



Oak Park Elementary School District 97

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TO: Dr. Albert G. Roberts, Superintendent of Schools

FROM: Therese M. O'Neill, Asst. Supt. for Finance & Operations

SUBJECT: Proposed 2011 Levy

DATE: November 29, 2011

At the time the Board was presented the estimated 2011 levy, we were unaware that 41 parcels that make up the West Suburban Medical Center campus would be assessed for the first time in 2011. They were previously exempted from taxation through the 2010 assessment year (please see attached list). The new owner (Vanguard Health Systems, Inc. – based out of Nashville) appealed the 2011 assessment and it is believed they may be currently appealing the assessment at the Cook County Board of Review. However, in the event their appeal is denied, the possibility of new growth of approximately \$36,242,712 could be realized.

The original minimum amount of new growth anticipated in my estimated levy was \$27,754,692, utilizing the 1.5% CPI increase. In order to insure capturing this \$36,242,712, I am recommending we submit a Certificate of Levy that increases the Operating Funds by 2.5%. However, by increasing this amount by 2.5%, the overall levy increase (after including the Debt Service reduction) remains close to the overall CPI increase, 1.56%. In reality, we will only receive what we are entitled to but we want to anticipate enough potential growth to secure the full value of this potential new growth.

Attached to this memorandum are the following four pages:

- 1) The original estimated 2011 Recommended Levy.
- 2) The revised recommended 2011 Levy.
- 3) The original Breakeven Growth under PTELL with 1.5% Levy Increase Cap
- 4) The revised Breakeven Growth under PTELL with an additional 1.0% increase

Also attached is the entire presentation with the revisions included, as well as a revised Certificate of Levy and Notice to be published in the December 1, 2011 issue of the Oak Leaves.

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Attachments (8)

Summary of Parcels and 2011 Assessed Values for West Suburban Medical Center

Permanent Index Numbers	Assessor Certified 2011 AV	Indicated EAV (3.3 EQ factor)	Property Description
16-08-110-017-0000	17,663	58,288	West Lot
16-08-110-018-0000	20,568	67,874	West Lot
16-08-110-019-0000	32,284	106,537	West Lot
16-08-110-020-0000	27,176	89,681	West Lot
16-08-110-021-0000	27,071	89,334	West Lot
16-08-110-022-0000	26,970	89,001	West Lot
16-08-110-023-0000	48,176	158,981	West Lot
16-08-111-006-0000	24,369	80,418	Parking Garage
16-08-111-009-0000	107,683	355,354	Parking Garage
16-08-111-013-0000	2,573	8,491	Parking Garage
16-08-111-014-0000	37,530	123,849	Parking Garage
16-08-111-015-0000	77,108	254,456	Parking Garage
16-08-111-016-0000	77,138	254,555	Parking Garage
16-08-111-017-0000	77,161	254,631	Parking Garage
16-08-111-018-0000	308,694	1,018,690	Parking Garage
16-08-111-021-0000	196,687	649,067	Parking Garage
16-08-111-022-0000	191,037	630,422	Parking Garage
16-08-116-012-0000	21,577	71,204	West Lot
16-08-116-013-0000	36,693	121,087	West Lot
16-08-116-014-0000	17,550	57,915	West Lot
16-08-116-015-0000	16,643	54,922	West Lot
16-08-116-016-0000	15,510	51,183	West Lot
16-08-116-017-0000	234,696	774,497	West Lot
16-08-116-018-0000	194,374	641,434	West Lot
16-08-116-019-0000	64,838	213,965	West Lot
16-08-116-020-0000	123,970	409,101	West Lot
16-08-116-021-0000	17,453	57,595	Green Space
16-08-116-022-0000	209,874	692,584	Green Space
16-08-116-023-0000	74,138	244,655	Residence
16-08-116-024-0000	28,431	93,822	Green Space
16-08-116-025-0000	25,281	83,427	Green Space
16-08-116-026-0000	23,325	76,973	Green Space
16-08-117-001-0000	40,551	133,818	Hospital
16-08-117-007-0000	585,887	1,933,427	Hospital
16-08-117-008-0000	585,229	1,931,256	Hospital
16-08-117-009-0000	189,663	625,888	Hospital
16-08-117-010-0000	387,456	1,278,605	Hospital
16-08-117-011-0000	585,229	1,931,256	Hospital
16-08-117-012-0000	471,261	1,555,161	Hospital
16-08-117-013-0000	3,259,977	10,757,924	Hospital
16-08-117-015-0000	1,362,500	4,496,250	Office Building
16-08-117-016-0000	1,110,646	3,665,132	Office Building
Totals	10,982,640	36,242,712	

2011 Recommended Levy

Fund	2010 Levy Extended	2011 Levy Proposed	Dollar Change	Percent Change
Educational	41,351,518	41,971,791	620,273	1.5%
Oper & Maint	3,234,210	3,282,723	48,513	1.5%
Transportation	1,256,384	1,275,230	18,846	1.5%
IMRF	1,133,000	1,149,995	16,995	1.5%
Social Security	1,133,000	1,149,995	16,995	1.5%
Special Education **	- 0 -	- 0 -		
Sub Total - capped/1.5%	48,108,112	48,829,734	721,622	1.5%
Building Bonds	4,677,120	4,458,250	(218,870)	- 4.68%
Limited Tax Bonds	3,328,273	3,109,600	(218,673)	- 6.57%
Estimated 2011 DSEB		111,040	111,040	100.00%
Sub Total - non cap / 5%	8,005,393	7,678,890	(326,503)	-4.08%
Grand Total	56,113,505	56,508,624	395,119	.07%

** While it may appear we are not levying for Special Education, it has been absorbed into Education Fund

2011 Recommended Levy

Fund	2010 Levy Extended	2011 Levy Proposed	Dollar Change	Percent Change
Educational	41,351,518	42,385,306	1,033,788	2.5%
Oper & Maint	3,234,210	3,315,065	80,858	2.5%
Transportation	1,256,384	1,287,794	31,410	2.5%
IMRF	1,133,000	1,161,325	28,325	2.5%
Social Security	1,133,000	1,161,325	28,325	2.5%
Special Education **	- 0 -	- 0 -		
Sub Total - capped/1.5%	48,108,112	49,310,815	1,202,703	2.5%
Building Bonds	4,677,120	4,458,250	(218,870)	- 4.68%
Limited Tax Bonds	3,328,273	3,109,600	(218,673)	- 6.57%
Estimated 2011 DSEB		111,040	111,040	100.00%
Sub Total - non cap / 5%	8,005,393	7,678,890	(326,503)	-4.08%
Grand Total	56,113,505	56,989,705	876,200	1.56%

** While it may appear we are not levying for Special Education, it has been absorbed into Education Fund

Breakeven Growth under PTELL with 1.5% Levy Increase Cap

Prior year extension	\$48,108,112
CPI (for 2010)	1.5%
Additional Levy Request above CPI	0.0%
Loss Factor	3.0%
Prior Year x CPI (1.5%)	721,622
Estimated levy rate	2.600
Available new EAV growth	\$27,754,692

Conclusion: New property outside of the three TIFs would need to exceed \$27 million for the district to not achieve its maximum levy available under PTELL.

Breakeven Growth under PTELL with 1.5% Levy Increase Cap

Prior year extension	\$48,108,112
CPI (for 2010)	1.5%
Additional Levy Request above CPI	1.0%
Loss Factor	3.0%
Prior Year x CPI (1.5%)	1,202,703
Estimated levy rate	2.600
Available new EAV growth	\$46,257,808

Conclusion: New property outside of the three TIFs would need to exceed \$46 million for the district to not achieve its maximum levy available under PTELL.

Oak Park District 97 2011 Levy Presentation

November 29, 2011

Purpose

- ☐ Review general levy process
- ☐ Review projected levies by fund
- ☐ Present Estimated 2011 Levy –
October 25, 2011
- ☐ Present Tentative 2011 Levy –
November 29, 2010
- ☐ Adopt Final 2011 Levy –
December 13, 2011

Levy - General Information

- ☐ A levy is a formal request sent to the county clerk's office, asking that taxes be collected for District operations.
- ☐ The levy amount is based on the district's projected needs.
- ☐ The final levy amount and related tax rate (or extension) is determined by the county clerk's office based on the requested amounts, after applying PTELL reductions (tax cap law)
- ☐ Annually, the Board of Education must have presented, for its consideration, a tentative levy.
- ☐ A minimum of 20 days between presentation of a tentative levy and its adoption is required if in excess of the 5% threshold.
- ☐ With presentation of a tentative levy which is lower than the 5% threshold, there is no need to publish a notice announcing the need for a Public Hearing on same. However, Oak Park District 97 has consistently chosen to publish such notice to fully inform its constituency.
- ☐ If tentative/final levy is in excess of 5%, a Truth-In Taxation notice must be published and a Public Hearing conducted.
- ☐ Once levy is adopted, it must be filed with Cook County Clerk.

2011 Recommended Levy

Fund	2010 Levy Extended	2011 Levy Proposed	Dollar Change	Percent Change
Educational	41,351,518	42,385,306	1,033,788	2.5%
Oper & Maint	3,234,210	3,315,065	80,858	2.5%
Transportation	1,256,384	1,287,794	31,410	2.5%
IMRF	1,133,000	1,161,325	28,325	2.5%
Social Security	1,133,000	1,161,325	28,325	2.5%
Special Education **	- 0 -	- 0 -		
Sub Total - capped/1.5%	48,108,112	49,310,815	1,202,703	2.5%
Building Bonds	4,677,120	4,458,250	(218,870)	- 4.68%
Limited Tax Bonds	3,328,273	3,109,600	(218,673)	- 6.57%
Estimated 2011 DSEB		111,040	111,040	100.00%
Sub Total - non cap / 5%	8,005,393	7,678,890	(326,503)	-4.08%
Grand Total	56,113,505	56,989,705	876,200	1.56%

** While it may appear we are not levying for Special Education, it has been absorbed into Education Fund

Breakeven Growth under PTELL with 1.5% Levy Increase Cap

Prior year extension	\$48,108,112
CPI (for 2010)	1.5%
Additional Levy Request above CPI	1.0%
Loss Factor	3.0%
Prior Year x CPI (1.5%)	1,202,703
Estimated levy rate	2.600
Available new EAV growth	\$46,257,808

Conclusion: New property outside of the three TIFs would need to exceed \$46 million for the district to not achieve its maximum levy available under PTELL.

Breakeven Growth under PTELL with 5.0% Levy Increase Cap

Prior year extension	\$48,108,112
CPI (for 2011)	1.5%
Additional Levy Request	3.5%
Total Levy Request	5.0%

Prior Year x CPI + Add'l Levy (5%)	\$ 2,405,406
Estimated levy rate	2.600
Available new EAV growth	\$92,516,615

Conclusion: New property outside of the three TIFs would need to exceed \$92 million for the district to not achieve its maximum levy available under PTELL.

Directions to County Clerk Possible Reductions

- ❑ To ensure maximum dollars coming into Education Fund, the direction to be given to the Cook County Clerk is to reduce other “capped” funds by the formal prepared resolution.

Questions ?

Original: ☐
Amended: ☐

ILLINOIS STATE BOARD OF EDUCATION

School Business Services Division
217/785-8779

CERTIFICATE OF TAX LEVY

A copy of this Certificate of Tax Levy shall be filed with the County Clerk of each county in which the school district is located on or before the last Tuesday of December.

District Name Oak Park District	District Number 0---97	County Cook
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Amount of Levy

Educational	\$ 42,385,306	Fire Prevention & Safety *	\$
Operations & Maintenance	\$ 3,315,065	Tort Immunity	\$
Transportation	\$ 1,287,794	Special Education	\$
Working Cash	\$ 0	Leasing	\$
Municipal Retirement	\$ 1,161,325	Other	\$
Social Security	\$ 1,161,325	Other	\$
		Total Levy	\$ 49,310,815

* Includes Fire Prevention, Safety, Energy Conservation, Disabled Accessibility, School Security, and Specified Repair Purposes.

See explanation on reverse side.

Note: Any district proposing to adopt a levy must comply with the provisions set forth in the Truth in Taxation Law.

We hereby certify that we require:

the sum of 42,385,306 dollars to be levied as a special tax for educational purposes; and
the sum of 3,315,065 dollars to be levied as a special tax for operations and maintenance purposes; and
the sum of 1,287,794 dollars to be levied as a special tax for transportation purposes; and
the sum of 0 dollars to be levied as a special tax for a working cash fund; and
the sum of 1,161,325 dollars to be levied as a special tax for municipal retirement purposes; and
the sum of 1,161,325 dollars to be levied as a special tax for social security purposes; and
the sum of 0 dollars to be levied as a special tax for fire prevention, safety, energy conservation, disabled accessibility, school security and specified repair purposes; and
the sum of 0 dollars to be levied as a special tax for tort immunity purposes; and
the sum of 0 dollars to be levied as a special tax for special education purposes; and
the sum of 0 dollars to be levied as a special tax for leasing of educational facilities or computer technology or both, and temporary relocation expense purposes; and
the sum of 0 dollars to be levied as a special tax for _____; and
the sum of 0 dollars to be levied as a special tax for _____
on the taxable property of our school district for the year _____.

Signed this 13th day of December 2011 .
(President)

(Clerk or Secretary of the School Board of Said School District)

When any school is authorized to issue bonds, the school board shall file a certified copy of the resolution in the office of the county clerk of each county in which the district is situated to provide for the issuance of the bonds and to levy a tax to pay for them. The county clerk shall extend the tax for bonds and interest as set forth in the certified copy of the resolution, each year during the life of the bond issue. Therefore to avoid a possible duplication of tax levies, the school board should not include a levy for bonds and interest in the district's annual tax levy.

Number of bond issues of said school district that have not been paid in full 3 .

(Detach and Return to School District)

This is to certify that the Certificate of Tax Levy for School District No. _____, _____ County, Illinois, on the equalized assessed value of all taxable property of said school district for the year _____, was filed in the office of the County Clerk of this County on _____, _____.

In addition to an extension of taxes authorized by levies made by the Board of Education (Directors), an additional extension(s) will be made, as authorized by resolution(s) on file in this office, to provide funds to retire bonds and pay interest thereon.

The total levy, as provided in the original resolution(s), for said purposes for the year _____, is \$ _____.

(Signature of County Clerk)

(Date)

(County)

NOTICE FOR NEWSPAPER PUBLICATION

**NOTICE OF PROPOSED PROPERTY TAX INCREASE FOR
OAK PARK SCHOOL DISTRICT NO. 97, COOK COUNTY, ILLINOIS**

- I. A public hearing to approve a proposed property tax levy for Oak Park School District No. 97, Cook County, Illinois for 2011 will be held on December 13, 2011 at 7:00 p.m. at the Board of Education Meeting Room, 970 Madison Street, Oak Park, Illinois 60302.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Ms. Therese M. O'Neill, Assistant Superintendent for Finance and Operations, 970 Madison Street, Oak Park, Illinois at (708) 524-7623.

- II. The corporate and special purpose property taxes extended or abated for the year 2010 were \$48,108,112.

The proposed corporate and special purpose property taxes to be levied for 2010 are \$49,310,815. This represents a 2.50% increase over the previous year's extension.

- III. The property taxes extended for debt service for 2010 were \$8,005,393.

The estimated property taxes to be levied for debt service for 2011 are \$7,678,890.

- IV. The total property taxes extended or abated for 2010 were \$56,113,505.

The estimated total property taxes to be levied for 2011 are \$56,989,705
This represents a 1.56% increase over the previous year's total levy.

NOTE- THIS NOTICE MUST BE IN AT LEAST 12-POINT TYPE, THE BLACK BORDER MUST BE NOT LESS THAN ¼ INCH WIDE, AND THIS NOTICE MUST BE NOT LESS THAN 1/8 PAGE IN SIZE. THE NOTICE SHALL NOT BE PLACED IN THAT PORTION OF THE NEWSPAPER WHERE LEGAL NOTICES AND CLASSIFIED ADVERTISEMENTS ARE PUBLISHED.