



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, November 12, 2018
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Late	
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Senior Civil Engineer	Present	

D. Audience Participation

President McGinley stated she had just returned from France after visiting Glen Ellyn's sister city, Le Bouscat. President McGinley stated she was invited to the 100th Anniversary celebration for the town of Le Bouscat, and no governmental funds were used for this trip. President McGinley stated representatives from Le Bouscat's German sister city were at this celebration as well. President McGinley stated the weekend's activities were focused on peace and how to keep the world out of war, and she had great conversations with all types of people. President McGinley stated there will be pictures and more information coming about this trip in the next few weeks.

Trustee Enright saluted all military veterans in observance of Veteran's Day.

Sonia Irvin, representing One Community, stated her group is centered on embracing and celebrating the community's diversity. Ms. Irvin stated their group has held a number of events, and the group would like to share a token of joy with the Village.

Erik Peterson stated he is a 22-year resident of the Village, and he has taken many of the photos that are on the walls of the Galligan Board Room. Mr. Peterson stated their group is focused on a culture of peace. Mr. Peterson stated the photograph that is being presented to the Village Board is 15 plus groups in a circle, representing different background and diversity. Village Clerk Chereskin accepted this photograph on behalf of the Village Board.

Litsa Lekatsos, who resides at 216 Regent Street, stated she is speaking on behalf of many Glen Ellyn-based real estate brokers. Ms. Lekatsos stated the realtors would like to be able to put open houses signs on the parkway as it is hard to see these open house signs on private property. Ms. Lekatsos stated open houses are a great marketing tool, and there has been a resurgence of open houses and more traffic to these open houses. Ms. Lekatsos stated the brokers believe a majority of residents would be fine with these open house signs on the parkway as well as the posting of these signs would be limited to Saturday and Sunday afternoons.

Trustee Enright asked if there are more open houses now. Ms. Lekatsos stated due to social media, there is more exposure to open houses and more people are attending open houses. Ms. Lekatsos stated homes are sitting on the market longer so realtors need to use all possible marketing tools.

Attorney Mathews stated advertising cannot be in the Village's right-of-ways, and the Village cannot pick one particular business that advertising put in the right-of-way would be fine for. Attorney Mathews stated this would be a difficult proposal for the Village Board to consider as it could open up the Village Board to many more types of signs. President McGinley stated they could take this discussion offline to discuss it more.

- E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [5 TO 0]
AYES:	Enright, Fasules, Ladesic, Pryde, Senak
ABSENT:	Kenwood
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling 3,168,430.54 (Trustee Senak):

Motion to allow Trustee Kenwood to participate in Board Meeting via telephone make but Trustee Ladesic and seconded by Trustee Senak was unanimously carried.

1. Total Expenditures (Payroll and Vouchers) - \$3,168,430.54. The vouchers have been reviewed by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. October 15, 2018 Regular Workshop Meeting Minutes.
3. October 22, 2018 Special Workshop Meeting Minutes.
4. October 22, 2018 Regular Board Meeting Minutes.
5. Approve the Recommendation of Village President Diane McGinley for the Appointment of Historic Preservation Commissioner Ian Hood, for a Term Ending May 31, 2021.

6. Approve a Downtown Retail Interior Improvement Award in the amount of \$5,000, for Shawn Sargent Designs at 501 Pennsylvania Avenue to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Shawn Sargent, with Shawn Sargent Designs, thanked the Village Board for the Interior Improvement Award. Ms. Sargent stated she has had a small boutique in a mall on Main Street that sells hand-drawn and handmade goods. Ms. Sargent stated she had an opportunity to expand her business into a larger space at 501 Pennsylvania Avenue which will allow her to expand the retail space and the teaching and production space and to create studio and creative work spaces in the back.

7. Ordinance No. 6637 - VC, An Ordinance to Amend the Glen Ellyn Municipal Code, Chapter 13 of Title 4, Section 2-13-2 (A) 1 to Reduce the Number of Historic Preservation Commission Members from Nine (9) to Seven (7) (Planning and Development Director Springer)
8. Ordinance No. 6638 -VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code, to Increase the Number of Permitted Class J Liquor Licenses (Village Attorney Mathews)
9. Resolution 18 - 20, A Resolution Amending Section 9.4.8 (g) of the Village of Glen Ellyn Personnel Manual (Assistant Village Manager Holmer)
10. Authorize the Village Manager to execute a contract with Robert W. Baird & Co. Inc., of Naperville, Illinois, for Financial Advisory Services associated with issuing General Obligation Bonds in a not-to-exceed 0.25% of the public offering price of the financing, to be expensed to the Capital Projects Fund (Finance Director Coyle)

Trustee Enright asked if the 0.25% is a standard rate. Finance Director Coyle stated this is 0.25% of the financing, and this is consistent pricing as in 2015 when the Village went out to bond.

11. Motion to authorize the Village Manager to execute Amendment No. 1 to the Glen Ellyn Metra Station Architectural Services and Phase I Engineering Agreement with CDM Smith of Chicago, Illinois in the not-to-exceed amount of \$32,412.25 to be expensed to the Capital Projects Fund (Public Works Director Hansen)
12. Ordinance No. 6639- VC, An Ordinance to Add Section 9-5-20 (Schedule T; No Straight Through Traffic, Right Turn or Left Turn Only) of the Village Code of the Village of Glen Ellyn, Illinois Regarding Westbound Taft Avenue Traffic at Lambert Road (Police Chief Norton)

F. Purchase and Sale Agreement and Easement Revocation for the Property Commonly known as the South Main Parking Lot (Presented by Planning and Development Director Springer) (Trustee Pryde)

1. Ordinance No. 6640, An Ordinance Authorizing the Approval of a Purchase and Sale Agreement with GSP Development, LLC and Terminating an Easement Agreement Concerning the Property Commonly Known as the South Main Parking Lot.

Planning and Development Director Springer presented background on this purchase and sale agreement and showed an overview map of the property and surrounding properties. Planning and Development Director Springer stated the Main Street Parking Lot is located on the west side of Main Street between Duane Street and Hillside Avenue and is located in both the C5A and C5B Central Business Zoning Districts. Planning and Development Director Springer stated the Village has owned Lot 5 and Lot 6 of this parking lot since 1973, and the Village purchased the east half of Lot 1 from the Roman Catholic Diocese of Joliet in 1982. Planning and Development Director Springer stated along with the purchase of the east half of Lot 1, the Village executed a nonexclusive access easement agreement with the Diocese allowing ingress and egress across the east half of Lot 1, immediately adjacent to the Church's parking lot (providing access to Main Street). Planning and Development Director Springer stated the easement runs from east to west and measure 20 feet by 175 feet and bisects the south part of the Main Street Lot. Planning and Development Director Springer stated the easement agreement established can be revoked by the Village at any time that the Village Board declares that maintaining the South Main Lot is not in the Village's best interest.

Planning and Development Director Springer stated the Village has received several proposals for the redevelopment of the property (either including or excluding the Giesche property) over the years, but none of the proposals for developments submitted a full and formal application packet that proceeded to the Plan Commission for a public hearing. Planning and Development Director Springer stated GSP Development is proposing to construct a mixed-use development including approximately 8,800 first floor retail space, 107 luxury apartment units and a two-story parking garage. Planning and Development Director Springer stated due to potentially liability and increased costs associated with a developer constructing a private building on public land, the Village counsel has suggested it would be in the best interest of the Village to sell the Main Street Parking Lot to the developer during the period that the project is under construction. Planning and Development Director Springer stated upon completion of the project, the first floor of the parking garage will be conveyed back to the Village, which the Village will own and maintain as a public parking garage.

Planning and Development Director Springer stated the purchase and sale agreement outlines the way in which the Village will convey the Main Street Lot to GSP Development for the redevelopment of the site. Planning and Development Director Springer stated the agreement includes a number of contingencies that must be satisfied prior to the property being sold, including approval of a Redevelopment Agreement within 180 days of the Village Board approving the Purchase and Sale Agreement. Planning and Development Director Springer stated if the Village and the developers do not reach an agreement within the 180-day timeframe, the Purchase and Sales Agreement will automatically terminate and the Village will not be obligated to sell the property. Planning and Development Director Springer stated in addition, a reversionary clause will be contained in the deed authorizing the Village to re-take ownership of the property if, at any time before issuance of the final certificate of occupancy, the developers fail to comply with the terms of the redevelopment agreement.

Trustee Enright asked if the Village would take back and maintain the first floor of parking. Planning and Development Director Springer stated the Village would do this and showed a picture of the draft site plan showing this area. Planning and Development Director Springer stated the first floor parking would be conveyed back the Village, and a maintenance agreement would be worked out.

Trustee Senak asked about the property taxes during this time. Attorney Mathews stated to accept ownership transfers, the developer would be responsible for the property taxes. Attorney Mathews stated on recovery, the Village section would need to be declared tax-exempt again. Trustee Senak asked about the Village's minimum liability during construction and why this is being done now. Planning and Development Director Springer stated the developer wants to ensure a sense of security while moving forward with the proposed project. Attorney Mathews stated this also is being done so the Village cannot be brought into any disputes on costs, etc. while construction is taking place. Village Manager Franz stated the developer wants to do their due diligence on this site, such as environmental studies among other things.

Larry Debb, president of GSP Development, stated the Village counsel requested that the Village sell the property during construction, and his company is willing to do what the Village wants. Mr. Debb stated for the maintenance piece after construction, the Village will only pay maintenance for just their part - the first floor of parking.

Trustee Enright asked about GSP doing similar developments. Mr. Debb stated they did a similar project in Lombard, but the project was not done on the Village of Lombard's property. Mr. Debb stated they have done a similar project in Palatine and are working on a project in Park Ridge.

Meghan Meyer, who resides at 457 Hillside Avenue, stated she is concerned as a resident on Hillside Avenue. Ms. Meyer stated the neighbors are concerned about traffic congestion, and she is asking the Village Board to postpone their vote on this so there can be more transparency in this discussion.

Jason Fues, who resides at 620 Prairie Avenue, stated he is a parishioner at St. Petronille's, and his children attend school at St. Petronille's School. Mr. Fues stated there is concern for the children and the parishioners with this proposed project, and he would encourage the Village Board to review the traffic counts on how many people use the easements at length. Mr. Fues stated he would like the Village Board committed to work on traffic flow issues and safety concerns in this area. Mr. Debb stated there will still be an enclosed walkway that will be 8-feet wide and well lit.

Trustee Senak stated he is recusing himself from this vote as he is a parishioner at St. Petronille's.

Trustee Enright stated if the residents have concerns, the Plan process will be beginning soon, and public comment will be welcome at this. President McGinley stated the Village Board is committed to ensuring the residents' safety and parishioners' safety in this area.

RESULT:	APPROVED [4 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	Enright, Fasules, Ladesic, Pryde
ABSENT:	Kenwood
PRESENT:	McGinley
RECUSED:	Senak

G. Recommendation for the Parking Garage Design Build Team (Presented by Assistant Village Manager Holmer) (Trustee Enright)

1. Authorize the Village Manager to execute a contract and approve staff recommendation of Mortenson/Shive Hattery/Walker as the Design/Build Team to perform the construction management, design and engineering, and all further services as identified, for the construction and delivery of the public parking garage to be located behind the Civic Center, contingent upon attorney review.

Assistant Village Manager Holmer presented background on the recommendation for the Parking Garage Design Build Team and stated the Village is pursuing a parking garage behind the Civic Center with a Request for Qualifications (RFQ) that went out in August 2018. Assistant Village Manager Holmer stated after reviewing the responses to the RFQ, the list of proposals was down to four teams who were asked to provide a fee proposal at the interview. Assistant Village Manager Holmer stated staff is recommending the team of Mortenson/Shive Hattery/Walker as the Design Build Team. Assistant Village Manager Holmer stated the Guaranteed Price Maximum (GMP) will be determined after the design documents are sufficiently completed to make reasonable budget estimates.

Assistant Village Manager Holmer stated the design for the proposed parking garage is not done as of yet, but the Village will be engaging the neighbors for collaboration in this process.

Senior Pastor Reverend Daniel Diss, from the First Methodist Church, stated the church received a letter from the Village Manager Franz, dated November 8, 2018, asking for a proposed partnership between the Village and First Methodist Church for this proposed parking garage. Reverend Diss stated the church is open to this conversation, and they do accept as a formal invitation to negotiate on this proposed parking garage. Reverend Diss stated the church is looking forward to conversion on this proposed parking garage.

A motion was made by Trustee Enright and seconded by Trustee Senak to authorize the Village Manager to execute a contract and approve staff recommendation of Mortenson/Shive Hattery/Walker as the Design/Build Team to perform the construction management, design and engineering, and all further services as identified, for the construction and delivery of the public parking garage to be located behind the Civic Center, contingent upon attorney review.

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Enright, Fasules, Ladesic, Pryde, Senak
ABSENT:	Kenwood
PRESENT:	McGinley

H. Business Registration and Inspection Requirements Updates (Presented by Planning and Development Director Springer) (Trustee Pryde)

1. Ordinance No. 6641 - VC, An Ordinance Amending Chapter 4 (Building Inspection) of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois to Clarify Business Registration and Inspection Requirements.

Planning and Development Director Springer provided background on these updates and stated

there needs to be clarification and cleaning up of some text in the Village Code on Building Inspections as there needs to be clarification on the different processes.

Planning and Development Director Springer stated the modifications are as follows:

- *Establish what triggers the need for a business to register with the Village and subsequently be inspected for compliance with the Zoning Code related to occupancy.*
- *Establish separate fees for business registration and fire prevention inspections.*
- *Delete the fire prevention inspection fee exemption for charitable, religious or educational entities. All governmental agencies are charged for business registration and building permit fees are not waived for any entity. Religious and educational entities take a longer time to inspect than a general business due to the number of rooms and/or portions of the building that are assembly occupancies. Similar to building permit fees, the Village should recover the cost of performing these inspections.*
- *Clarify that there is no exemption from paying business registration fees.*
- *Authorize the Building & Zoning Official to establish the occupancy classification of any building or structure, which in turn establishes the fire prevention inspection fee.*
- *Clarify the Building & Zoning Official's responsibilities to perform construction, fire prevention, zoning occupancy and elevator inspections.*
- *Clarify that the annual elevator inspection fees do not include the fees required for periodic testing of elevators as required by the Office of the State Fire Marshal.*

Planning and Development Director Springer stated the staff is also proposing to eliminate the current fee exemption for charitable, religious or educational entities as fire safety inspections of these types of facilities are larger and require more time by the staff.

A motion was made by Trustee Pryde and seconded by Trustee Enright to approve Ordinance No. 6641 - VC, An Ordinance Amending Chapter 4 (Building Inspection) of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois to Clarify Business Registration and Inspection Requirements.

RESULT: **APPROVED [5 TO 0]**
MOVER: Craig R. Pryde, Village Trustee
SECONDER: Bill Enright, Village Trustee
AYES: Enright, Fasules, Ladesic, Pryde, Senak
ABSENT: Kenwood
PRESENT: McGinley

I. Parameters Ordinance 2018 Bond Issuance (Presented by Finance Director Coyle) (Trustee Fasules)

1. Ordinance No. 6642, An Ordinance providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, Series 2018, of the Village of Glen Ellyn, DuPage County, Illinois, for the purpose of financing construction of a parking garage facility, Glen Ellyn Civic Center improvements and street and streetscape improvements and property acquisition, authorizing designated officers to sell said bonds by the execution of a bond order, providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds and authorizing the sale of said bonds to the purchaser thereof.

Finance Director Coyle presented background on the parameters ordinance and stated the Village Board passes a parameters ordinance which outlines the guidelines for an issuance. Finance Director Coyle stated the Village is not currently issuing any bonds, only approving the parameters for bond issuance.

Finance Director Coyle stated these will be General Obligation Bonds for a 20-year Bond Term in an Issuance Amount not to exceed \$10 million. Finance Director Coyle stated the purpose of issuing these bonds is for financing construction of a parking garage facility, Glen Ellyn Civic Center improvements and street and streetscape improvements and property acquisition. Finance Director Coyle stated the Interest Rate will be set at a not-to-exceed 6% per year. Finance Director Coyle stated at this rate, the debt service estimate would be approximately \$715,000 per year.

Trustee Senak asked if the Village is limited to the items listed for these bonds. Finance Director Coyle stated the Village is generally limited in scope on this, but the Village does need to spend a certain amount of the bonds within a certain timeframe.

Finance Director Coyle stated for a tentative schedule going forward, the bond rating should be done the week after Thanksgiving, and the Village is targeting before December 15th for a pricing/sale date.

Trustee Kenwood entered the meeting at 8:00 p.m. via phone.

A motion was made by Trustee Fasules and seconded by Trustee Enright to approve Ordinance No. 6642, an Ordinance providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, Series 2018, of the Village of Glen Ellyn, DuPage County, Illinois, for the purpose of financing construction of a parking garage facility, Glen Ellyn Civic Center improvements and street and streetscape improvements and property acquisition, authorizing designated officers to sell said bonds by the execution of a bond order, providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds and authorizing the sale of said bonds to the purchaser thereof.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

J. Proposed Village Budget for FY2019 (Presented by Finance Director Coyle) (Trustee Fasules)

1. Motion to approve on second reading Ordinance No. 6635, An Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$61,907,604, including the compensation plan, for the fiscal year beginning January 1, 2019 and ending December 31, 2019. 2. Motion to commit \$41,793 of the 2019 budgeted General Fund surplus to be applied towards future police pension contributions.

Finance Director Coyle presented background on the proposed FY2019 budget and stated this is the last step in the budget process with final approval of the FY2019 budget. Finance Director Coyle stated the budget is the overview of the 17 Funds of the Village and provided highlights on the FY2019 budget. Finance Director Coyle stated the current General Fund surplus of \$41,793 is proposed to be applied towards future police pension contributions. Finance Director Coyle stated with this budget, the cost to the average resident is \$2.08 per month.

Trustee Enright asked if the surplus being used toward the Police Pension would be the objective in future years as well. Finance Director Coyle stated they have done this in the past, and they will continue to do this as they can.

A motion was made by Trustee Fasules and seconded by Trustee Enright to approve the following:

- *Approve on second reading Ordinance No. 6635, An Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$61,907,604, including the compensation plan, for the fiscal year beginning January 1, 2019 and ending December 31, 2019.*
- *Commit \$41,793 of the 2019 budgeted General Fund surplus to be applied towards future police pension contributions.*

Trustee Senak asked that these two motions be voted on separately, and Trustee Ladesic agreed with this. Trustee Senak thanked the Village staff for their work on this budget, but he feels the Village Board should scrutinize every expenditure in the budget. Trustee Senak submitted to the Village Board and staff and for the record a list of areas that he feels that could see some savings in the FY2019 budget. (Exhibit A) Trustee Senak stated the population and size area of the Village remain stable, and he feels there is no need to increase the size of the government.

Trustee Senak stated he looked at surrounding communities to see how much they spend per resident, and the average in the surrounding communities that he reviewed was \$2,095 revenue spent per resident. Trustee Senak stated in Glen Ellyn, this is \$2,296 revenue spent per resident. Trustee Senak stated he also looked at full-time staff per resident which is 1 Full-Time Equivalent Staff Employee for 198 residents in these surrounding communities, and in Glen Ellyn, this is 1 Full-Time Staff Equivalent Staff Employee per 220 residents.

Trustee Senak stated the Village seems in sound financial condition. Trustee Senak stated there are some structural changes in the budget, and this is due to a loss of revenue from the State of Illinois. Trustee Kenwood stated he saw Trustee Senak's list, and Trustee Kenwood stated they should ensure for future budgets that something should be figured out in the process. President McGinley stated the Village Board went through the usual budget process for questions and comments on the draft budget. Trustee Kenwood stated if something is done outside the budget process, this should be done in a more timely fashion.

Trustee Ladesic stated he echoes Trustee Senak's comments as Trustee Ladesic does not support the current budget as written. Trustee Ladesic stated he feels the Village Board should be cutting bits and pieces from the budget as this is the staff's job. Trustee Ladesic stated the Village Board may need to drill down further in the future.

Trustee Enright stated he felt the budget process was fair, and this seems to be the best possible budget that could be done. Trustee Fasules stated if the Village Board starts cutting pieces from the budget, this will take services away from the community. Trustee Fasules stated during the process, the staff should be given a goal on the budget if the Village Board thinks the budget is too much. Trustee Fasules stated for example, tell the staff to come back at 5% less of a budget. Trustee Senak stated he feels nothing on the list of savings he provided would affect the maintenance or modernization of the Village's infrastructure or continue to compromise stormwater management or reductions in staff.

Trustee Fasules stated cutting today could bring more problems to the Village in the future. Trustee Fasules stated he is not opposed to what Trustee Senak is trying to do, but in that case, the Village Board would need to reform taxes. Trustee Fasules stated the Village Board would need to reduce property taxes in innovative ways.

Trustee Ladesic stated the Village Board asked the staff to come up with a budget that zeroes the levy, and the staff did this. Trustee Fasules stated zeroing the levy will cause problems down the line. President McGinley stated as the budget process was moved to a calendar year, the staff now puts together the budget before the levy. President McGinley stated the Village Board asked for bottom-line costs. President McGinley stated she appreciated Trustee Senak's list, but this list seems to propose to stop all staff and police officer recruiting, and there would be no maintenance budget for the Village's buildings. President McGinley stated she cannot agree with this approach. President McGinley stated the Village Board and the staff plugged the hole in the budget structure for 2019 so they did not have to go outside the tax issue.

RESULT:	APPROVED [4 TO 2]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Kenwood, Pryde
NAYS:	Ladesic, Senak
PRESENT:	McGinley

2. Motion to commit \$41,793 of the 2019 budgeted General Fund surplus to be applied towards future police pension contributions.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

K. 2018 Proposed Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library (Presented by Finance Director Coyle) (Trustee Fasules)

1. NO. 6636 : 2018 Property Tax Second Reading

Finance Director Coyle gave a brief presentation on the proposed 2018 Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library and reviewed the tax cycle dates. Finance Director Coyle stated the levies are due to DuPage County by the last Tuesday in December, and in January 2019, the Village Board would consider any abatements that need to be done.

Finance Director Coyle showed a sample 2017 bill and stated the Village gets 6.7% and the Glen Ellyn Public Library gets 4.3%. Finance Director Coyle stated the Property Tax Levy includes a 2.1% increase in CPI and a 0.7% for new growth while there is a 0.4% increase for the Library's operating costs and a 1.4% debt levy.

A motion was made by Trustee Fasules and seconded by Trustee Enright to approve on second reading Ordinance No. 6636, an Ordinance for the levy and assessment of taxes in the amount of \$13,558,617 for the fiscal year beginning January 1, 2019 and ending December 31, 2019, of the Village of Glen Ellyn and the Glen Ellyn Public Library.

RESULT:	APPROVED [4 TO 3]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	McGinley, Enright, Fasules, Pryde
NAYS:	Kenwood, Ladesic, Senak

L. Special Property Tax which Applies only to Property Owners in Portions of the Lambert Farms Subdivision Located within the Special Service Area (SSA) Number 12 Taxing District (Presented by Finance Director Coyle) (Trustee Ladesic)

1. Ordinance No. 6643, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$96,000 for the Village of Glen Ellyn Special Service Area Number 12.

Trustee Ladesic stated it would be good to explain what Special Service Areas (SSAs) are. Finance Director Coyle provided an explanations on SSAs.

Finance Director Coyle stated the tax levy for SSA 12 was established in 2006 to recover the cost of constructing a sanitary sewage collection system in the Lambert Farms subdivision, and this is the

13th tax levy in the 20-year term of SSA12.

A motion was made by Trustee Fasules and seconded by Trustee Enright to approve Ordinance No. 6643, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$96,000 for the Village of Glen Ellyn Special Service Area Number 12.

RESULT:	APPROVED [6 TO 0]
MOVER:	Pete Ladesic, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

M. Five Special Service Area (SSA) Taxing Districts which Apply to Commercial Properties along the Roosevelt Road Corridor, in the Downtown Central Business District, and at Stacy's Corners (Presented by Finance Director Coyle) (Trustee Kenwood)

Finance Director Coyle stated the Village has five Special Service Areas covering all commercially-zoned areas in Glen Ellyn including the Roosevelt Road Corridor, the Downtown Central Business District, and the historic Stacy's Corners. Finance Director Coyle stated these special taxing areas may levy an additional property tax at a maximum rate of 15 cents per \$100 of assessed value for the purpose of providing funding for economic development activities and programs in the Village. Finance Director Coyle stated the commercial SSAs were established in 2009 following a public notice and hearing process as required by State statutes.

1. Ordinance No. 6644, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$45,000 for the Village of Glen Ellyn Special Service Area Number 13.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

2. Ordinance No. 6645, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$110,000 for the Village of Glen Ellyn Special Service Area Number 14.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

3. Ordinance No. 6646, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$5,000 for the Village of Glen Ellyn Special Service Area Number 15.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

4. Ordinance No. 6647, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$3,000 for the Village of Glen Ellyn Special Service Area Number 16.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

5. Ordinance No. 6648, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$700 for the Village of Glen Ellyn Special Service Area Number 17.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

- N. Two Special Service Area (SSA) Taxing District which Apply only to Unincorporated Areas to the North and South of the Village Limits which are Served by the Glen Ellyn Volunteer Fire Company (Presented by Finance Director Coyle) (Trustee Senak)**

Finance Director Coyle stated in 2009 the Village, with the consent of DuPage County, established two special service areas (SSA) in unincorporated areas north and south of the Village limits which are served by the Glen Ellyn Volunteer Fire Company (GEVFC). Finance Director Coyle stated these SSAs were established to ensure that residents in the unincorporated areas served by the Fire Company paid a proportionate share of total fire and related emergency services costs. Finance Director Coyle stated there was an increase in the 2018 levy due to the purchase of a new fire ladder truck.

1. Ordinance No. 6649, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$202,788 for Glen Ellyn Special Service Area Number 18.

RESULT:	DENIED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

2. Ordinance No. 6650, An Ordinance for the Levy and Assessment of Taxes for the 2018 Tax Levy Year in the Amount of \$131,398 for the Glen Ellyn Special Service Area Number 19.

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

O. Other Business

1. Finance Director Coyle will present the Third Quarter Financial Report (Discussion Only)

Finance Director Coyle presented information on Third Quarter Financial Report and stated this is an unaudited cash basis, ending September 30, 2018. Finance Director Coyle stated the current year revenues are in line with the prior year's revenues, and the current year expenditures are ahead of the prior year, but below budget. Finance Director Coyle showed a graph of the Five Year Trend of the General Fund. Finance Director Coyle stated the Village's targets of income tax, Home Rule Sales Tax and sales tax are below year to date where the Village would like these targets to be. Finance Director Coyle stated this information can be found in the Finance Commission's packet information which is on the Village's website. Finance Director Coyle stated for the Village Links/Reserve 22, restaurant sales are down 2%, and banquet sales are up 22%. Finance Director Coyle stated golf rounds are down this year as well as compared to last year due to weather. Finance Director Coyle showed a graph of the Health of the Real Estate market in Glen Ellyn and stated the Village is ahead of 2015 and 2017, but behind the 2016 results as of now. Finance Director Coyle stated the cash reserves in all funds are above the levels as of now as this is always the high point in the year.

Trustee Kenwood entered the meeting in person at 8:55 p.m.

Trustee Senak asked about the cash reserves in the General Fund. Finance Director Coyle stated at the end of the Third Quarter, the cash reserves were \$1.3 million above the policy limit, but reminded the Village Board that this is the high point in the year as DuPage County has collected levies at this point.

P. Reminders

1. A Glenbard Waste Authority Meeting is scheduled for Thursday, November 15, 2018 at 6:00 PM at Lombard Village Hall.
2. A Village Board Meeting is scheduled for Monday, December 10, 2018 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Special Village Board Meeting is scheduled for Monday, December 17, 2018 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

Q. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, John Kenwood
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

Respectfully submitted by Debbie Solomon, Recording Secretary

Reviewed and approved by John A. Chereskin, Village Clerk