bonds be abated;

NOW THEREFORE Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

Section 1. Abatement of Tax. The tax heretofore levied for the year 2010 in the Ordinance in the amount of \$128,977.50 is hereby abated by the amount of \$45,142.12, leaving a remaining tax to be levied for the year 2010 for the payment of the Bonds in the amount of \$83,835.38.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the Village Clerk shall file a certified copy hereof with The County of DuPage, Illinois, and it shall

be the duty of said County Clerk to abate said tax levied for the year 2010 in accordance with the provisions hereof.

Section 3. Effective Date. This ordinance shall be in full force and effect forthwith upon its passage by the Board and signing and approval by the President.

Passed by the Board on _____, 2010.

Approved _____, 2010.

President

AYES: _____

NAYS: _____

ABSENT: _____

Recorded in the Village Records on _____, 2010.

ATTEST:

Village Clerk

**VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
\$3,000,000 GENERAL OBLIGATION BONDS, TAXABLE SERIES 2010
(BUILD AMERICA BONDS - DIRECT PAYMENT)**

Type of bond issue that normally would be entered on lines 11 to 18:
Other - library improvements

FIXED RATE BOND - DEBT SERVICE SCHEDULE

INTEREST PAYMENT DATE	EXPECTED PRINCIPAL OUTSTANDING BEFORE PRINCIPAL PAYMENT	TOTAL INTEREST PAYABLE ON INTEREST PAYMENT DATE	BAB CREDIT PAYMENT EXPECTED TO BE REQUESTED FROM IRS	EARLIEST CALL DATE FOR BONDS
01/05/10				
07/01/10	\$ -	\$ 63,055.67	\$ 22,069.48	N/A
01/01/11	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
07/01/11	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
01/01/12	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
07/01/12	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
01/01/13	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
07/01/13	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
01/01/14	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
07/01/14	\$ -	\$ 64,488.75	\$ 22,571.06	N/A
01/01/15	\$ 3,000,000.00	\$ 64,488.75	\$ 22,571.06	N/A
07/01/15	\$ 2,610,000.00	\$ 57,663.75	\$ 20,182.31	N/A
01/01/16	\$ 2,610,000.00	\$ 57,663.75	\$ 20,182.31	N/A
07/01/16	\$ 2,210,000.00	\$ 50,163.75	\$ 17,557.31	N/A
01/01/17	\$ 2,210,000.00	\$ 50,163.75	\$ 17,557.31	N/A
07/01/17	\$ 1,800,000.00	\$ 41,553.75	\$ 14,543.81	N/A
01/01/18	\$ 1,800,000.00	\$ 41,553.75	\$ 14,543.81	N/A
07/01/18	\$ 1,375,000.00	\$ 31,991.25	\$ 11,196.94	N/A
01/01/19	\$ 1,375,000.00	\$ 31,991.25	\$ 11,196.94	N/A
07/01/19	\$ 935,000.00	\$ 22,091.25	\$ 7,731.94	N/A
01/01/20	\$ 935,000.00	\$ 22,091.25	\$ 7,731.94	N/A
07/01/20	\$ 475,000.00	\$ 11,281.25	\$ 3,948.44	N/A
01/01/21	\$ 475,000.00	\$ 11,281.25	\$ 3,948.44	N/A
		\$ 1,072,944.42	\$ 375,530.52	

45,142.12



A-9

To: Steve Jones, Village Manager
From: Larry Noller, Acting Finance Director *[Signature]*
Date: November 29, 2010
Re: 2010 Village Links Debt Service Abatement

Background

For more than 20 years, the Village Board has annually considered property tax abatements related to previously issued bonds. In these situations, other revenues have been pledged or identified which are used to make the scheduled bond payments instead of levying property taxes to pay for them. Once we confirm that these alternate revenue streams are available to extinguish the upcoming year's debt payments, the property taxes related to the bonds can be cancelled through the adoption of an abatement ordinance.

The attached proposed abatement ordinance relates to the 2010 refunding bonds which were just issued in November. These bonds refinanced three previous issues, including the 2003 bonds issued for the Village Links' golf course renovation. The 2003 bonds for the Village Links, although secured by the Village's general taxing authority, were planned to be paid off by revenues generated by the Village Links and not be paid through the use of tax dollars. We will continue this plan with the new 2010 Series refunding bonds. Since the 2010 Series refunding bonds include two other issues (one for Village infrastructure and one for Library construction), the Village will only be abating the portion allocated to the 2003 Village Links bonds. The attached proposed abatement ordinance is the ninth of such abatements to occur over the 20 year life of the Village Links bonds.

Action Requested

Adoption of the proposed abatement ordinance at the December 13, 2010 Village Board meeting

Attachments

- A. Proposed abatement ordinance
- B. Debt service schedule for 2010 Refunding Bonds

Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Directing the Application of Funds
From Specified Sources to the Payment of Principal
and Interest Upon General Obligation Refunding Bonds,
Series 2010, For the Fiscal Year 2010/11
in the Amount of \$335,049.84**

**Adopted by the
President and Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
this _____ day of _____, 2010**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village
of Glen Ellyn, DuPage County, Illinois, this _____
day of _____, 2010

Ordinance No. _____

**An Ordinance Directing the Application of Funds
From Specified Sources to the Payment of Principal
and Interest Upon General Obligation Refunding Bonds,
Series 2010, For the Fiscal Year 2010/11
in the Amount of \$335,049.84**

Whereas, by Ordinance No. 5889, passed October 11, 2010, the Village of Glen Ellyn authorized the issuance of General Obligation Refunding Bonds, Series 2010 which refinanced General Obligation Refunding Bonds, Series 2002BQ (Village infrastructure improvements), General Obligation Refunding Bonds, 2002NBQ (Library Construction) and General Obligation Bonds, Series 2003 (renovation projects at the Village Links Golf Course); and

Whereas, it has been determined by the Village's Acting Finance Director that funds are available from the Recreation Fund to pay that portion of the FY11/12 debt service of the General Obligation Refunding Bonds, Series 2010 which is allocated to the refunding of the General Obligation Bonds, Series 2003; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesated revenue to the payment of debt service on the General Obligation Refunding Bonds, Series 2010 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of three hundred thirty five thousand, forty nine dollars and eighty four cents (\$335,049.84) from the Recreation Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2010, for the Fiscal Year 2011/12.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that three hundred thirty five thousand, forty nine dollars and eighty four cents (\$335,049.84) is available from the Recreation Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2010, for the Fiscal Year 2011/12.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Refunding Bonds, Series 2010, in the amount of \$335,049.84.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Acting Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Refunding Bonds, Series 2010, for payment of principal and interest for FY11/12 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2010.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2010).

Village of Glen Ellyn, Illinois

General Obligation Refunding Bonds, Series 2010

Dated/Delivery: November 30, 2010

Final Pricing / Winning Bidder - M&I Bank

B

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
01/01/2011	-	-	-	-
01/01/2012	1,600,000.00	2.000%	168,366.23	1,768,366.23
01/01/2013	1,655,000.00	2.000%	123,017.50	1,778,017.50
01/01/2014	625,000.00	2.000%	89,917.50	714,917.50
01/01/2015	260,000.00	2.250%	77,417.50	337,417.50
01/01/2016	265,000.00	2.500%	71,567.50	336,567.50
01/01/2017	270,000.00	2.750%	64,942.50	334,942.50
01/01/2018	285,000.00	3.000%	57,517.50	342,517.50
01/01/2019	290,000.00	3.250%	48,967.50	338,967.50
01/01/2020	305,000.00	3.500%	39,542.50	344,542.50
01/01/2021	315,000.00	3.750%	28,867.50	343,867.50
01/01/2022	330,000.00	3.750%	17,055.00	347,055.00
01/01/2023	120,000.00	3.900%	4,680.00	124,680.00
Total	\$6,320,000.00	-	\$791,858.73	\$7,111,858.73

Yield Statistics

Bond Year Dollars	\$26,594.22
Average Life	4.208 Years
Average Coupon	2.9775593%
Net Interest Cost (NIC)	2.9181892%
True Interest Cost (TIC)	2.8759714%
Bond Yield for Arbitrage Purposes	2.6901614%
All Inclusive Cost (AIC)	3.0223198%

IRS Form 8038

Net Interest Cost	2.7331419%
Weighted Average Maturity	4.189 Years

Village of Glen Ellyn, Illinois

General Obligation Refunding Bonds, Series 2010

Dated/Delivery: November 30, 2010

Final Pricing / Winning Bidder - M&I Bank

Aggregate Debt Service

DATE	VILLAGE LINKS Refund 2003 Bonds Portion	VILLAGE Refund 2002BQ Bonds Portion	LIBRARY Refund 2002NBQ Bonds Portion	Total 2010 Bonds Debt Service
01/01/2012	335,049.84	1,064,856.39	368,460.00	1,768,366.23
01/01/2013	337,417.50	1,065,900.00	374,700.00	1,778,017.50
01/01/2014	332,417.50	-	382,500.00	714,917.50
01/01/2015	337,417.50	-	-	337,417.50
01/01/2016	336,567.50	-	-	336,567.50
01/01/2017	334,942.50	-	-	334,942.50
01/01/2018	342,517.50	-	-	342,517.50
01/01/2019	338,967.50	-	-	338,967.50
01/01/2020	344,542.50	-	-	344,542.50
01/01/2021	343,867.50	-	-	343,867.50
01/01/2022	347,055.00	-	-	347,055.00
01/01/2023	124,680.00	-	-	124,680.00
Total	\$3,855,442.34	\$2,130,756.39	\$1,125,660.00	\$7,111,858.73

Par Amounts Of Selected Issues

Refund 2003 Bonds Portion	3,175,000.00
Refund 2002BQ Bonds Portion	2,065,000.00
Refund 2002NBQ Bonds Portion	1,080,000.00
TOTAL 2010 BONDS	6,320,000.00

To: Steve Jones, Village Manager

From: Larry Noller, Acting Finance Director



Date: November 3, 2010

Re: 2010 Commercial SSA Levies



Background

Collections from the 2010 commercial SSA tax levies will be received in 2011 and will provide funding for fiscal year 2011/12. Similar to prior years, the EDC has made a recommendation to continue to target a tax rate of 12.5 cents per \$100 assessed value, the same target rate which has been used in the past.

Attached is a spreadsheet which calculates proposed tax levies at the target 12.5 cent tax rate. This assumes a rate of assessment growth of 5% for 2010 over 2009 assessments. Keep in mind that we use an assumed rate of growth which is a bit inflated with the intention of capturing new growth in each of the districts. If this rate is set too low, there is a good chance of ending up with disparate tax rates among districts which we would like to avoid. There is no serious consequence to setting the growth rate too high because the tax levy ordinances instruct the County not to extend beyond a 12.5 cent tax rate. If this were the case, the dollar amount of the levy would be cut back to the point where a 12.5 cent tax rate is achieved. The down side to this is that from a budget standpoint, you may wind up with fewer dollars than levied or expected.

Recall that the commercial SSAs were established with a maximum allowable rate of 15 cents. Therefore, there is the potential for the Board to increase the levy for any or all of the SSAs. For example, increasing the rate to 15 cents for the Downtown SSA would raise approximately \$10,500 in additional revenue that could be used for other services such as snow removal. Maximizing the rate for all the SSAs would result in approximately \$36,000 of additional revenue.

Representatives from the EDC have been asked to be on hand to address any questions concerning the proposed levies.

Action Requested

Village Board adoption of the attached ordinances at the November 22, 2010 regular meeting.

Attachments

- A. EDC Levy Request Memo
- B. 2010 Levy Calculations at 0% and 5% growth
- C. 2010 Levy Ordinances



October 25, 2010

MEMORANDUM

TO: Honorable Village President and Board of Trustees

FROM: Neil Dishman, EDC President
Janie Patch, EDC Executive Director

RE: Special Service Area Tax Levy Request for FY 11-12

Funding to the EDC supports our critical role in attracting and retaining businesses, encouraging commercial investment, and facilitating commercial redevelopment in the community. We have begun to consider our financial picture for the upcoming fiscal year. On October 21, 2010, the EDC Board approved a motion to request that the SSA tax levy for collection in FY 11-12 be kept consistent with the current tax rate of 12.5 cents per \$100 assessed valuation to generate approximately \$193,000. In the coming months, we will further develop the budget for next year and will be able to shape our funding request to the Village for supplemental funding support. We are scheduling transmittal of the supplemental funding request to accompany the release of our annual report by the end of January 2011.

The EDC continues to be a proven bridge with the private business community. We have a long track record of positive results and direct benefits to the Village, the residents, commercial property owners, and business owners.

We see our corporation as the appropriate organization to continue business recruitment, business retention activities, and liaison support to facilitate future commercial investment and redevelopment throughout the community, including in the downtown. We respectfully request your continuing support.

On behalf of the EDC Board, we appreciate your support of our mission and efforts to serve the Glen Ellyn business community and residents.

cc: Steve Jones
Larry Noller

Village of Glen Ellyn
 Commercial Special Service Area Tax Levy Scenarios
 For the 2010 Tax Levy - Collected in FY11/12

SSA #	2009				2010			% Increase Over 2009 Extended
	Assessed Valuation	Taxes Levied	Taxes Extended	2009 Tax Rate	Estimated 2010 Assessed Valuation*	Estimated Levy to Produce a \$0.125 Tax Rate		
Downtown	\$ 42,297,780	\$ 54,000	\$ 52,872	0.1250	42,297,780	\$ 52,900	0.1%	
Roosevelt Rd	97,134,250	124,900	121,418	0.1250	97,134,250	121,500	0.1%	
Roosevelt Rd	4,330,420	5,600	5,413	0.1250	4,330,420	5,500	1.6%	
Stacy's Corners	2,266,920	2,700	2,727	0.1203	2,266,920	2,900	6.3%	
Roosevelt Rd	559,590	800	699	0.1250	559,590	700	0.1%	
	<u>\$ 146,588,960</u>	<u>\$ 188,000</u>	<u>\$ 183,129</u>		<u>\$ 146,588,960</u>	<u>\$ 183,500</u>	0.2%	

AV Increase Assumption:

0.00%

Other Target Rates / Levies	
15.0 cents	219,900
14.0 cents	205,300
13.0 cents	190,600
12.5 cents	183,500
12.0 cents	176,000
11.0 cents	161,300
10.0 cents	146,600

*

Village of Glen Ellyn
Commercial Special Service Area Tax Levy Scenarios
For the 2010 Tax Levy - Collected in FY11/12

SSA #	2009				2010			% Increase Over 2009 Extended
	Assessed Valuation	Taxes Levied	Taxes Extended	2009 Tax Rate	Estimated 2010 Assessed Valuation*	Estimated Levy to Produce a \$0.125 Tax Rate		
Downtown	13	\$ 42,297,780	\$ 54,000	\$ 52,872	0.1250	44,412,669	\$ 55,600	5.2%
Roosevelt Rd	14	97,134,250	124,900	121,418	0.1250	101,990,963	127,500	5.0%
Roosevelt Rd	15	4,330,420	5,600	5,413	0.1250	4,546,941	5,700	5.3%
Stacy's Corners	16	2,266,920	2,700	2,727	0.1203	2,380,266	3,000	10.0%
Roosevelt Rd	17	559,590	800	699	0.1250	587,570	800	14.4%
		<u>\$ 146,588,960</u>	<u>\$ 188,000</u>	<u>\$ 183,129</u>		<u>\$ 153,918,408</u>	<u>\$ 192,600</u>	5.2%

AV Increase Assumption:

5.00%

* Assumes 5% increase in property assessed values.

Other Target Rates / Levies	
15.0 cents	230,900
14.0 cents	215,500
13.0 cents	200,100
12.5 cents	192,600
12.0 cents	184,800
11.0 cents	169,400
10.0 cents	154,000

*

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes
for the 2010 Tax Levy Year in the Amount of \$55,600 for
Village of Glen Ellyn Special Service Area Number 13**

Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

Section 1: Findings. Village of Glen Ellyn Special Service Area Number 13 was established through the passage of Ordinance No. 5824 entitled “An Ordinance Establishing Special Service Area Number 6 in the Central Business District of the Village of Glen Ellyn” on November 23, 2010 and its description amended to Special Service Area 13 through the passage of Ordinance No. 5839 entitled “An Ordinance Amending the Description of a Number of Newly Created Glen Ellyn Special Service Areas and Amending the 2009 Tax Levies of Said Special Service Areas” on January 11, 2010.

Section 2: Levy of Tax. For the purpose of providing the funds required to provide the special services authorized for Special Service Area Number 13, there shall be and hereby is levied a tax upon all the taxable property, as defined in the Revenue Act of 1939, within Village of Glen Ellyn Special Service Area Number 13, at a rate not to exceed 0.125% of assessed value, as equalized, of said property, but sufficient to produce a tax of \$55,600 for the 2010 tax year. Said tax shall be in addition to all other taxes presently levied by any taxing district against said property within Special Service Area Number 13.

Section 3: Extension of Taxes. Forthwith as soon as this Ordinance becomes effective, the Village Clerk of this Village is hereby directed to file a copy of this Ordinance with the County Clerk of DuPage County, which copy shall be certified to by the Village Clerk and which

certification shall recite that this Ordinance has been passed by the President and Board of Trustees of said Village, and it shall be the duty of said County Clerk, in order to produce the tax hereinbefore levied, to extend the same for collection on the tax books against all of the taxable property within said Special Service Area Number 13 in addition to other taxes levied in said year in said Special Service Area in order to raise the amount levied aforesaid; and such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for statutorily authorized purposes of the Village. When collected, the taxes hereby levied shall be pledged to and shall be used only for the purposes authorized by the corporate authorities of the Village pursuant to Ordinance No. 5824.

Section 4: Effective Date. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, be and the same are hereby repealed; and this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2010).



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the provisions of the "Truth in Taxation Act" (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.) are **inapplicable** to the Village of Glen Ellyn in connection with its 2010 Tax Levy Ordinance for Special Service Area Number 13 (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes
for the 2010 Tax Levy Year in the Amount of \$127,500 for
Village of Glen Ellyn Special Service Area Number 14**

Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

Section 1: Findings. Village of Glen Ellyn Special Service Area Number 14 was established through the passage of Ordinance No. 5825 entitled “An Ordinance Establishing Special Service Area Number 7 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn” on November 23, 2010 and its description amended to Special Service Area 14 through the passage of Ordinance No. 5839 entitled “An Ordinance Amending the Description of a Number of Newly Created Glen Ellyn Special Service Areas and Amending the 2010 Tax Levies of Said Special Service Areas” on January 11, 2010.

Section 2: Levy of Tax. For the purpose of providing the funds required to provide the special services authorized for Special Service Area Number 14, there shall be and hereby is levied a tax upon all the taxable property, as defined in the Revenue Act of 1939, within Village of Glen Ellyn Special Service Area Number 14, at a rate not to exceed 0.125% of assessed value, as equalized, of said property, but sufficient to produce a tax of \$127,500 for the 2010 tax year. Said tax shall be in addition to all other taxes presently levied by any taxing district against said property within Special Service Area Number 14.

Section 3: Extension of Taxes. Forthwith as soon as this Ordinance becomes effective, the Village Clerk of this Village is hereby directed to file a copy of this Ordinance with the County Clerk of DuPage County, which copy shall be certified to by the Village Clerk and which

certification shall recite that this Ordinance has been passed by the President and Board of Trustees of said Village, and it shall be the duty of said County Clerk, in order to produce the tax hereinbefore levied, to extend the same for collection on the tax books against all of the taxable property within said Special Service Area Number 14 in addition to other taxes levied in said year in said Special Service Area in order to raise the amount levied aforesaid; and such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for statutorily authorized purposes of the Village. When collected, the taxes hereby levied shall be pledged to and shall be used only for the purposes authorized by the corporate authorities of the Village pursuant to Ordinance No. 5825.

Section 4: Effective Date. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, be and the same are hereby repealed; and this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2010).



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the provisions of the "Truth in Taxation Act" (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.) are **inapplicable** to the Village of Glen Ellyn in connection with its 2010 Tax Levy Ordinance for Special Service Area Number 14 (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes
for the 2010 Tax Levy Year in the Amount of \$5,700 for
Village of Glen Ellyn Special Service Area Number 15**

Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

Section 1: Findings. Village of Glen Ellyn Special Service Area Number 15 was established through the passage of Ordinance No. 5826 entitled “An Ordinance Establishing Special Service Area Number 9 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn” on November 23, 2010 and its description amended to Special Service Area 15 through the passage of Ordinance No. 5839 entitled “An Ordinance Amending the Description of a Number of Newly Created Glen Ellyn Special Service Areas and Amending the 2010 Tax Levies of Said Special Service Areas” on January 11, 2010.

Section 2: Levy of Tax. For the purpose of providing the funds required to provide the special services authorized for Special Service Area Number 15, there shall be and hereby is levied a tax upon all the taxable property, as defined in the Revenue Act of 1939, within Village of Glen Ellyn Special Service Area Number 15, at a rate not to exceed 0.125% of assessed value, as equalized, of said property, but sufficient to produce a tax of \$5,700 for the 2010 tax year. Said tax shall be in addition to all other taxes presently levied by any taxing district against said property within Special Service Area Number 15.

Section 3: Extension of Taxes. Forthwith as soon as this Ordinance becomes effective, the Village Clerk of this Village is hereby directed to file a copy of this Ordinance with the County Clerk of DuPage County, which copy shall be certified to by the Village Clerk and which

certification shall recite that this Ordinance has been passed by the President and Board of Trustees of said Village, and it shall be the duty of said County Clerk, in order to produce the tax hereinbefore levied, to extend the same for collection on the tax books against all of the taxable property within said Special Service Area Number 15 in addition to other taxes levied in said year in said Special Service Area in order to raise the amount levied aforesaid; and such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for statutorily authorized purposes of the Village. When collected, the taxes hereby levied shall be pledged to and shall be used only for the purposes authorized by the corporate authorities of the Village pursuant to Ordinance No. 5826.

Section 4: Effective Date. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, be and the same are hereby repealed; and this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2010).



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the provisions of the "Truth in Taxation Act" (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.) are **inapplicable** to the Village of Glen Ellyn in connection with its 2010 Tax Levy Ordinance for Special Service Area Number 15 (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes
for the 2010 Tax Levy Year in the Amount of \$3,000 for
Village of Glen Ellyn Special Service Area Number 16**

Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

Section 1: Findings. Village of Glen Ellyn Special Service Area Number 16 was established through the passage of Ordinance No. 5827 entitled “An Ordinance Establishing Special Service Area Number 10 in the Stacy’s Corners Business District of the Village of Glen Ellyn” on November 23, 2010 and its description amended to Special Service Area 16 through the passage of Ordinance No. 5839 entitled “An Ordinance Amending the Description of a Number of Newly Created Glen Ellyn Special Service Areas and Amending the 2010 Tax Levies of Said Special Service Areas” on January 11, 2010.

Section 2: Levy of Tax. For the purpose of providing the funds required to provide the special services authorized for Special Service Area Number 16, there shall be and hereby is levied a tax upon all the taxable property, as defined in the Revenue Act of 1939, within Village of Glen Ellyn Special Service Area Number 16, at a rate not to exceed 0.125% of assessed value, as equalized, of said property, but sufficient to produce a tax of \$3,000 for the 2010 tax year. Said tax shall be in addition to all other taxes presently levied by any taxing district against said property within Special Service Area Number 16.

Section 3: Extension of Taxes. Forthwith as soon as this Ordinance becomes effective, the Village Clerk of this Village is hereby directed to file a copy of this Ordinance with the County Clerk of DuPage County, which copy shall be certified to by the Village Clerk and which

certification shall recite that this Ordinance has been passed by the President and Board of Trustees of said Village, and it shall be the duty of said County Clerk, in order to produce the tax hereinbefore levied, to extend the same for collection on the tax books against all of the taxable property within said Special Service Area Number 16 in addition to other taxes levied in said year in said Special Service Area in order to raise the amount levied aforesaid; and such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for statutorily authorized purposes of the Village. When collected, the taxes hereby levied shall be pledged to and shall be used only for the purposes authorized by the corporate authorities of the Village pursuant to Ordinance No. 5827.

Section 4: Effective Date. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, be and the same are hereby repealed; and this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2010).



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the provisions of the "Truth in Taxation Act" (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.) are **inapplicable** to the Village of Glen Ellyn in connection with its 2010 Tax Levy Ordinance for Special Service Area Number 16 (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes
for the 2010 Tax Levy Year in the Amount of \$800 for
Village of Glen Ellyn Special Service Area Number 17**

Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

Section 1: Findings. Village of Glen Ellyn Special Service Area Number 17 was established through the passage of Ordinance No. 5828 entitled “An Ordinance Establishing Special Service Area Number 11 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn” on November 23, 2010 and its description amended to Special Service Area 17 through the passage of Ordinance No. 5839 entitled “An Ordinance Amending the Description of a Number of Newly Created Glen Ellyn Special Service Areas and Amending the 2010 Tax Levies of Said Special Service Areas” on January 11, 2010.

Section 2: Levy of Tax. For the purpose of providing the funds required to provide the special services authorized for Special Service Area Number 17, there shall be and hereby is levied a tax upon all the taxable property, as defined in the Revenue Act of 1939, within Village of Glen Ellyn Special Service Area Number 17, at a rate not to exceed 0.125% of assessed value, as equalized, of said property, but sufficient to produce a tax of \$800 for the 2010 tax year. Said tax shall be in addition to all other taxes presently levied by any taxing district against said property within Special Service Area Number 17.

Section 3: Extension of Taxes. Forthwith as soon as this Ordinance becomes effective, the Village Clerk of this Village is hereby directed to file a copy of this Ordinance with the County Clerk of DuPage County, which copy shall be certified to by the Village Clerk and which

certification shall recite that this Ordinance has been passed by the President and Board of Trustees of said Village, and it shall be the duty of said County Clerk, in order to produce the tax hereinbefore levied, to extend the same for collection on the tax books against all of the taxable property within said Special Service Area Number 17 in addition to other taxes levied in said year in said Special Service Area in order to raise the amount levied aforesaid; and such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for statutorily authorized purposes of the Village. When collected, the taxes hereby levied shall be pledged to and shall be used only for the purposes authorized by the corporate authorities of the Village pursuant to Ordinance No. 5828.

Section 4: Effective Date. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, be and the same are hereby repealed; and this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2010).



STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the provisions of the "Truth in Taxation Act" (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.) are **inapplicable** to the Village of Glen Ellyn in connection with its 2010 Tax Levy Ordinance for Special Service Area Number 17 (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2010.

Village President

(SEAL)



November 18, 2010

Village President and Board of Trustees
Village of Glen Ellyn
535 Duane St.
Glen Ellyn, IL 60137

RE: SSA and Village Funding Support for the Economic Development Corporation

Honorable Village President and Board of Trustees:

I write to provide you with additional information on the status of EDC budgeting and program support as the Village Board considers the 2010 SSA tax levy as well as funding sources for a new downtown organization.

Overall EDC Budget Perspective

Our overall draft budget for next year translates into *no increase* in the amount of revenue requested by the EDC year over year. This budget decision was made out of respect for the difficult economic times and the interest in starting up a downtown-centric organization, an interest we share with the community. In fact, our initial draft budget for FY 11-12 reflects a *14% decrease* from the current total revenue level (which includes Village supplemental funds for approved business grants). The draft budget assumes continuation of the existing SSA tax rate of 12.5 cents per \$100 Assessed Valuation (AV), use of a 0% AV growth assumption recommended by the Village Finance Director for budgeting purposes, continuation of the current level of Village funding (\$8,000), and no assumption of supplemental business grant funds into the next year. Please note that historical Village funding to the EDC averages about \$47,000 per year over the past 12 years, including recent supplemental funding for approved EDC business grants. Supplemental Village funding for grants was \$48,000 in FY 09-10 and is \$30,000 for the current fiscal year.

EDC to Continue Marketing

We are actively coordinating the transfer of shopper attraction marketing to the Transitional Downtown Organization (TDO) through the newly formed transitional board. *However, this does not mean that the EDC no longer intends to have a marketing function.* With our proactive transfer of shopper attraction marketing to the Downtown Alliance in June 2010, EDC resources were freed up, allowing us to switch our target audience for marketing efforts to the commercial real estate industry. Accomplishments already in place starting from June 2010 include:

- a refocused marketing action plan,
- a quarterly eNewsletter directed to brokers and developers with three releases to date,
- a news bureau which directs press releases and media relations to the commercial real estate industry,

- a well-attended and well-received briefing session we sponsored for brokers and developers on November 10 in partnership with the Village for the purpose of promoting Glen Ellyn's downtown plan, our economic development tools, priority redevelopment sites, and Village processing improvements,
- links posted online to provide further outreach for highlights of the briefing session, and
- initial transitioning of our social media output from shopper attraction to capture a following by the real estate community.

We appreciate that our years of shopper attraction service to businesses and the Village will not lose momentum as a downtown-centric group is formed to carry this torch forward. We are equally excited to be able to refocus our resources to outreach directly with the real estate community. This effort directly supports our recruitment function of driving new businesses, redevelopment opportunities and commercial investment prospects to the Village. This effort requires continued funding support to accomplish.

Proposed EDC Marketing Budget

The draft budget includes \$35,000 to support our refocused marketing efforts. Please note that this amount is a 34% budget decrease from the prior 4-year average marketing budget:

FY 07-08	\$58,000	supporting shopper attraction
FY 08-09	\$70,000	building shopper attraction
FY 09-10	\$50,000	reduced due to drop in Special Program funding from historical level
FY 10-11	\$35,000	reduced due to further drop in Special Program funding
4-year average \$53,250		
FY 11-12	\$35,000	proposed budget (34% reduction from historical level) (refocused on outreach to commercial real estate community)

Proposed EDC Business Assistance Grants Budget

Our 21-month old Retail Grant program has assisted 5 new retailers to open or expand in the downtown, including a running store, a specialty dessert bakery, a premier children's boutique, an Italian trattoria and tapas bar, and a home décor store. We have a number of retail prospects in the pipeline, including some highly desirable niches requested by residents. The Village Board has been very supportive through supplemental funding for retail build outs approved by the EDC. The program is a great benefit to our recruitment efforts made possible by your support. Our draft budget for Retail Grants next year includes \$16,000 and does not include an assumption of Village supplemental funding availability. We are initially planning to allocate \$15,000 to continue Façade Grants. The viability of these effective tools is highly dependent on, at the very least, maintenance of the current revenue level for the EDC.

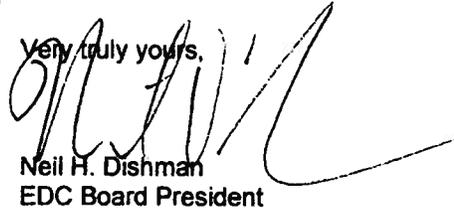
Our combined business assistance grants budget of \$31,000 for next year is a 31% budget decrease from the current year support of \$45,000 (which was made possible by supplemental set aside in the current Village budget of \$30,000). If continuing Glen Ellyn's competitive edge by providing incentives to businesses to locate here is a priority, then it needs some level of budget support.

Our Request for Full SSA Funding Support

We are aware that the Village Board is currently grappling with how to fund the new downtown organization, and that one of the options under discussion is to divert SSA funds that have historically supported the EDC to the new organization. Though we are certainly supportive of the new downtown organization and wish to see it thrive, we respectfully request that the Village carefully consider the impact on our ongoing recruitment activity before diverting any portion of the current revenue level from the EDC. We believe we have been proactive with the Village's highest interest foremost. We have

striven to demonstrate thoughtfulness in our budget planning to be part of the solution to move Glen Ellyn forward in difficult economic times. And we believe that the EDC's work in this area is essential to creating and maintaining a vibrant and growing business community in Glen Ellyn. We thus urge the Village Board to allocate 100% of the requested SSA revenues for EDC programming. We truly appreciate your continued support.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Neil H. Dishman', written over the typed name and title.

Neil H. Dishman
EDC Board President

cc: Steve Jones
Larry Noller

**PLANNING & DEVELOPMENT DEPARTMENT
INTEROFFICE MEMORANDUM**

TO: Steve Jones, Village Manager
FROM: Staci Hulseberg, Director of Planning and Development *SH*
DATE: December 1, 2010
SUBJECT: Transitional Downtown Organization (TDO) Draft Budget

At the November 22 Village Board meeting, the Board requested a draft budget from the TDO as background information for further discussions regarding the Special Service Area tax levies. The TDO Board reviewed revised draft budget materials today which will be available for distribution to the Village Board late Thursday. We will include a copy of the draft TDO budget in the Friday Information Packet (FIP).