



MEMORANDUM

To: Dr. Charles Johns
Board of Education

From: Dr. R.J. Gravel
Ms. Vicki Tarver

Date: Monday, November 13, 2023

Re: Resolution Regarding Estimated Amounts Necessary to be Levied for the Year 2023

EXECUTIVE SUMMARY

Each year, the school district publishes and schedules public hearing on the estimated tax levy. The estimated levy represents an increase of 5% for the operating funds, while also capturing additional resources from new property growth, which will provide the financial resources necessary to support the school district’s educational programs for approximately 5,200 students. The Cook County Clerk will apply calculations required by the Property Tax Extension Limitation Law (PTELL) prior to determining the amount of funds permissible to be collected through the tax extension.

BACKGROUND

Each year the Business Services department prepares an estimated tax levy, to be presented and discussed with the Finance Committee and the Board of Education. The estimated levy identifies the amount of money requested to be raised by taxation for the year 2023. This is the first action in the process to secure the District’s property tax revenue.

To provide additional insight into the tax levy process, the following timeline has been constructed:

Table 1
Property Tax Timeline

Estimated Date	Activity
November 7, 2023	Board of Education Finance Committee Reviews Estimated Tax Levy
November 13, 2023	Board of Education Reviews Estimated Tax Levy; Approves Resolution to Publish Estimated Levy
December 11, 2023	Public Hearing on Estimated Levy; Board of Education Certifies Tax Levy*
January 31, 2024	Cook County Treasurer Mails 1st Installment Bills to Taxpayers (55% of TY2022 Assessment); District Begins to Receive Tax Receipts for TY2023**
June 15, 2024	Cook County Clerk Finalizes Tax Rate and Levy Amounts
July 1, 2024	Cook County Treasurer Mails 2nd Installment Bills to Taxpayers (Remainder for TY2023 Assessment); District Continues Receiving Tax Receipts for TY2023**

* School districts are required to file a tax levy with the County Clerk annually; on or before the last Tuesday in December.

** Property tax revenue is received across two fiscal years.



Calculation of the Estimated Tax Levy for 2023

For the 2023-24 fiscal year, local property taxes represent 85.7% of direct revenue receipts. In certifying the tax levy, the Board of Education is formalizing its request for property tax revenue for the 2023 tax year, which is paid by taxpayers through two (2) installments during the 2024 calendar year.

To develop a levy, the school district begins by reviewing last year's property tax extension (finalized by the Cook County Clerk in October 2023) and determines if tax amounts levied in the prior year should be decreased, left at the same level, or increased. Historically, our school district has increased the tax levy by:

- The maximum amount allowable under the Property Tax Extension Limitation Law (PTELL), which is the lesser of 5%, or the applicable percentage increase in the Consumer Price Index (35 ILCS 200).
- A calculated factor that represents new property growth added to the tax base since the last extension was finalized. It is important to note that:
 - Increased revenue as a result of new property provides the financial resources necessary to provide educational services to the increased student population.
 - The ability to increase the District's tax extension as a result of the new property only exists in the year in which the new property is added to the tax base. If the levy does not reflect a calculation to capture the potential new property in a given year, the negative financial impact compounds each year.

Taking these two factors into consideration, the following data was utilized to develop the estimated tax levy for 2023:

- Equalized Assessed Value (EAV) for Tax Year 2022
 - \$7,188,064,329
 - Calculated by the Cook County Clerk; included in the District's Agency Tax Rate Report published in October 2023¹
- Percent change in the Consumer Price Index for All Urban Consumers (CPI-U) Not Seasonally Adjusted between December 2021 and December 2022 (12-month comparison period).
 - 5.0%
 - 6.5% was calculated by the US Department of Labor's Bureau of Labor Statistics; Published by the Bureau on January 12, 2023².
 - PTELL limits this amount to 5%.
- Estimated New Property Growth Between Since the 2022 Tax Extension was Finalized
 - 1.0%

¹ Cook County Clerks Office. (n.d.). *Tax Agency Report for Tax Year 2022 for Agency 04-2220-000*.

<https://www.cookcountyclerkil.gov/service/tax-agency-reports>

² U.S. Bureau of Labor Statistics. (2023, January 12). *Consumer Price Index News Release*.

https://www.bls.gov/news.release/archives/cpi_01122023.htm



- Calculated by the District based on trend-line analysis, known development activities, expiring tax incentives (e.g. 6(b), TIF), and triennial reassessment activities.
- New property recognized during the 2022 tax year was \$63.7M.
- Excluding the 2022 tax year and the 2021 tax year (when “The Glen” TIF ended), the school district averages \$54M. Due to the volatility of the EAV of new property from one year to the next, utilizing a percent of the school district’s EAV provides greater security to ensure that we capture all new growth.

A detailed review of historical tax extensions and the 2023 levy, which incorporates the three previously stated factors has been attached to this memo. **Please note that while the estimated levy presents a 6.0% increase, exclusive of the amounts required for previously approved debt service payments, the actual amount to be raised by taxation will be limited by the maximum amount permissible under PTELL. The Cook County Clerk will reduce this amount in accordance with PTELL.**

Publication of the Estimated Levy and Public Hearing

In accordance with Truth in Taxation law (35 ILCS 200/18-56), a taxing body with estimated tax levies that are more than 105% of the preceding year’s extension, is required to publish the estimated amounts, and hold a public hearing. Even in times when the district’s tax levy does not exceed 105%, it has been our practice to publish the levy and hold a public hearing to provide an opportunity for our community to express their thoughts regarding the proposal.

RECOMMENDATION

It is recommended that the Board of Education approve the “Resolution Regarding Estimated Amounts Necessary to be Levied for the Year 2023”. Further, it is recommended that the Board direct the administration to publish the estimated levy amounts and to schedule a public hearing on the estimated tax levy as part of the regular board meeting scheduled for December 11, 2023.



**Resolution Regarding Estimated Amounts
Necessary To Be Levied For The Year 2023**

WHEREAS, the Truth in Taxation Act (35 ILCS 200/18-55) requires that all taxing districts in the State of Illinois determine the estimated amount of money, exclusive of levies for debt service estimated to be necessary to be raised by taxation for the year 2023 not less than twenty (20) days prior to the official adoption of the aggregate tax levy of the district; and

WHEREAS, if the estimated aggregate amount necessary to be levied, exclusive of bond and interest costs, exceeds 105% of the aggregate amount of property taxes extended or estimated to be extended, including any amount abated by the taxing district prior to such extension, upon the levy of the preceding year, public notice shall be given and a public hearing shall be held on the district's intent to adopt a tax levy in an amount which is more than 105% of such extension or estimated extension for the preceding year; and

WHEREAS, while the estimated aggregate amount necessary to be levied for the year 2023 does exceed 105%.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Education, Glenbrook High School District 225, County of Cook, State of Illinois, as follows:

Section 1: The aggregate amount of taxes, estimated to be levied for the year 2023 is \$143,422,235, exclusive of levies for bond and interest and including estimated levies for the specific purposes as follows:

Educational Purposes	\$121,422,235
Operations and Maintenance Purposes	\$16,000,000
Transportation Purposes	\$4,500,000
Illinois Municipal Retirement Fund Purposes	\$400,000
Social Security/Medicare Purposes	\$1,000,000
Working Cash Fund Purposes	\$100,000

Section 2: The amount of taxes estimated to be levied or to have already been levied for bond and interest purposes for the year 2023 is \$9,773,483.



Section 3: Appropriate public notice will be published and a public hearing scheduled on December 11, 2023, at 7:00 PM regarding the 2023 levy.

Section 4: This resolution shall be in full force and effect forthwith upon its adoption.

Board of Education, Glenbrook High School District 225

By: _____
Bruce Doughty
President, Board of Education

ATTEST:

Carol Smith
Secretary, Board of Education

Date: November 13, 2023



**Notice of Proposed Tax Increase for
Glenbrook High School District 225**

- I. A public hearing to approve a proposed property tax levy increase for Glenbrook High School District 225 for 2023 will be held on December 11, 2023, at 7:00 PM at 3801 W. Lake Avenue, Public Meeting Room, Glenview, Illinois, 60026.
Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Carol Smith, Executive Director of Communications, at 3801 W. Lake Avenue, Glenview, Illinois, phone: (847) 486-4710, e-mail: csmith1@glenbrook225.org.
- II. The corporate and special purpose property taxes extended or abated for 2022 were \$135,303,995..
The proposed corporate and special purpose property taxes to be levied for 2023 are \$143,422,235. This represents a 6% increase over the previous year.
- III. The property taxes extended for debt service and public building commission leases for 2022 were \$13,026,045.
The estimated property taxes to be levied for debt service and public building commission leases for 2023 are \$9,773,483. This represents a 25% decrease over the previous year.
- IV. The total property taxes extended for 2022 were \$148,330,040. The estimated total property taxes to be levied for 2023 are \$153,195,718. This represents a 3.3% increase over the previous year.

Historical Tax Extensions and Estimated 2022 Levy

Equalized Assessed Value	2018 Actual	2019 Actual [^]	2020 Actual	2021 Actual	2022 Estimated Levy	2022 [^] Actual	Difference	2023 Estimated Levy
Agency Existing EAV	5,272,721,056	6,035,167,626	5,995,105,565	5,594,504,048	6,413,611,483	7,124,395,571	710,784,088	7,547,467,545
New Growth EAV	45,843,135	65,381,035	51,967,899	513,697,364	61,082,014	63,668,758	2,586,744	71,880,643
Total EAV	5,318,564,191	6,100,548,661	6,047,073,464	6,108,201,412	6,474,693,497	7,188,064,329	713,370,832	7,619,348,189

< Includes the addition of anticipated new property growth.

Tax Levy Percent	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Estimated Levy	2022 Actual	Difference	2023 Estimated Levy
Consumer Price Index (CPI-U)	2.1%	1.9%	2.3%	1.4%	5.0%	5.0%	0.0%	5.0%
New Growth Factor	2.3%	1.1%	0.9%	8.4%	1.0%	0.9%	-0.1%	1.0%
Tax Levy Percent	4.4%	3.0%	3.2%	9.8%	6.0%	5.9%	-0.1%	6.0%

< This is not the actual amount that will be collected. This value represents a "balloon" levy to ensure that the value of anticipated new property is captured. The Cook County Clerk will reduce this amount in accordance with the Property Tax Extension Limitation Law (PTELL).

Tax Levy Rate	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Estimated Levy	2022 Actual	Difference	2023 Estimated Levy
Educational	1.8427	1.6597	1.7435	1.7859	1.8154	1.6273	-0.1881	1.5936
Operations and Maintenance	0.0775	0.0675	0.0852	0.1686	0.1699	0.1576	-0.0123	0.2100
Transportation	0.0387	0.0338	0.0255	0.0506	0.0541	0.0502	-0.0039	0.0591
Municipal Retirement	0.0290	0.0253	0.0170	0.0304	0.0139	0.0129	-0.0010	0.0052
Social Security	0.0349	0.0304	0.0307	0.0506	0.0340	0.0315	-0.0025	0.0131
Working Cash	0.0165	0.0144	0.0043	0.0042	0.0031	0.0029	-0.0002	0.0013
Sub-total Operating Funds	2.0400	1.8320	1.9070	2.0910	2.0903	1.8830	-0.2073	1.8823
Recapture Levy				0.0428		0.0312		
Building Bonds *	0.1290	0.1329	0.1346	0.1333	0.1221	0.1133	-0.0088	0.0948
Limited Bonds **	0.0469	0.0415	0.0424	0.0427	0.0388	0.0367	-0.0021	0.0335
Sub-total Non-Capped Funds	0.1759	0.1744	0.1770	0.2188	0.1609	0.1812	0.0203	0.1283
Total Tax Rate	2.216	2.006	2.084	2.310	2.251	2.064	-0.187	2.011

Tax Levy Extension	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Estimated Levy	2022 Actual	Difference	2023 Estimated Levy
Educational	98,002,874	101,251,040	105,433,273	109,088,654	117,540,963	116,969,995	(570,968)	121,422,235
Operations and Maintenance	4,120,000	4,120,000	5,150,000	10,300,000	11,000,000	11,330,000	330,000	16,000,000
Transportation	2,060,000	2,060,000	1,545,000	3,090,000	3,500,000	3,605,000	105,000	4,500,000
Municipal Retirement	1,545,000	1,545,000	1,030,000	1,854,000	900,000	927,000	27,000	400,000
Social Security	1,854,000	1,854,000	1,854,000	3,090,000	2,200,000	2,266,000	66,000	1,000,000
Working Cash	875,500	875,500	257,500	257,500	200,000	206,000	6,000	100,000
Sub-total Operating	108,457,374	111,705,540	115,269,773	127,680,154	135,340,963	135,303,995	(36,968)	143,422,235
Recapture Levy				2,611,278		2,243,365		
Building Bonds *	6,859,431	8,109,851	8,139,781	8,144,674	7,907,700	8,144,931	237,231	7,222,950
Limited Bonds **	2,493,861	2,531,270	2,567,257	2,607,777	2,512,142	2,637,749	125,607	2,550,533
Sub-total Non-Capped Funds	9,353,292	10,641,121	10,707,038	13,363,729	10,419,842	13,026,045	2,606,203	9,773,483
Total Tax Extension	117,810,666	122,346,661	126,021,011	141,043,883	145,760,805	148,330,040	2,569,235	153,195,718
Total Property Tax Revenue	126,820,542	131,315,333	135,080,567	141,043,883	145,760,805	148,330,040		153,195,718

< This amount is calculated by Cook County Treasurer by November 15th each year, and represents a one-time levy for the prior years taxes uncollected due to a certificate of error, court order, or PTAB decision.

[^] Denotes a triennial reassessment year.

* Building bonds are those issued as a result of an approved referendum.

** Limited bonds are those issued as part of the debt service extension base.