



MEMORANDUM

To: Dr. R.J. Gravel
Board of Education

From: Ms. Vicki Tarver

Date: Monday, November 10, 2025

Re: Resolution Regarding Estimated Amounts Necessary to be Levied for the Year 2025

EXECUTIVE SUMMARY

Each year, the school district publishes and schedules a public hearing on the estimated tax levy for the upcoming year. The estimated levy represents a 3.9% increase in operating funds, while also capturing additional resources from new property growth, which will provide the necessary financial resources to support the school district’s educational programs for approximately 5,100 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 2025. 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 10, 2025	Board of Education Reviews Estimated Tax Levy; Approves Resolution to Publish Estimated Levy
December 8, 2025	Public Hearing on Estimated Levy; Board of Education Certifies Tax Levy*
January 31, 2026	Cook County Treasurer Mails 1st Installment Bills to Taxpayers (55% of TY2024 Assessment); District Begins to Receive Tax Receipts for TY2025**
June 15, 2026	Cook County Clerk Finalizes Tax Rate and Levy Amounts
July 1, 2026	Cook County Treasurer Mails 2nd Installment Bills to Taxpayers (Remainder for TY2025 Assessment); District Continues Receiving Tax Receipts for TY2025**

* 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 2025

For the 2025-26 fiscal year, local property taxes represent 86.3% of direct revenue receipts. In certifying the tax levy, the Board of Education is formalizing its request for property tax revenue for the 2025 tax year, which is paid by taxpayers through two (2) installments during the 2026 calendar year.

To develop a levy, the school district begins by reviewing last year's property tax extension (draft received by the Cook County Clerk in August 2025) 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 from the new property provides the financial resources necessary to offer educational services to the growing 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 were utilized to develop the estimated tax levy for 2025:

- Equalized Assessed Value (EAV) for Tax Year 2025
 - \$7,521,038,026
 - Calculated by the Cook County Clerk; included in the District's Draft Agency Tax Rate Report published in August 2025¹
- Percent change in the Consumer Price Index for All Urban Consumers (CPI-U) Not Seasonally Adjusted between December 2023 and December 2024 (12-month comparison period).
 - 2.9%
 - 2.9% was calculated by the US Department of Labor's Bureau of Labor Statistics; Published by the Bureau in January 2025².
 - PTELL limits this amount to 5%.
- Estimated New Property Growth Since the Draft 2024 Tax Extension was published
 - 1.0%

¹ Cook County Clerks Office. (n.d.). *Tax Agency Report for Tax Year 2024 for Agency 04-2220-000*. <https://www.cookcountyclerkil.gov/service/tax-agency-reports>

² U.S. Bureau of Labor Statistics. (2024, January). *Consumer Price Index News Release*. https://www.bls.gov/news.release/archives/cpi_01122023.ht,percentagem



- 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 estimated during the 2024 tax year was \$53.1M.
- Excluding the 2021 tax year (when “The Glen” TIF ended), the school district averages \$58.3M. Due to the volatility of the EAV of new property from one year to the next, utilizing a percentage 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 2025 levy, incorporating the three previously stated factors, is attached to this memo. **Please note that while the estimated levy presents a 3.9% 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, providing 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 2025”. 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 8, 2025.



**Resolution Regarding Estimated Amounts
Necessary To Be Levied For The Year 2025**

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 2025 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, does not 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 less 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 2024 does not 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 2025, is \$154,640,554, exclusive of levies for bond and interest and including estimated levies for the specific purposes as follows:

Educational Purposes	\$131,465,816
Operations and Maintenance Purposes	\$16,000,000
Transportation Purposes	\$5,000,000
Illinois Municipal Retirement Fund Purposes	\$200,000
Social Security/Medicare Purposes	\$2,200,000
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 2025 is \$10,285,852.



Section 3: Appropriate public notice will be published and a public hearing scheduled on December 8, 2025, at 7:00 PM regarding the 2025 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: _____
Sandra Muhlenbeck
President, Board of Education

ATTEST:

Carol Smith
Secretary, Board of Education

Date: November 10, 2025



**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 2025 will be held on December 8, 2025, 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, Board Secretary, 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 2024 are estimated at \$149,167,156.

The proposed corporate and special purpose property taxes to be levied for 2025 are \$154,965,816. This represents a 3.9% increase over the previous year.

- III. The property taxes extended for debt service and public building commission leases for 2024 are estimated at \$10,764,964.

The estimated property taxes to be levied for debt service and public building commission leases for 2025 are \$10,285,852. This represents a 4.7% decrease over the previous year.

- IV. The total property taxes extended for 2024 are estimated at \$162,263,189. The estimated total property taxes to be levied for 2025 are \$165,251,668. This represents a 1.8% increase over the previous year.