BOARD MEETING
NOVEMBER 19, 2026

Tentative Tax Levy 2026

BOARD SCHEDULE

Timeline for Review & Approval

November 19, 2026

ITEM 01

Board of Education review of 2026 Tentative Tax Levy

ITEM 02

Recommendation to approve 2026 Tentative Tax Levy

December 17, 2026

ITEM 01

Public Hearing for 2026 Tentative Tax Levy

ITEM 02

Recommendation to Approve 2026 Final Tax Levy

BOARD RECOMMENDATION

2026 Tentative Tax Levy Recommendation

CPI 2.7%

2.70%

2025 Consumer Price Index (CPI)

To levy the 2025 Consumer Price Index (CPI) at 2.7%; in accordance with Property Tax Extension Limitation Law

EAV GROWTH

+ EAV

Additional Amount Above CPI

To levy an additional amount above the CPI to capture growth in EAV; this is a non-triennial reassessment year

TOTAL LEVY

4.95%

Total Levy = 4.95% Increase

Total Levy = 4.95% increase over the prior year aggregate extension

TAX LEVY DEVELOPMENT

Financial & Economic Indicators

Two key financial indicators are monitored as part of the tax levy development process:

CATEGORY 1

01

Financial Condition of the Local Tax Base

Key indicator evaluating local property values and EAV growth for levy planning.

CATEGORY 2

02

Financial Condition of the State of Illinois

Monitoring state-level fiscal health and potential funding impact.

CATEGORY 3

03

Rate of Inflation

Consumer Price Index (CPI) tracking for statutory PTELL tax extension limitations.

TAX LEVY DEVELOPMENT

Property Tax Extension Limitation Law (PTELL)

Statutory limitation mechanism regulating annual property tax extension growth:

TAX CAP

CPI vs 5%

Levy Extension Limit

Limits the extension of the tax levy to the CPI or 5%, whichever is lower.

CPI-U INDEX

DEC–DEC

Consumer Price Index (CPI-U)

- CPI-U is the economic indicator used to determine revenue growth (December to December measurement).
- CPI-U is released each January by the Bureau of Labor Statistics.

STATUTE

35 ILCS

Statutory Authority

35 ILCS 200/18-185 et seq.

TAX LEVY DEVELOPMENT

Financial & Economic Indicators

Category 1 – Financial Condition of the Local Tax Base

LOCAL TAX BASE

2025 Equalized Assessed Valuation (EAV)

- Increase in dollars: $1.081B in 2024 to $1.320B in 2025 (Triennial Reassessment – 22% increase)

2025 New Property

- $1.5M in 2024 and $8.4M in 2025

LEVY IMPACT

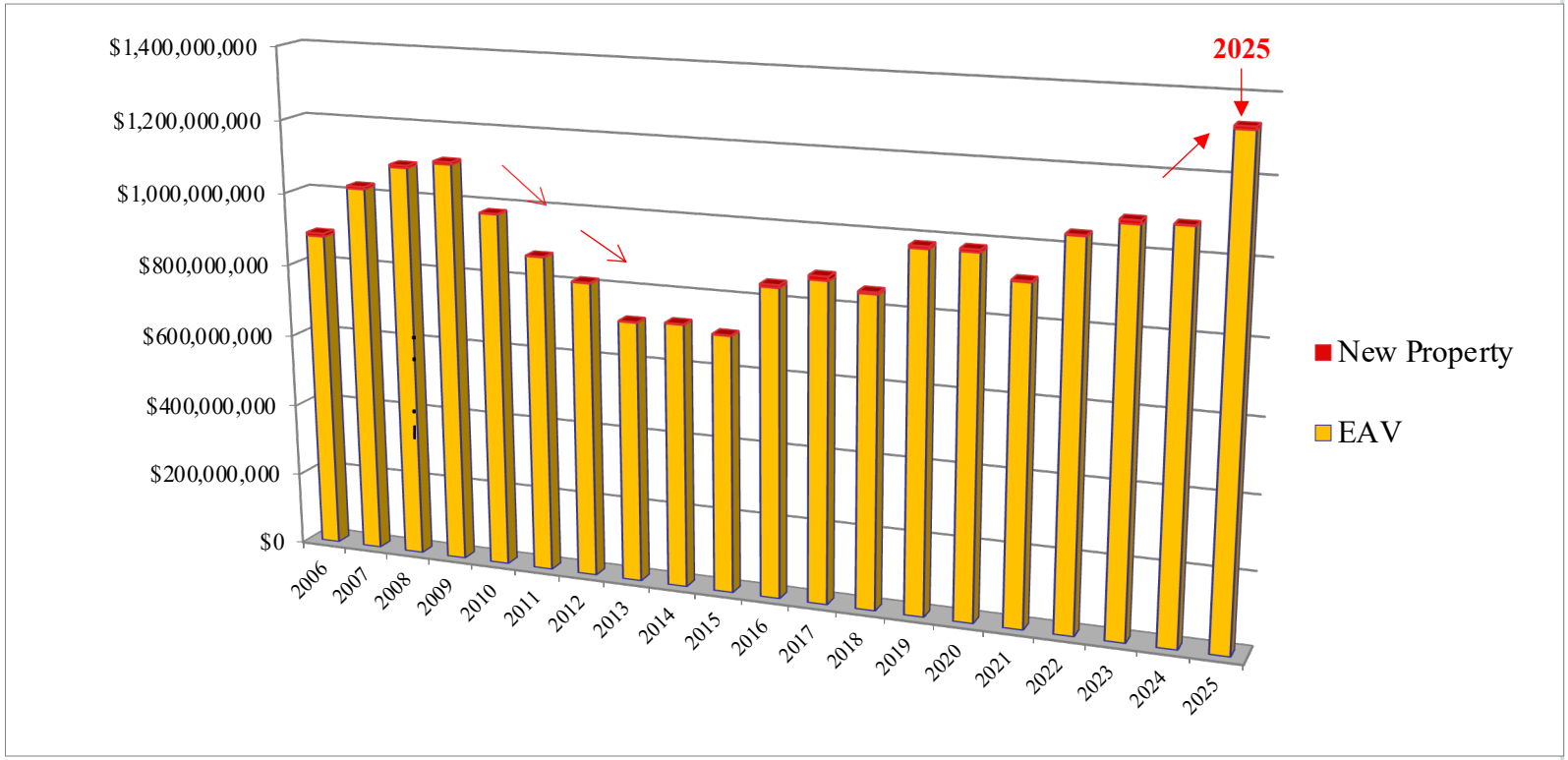
What does this mean for the 2026 Levy Request?

- **2025 Consumer Price Index (CPI):** 2.7%
- **Levy Request:** 4.95%
- PTELL will equate to a 2.7% minimum levy extension; however, we need to account for new property and redevelopment.

TAX LEVY DEVELOPMENT

Financial & Economic Indicators

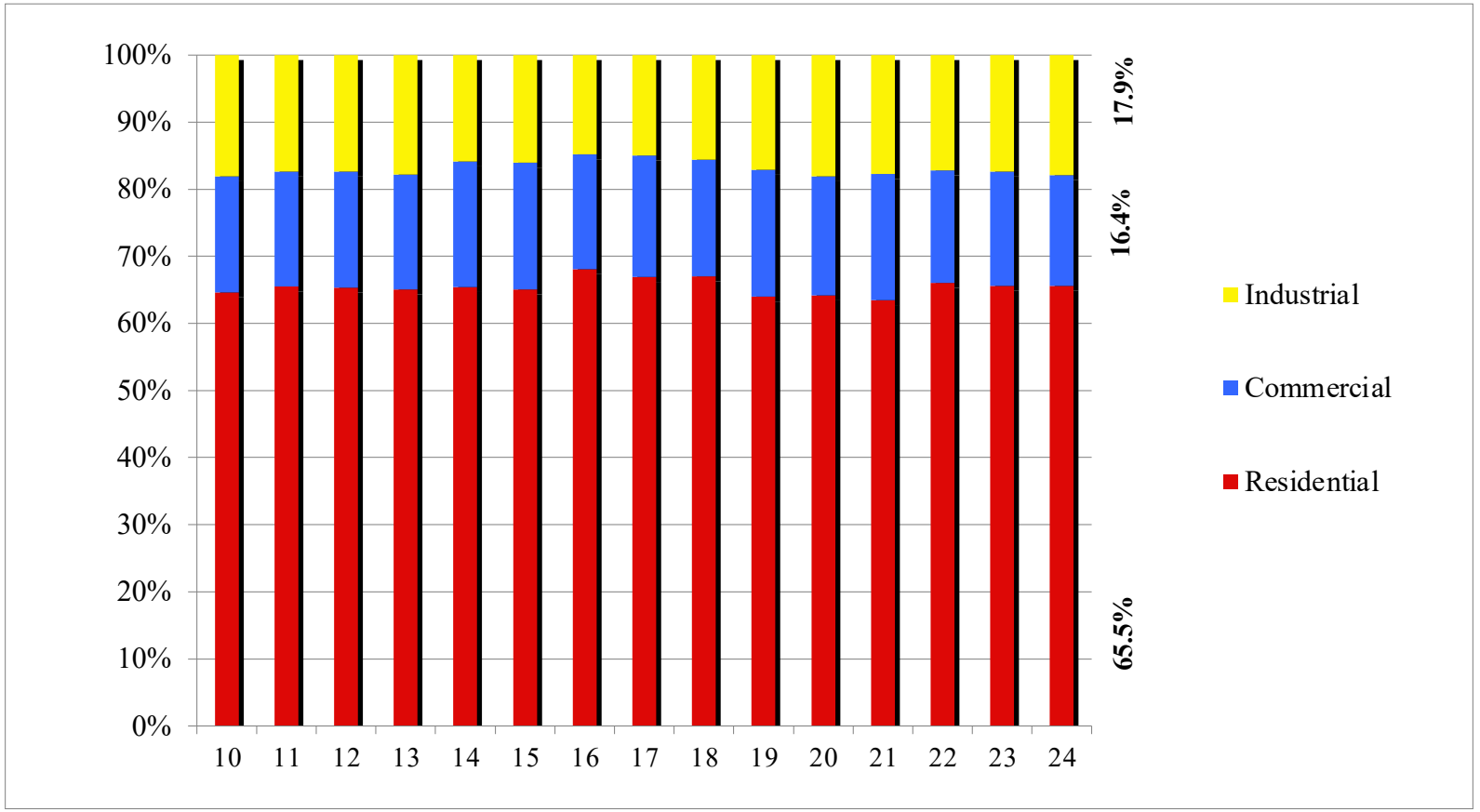
Category 1 – Financial Condition of the Local Tax Base | Key Financial Indicator – Assessed Valuation



Financial & Economic Indicators

Category 1 – Financial Condition of the Local Tax Base

EAV Division by Class – SHIFT IN TAX BURDEN

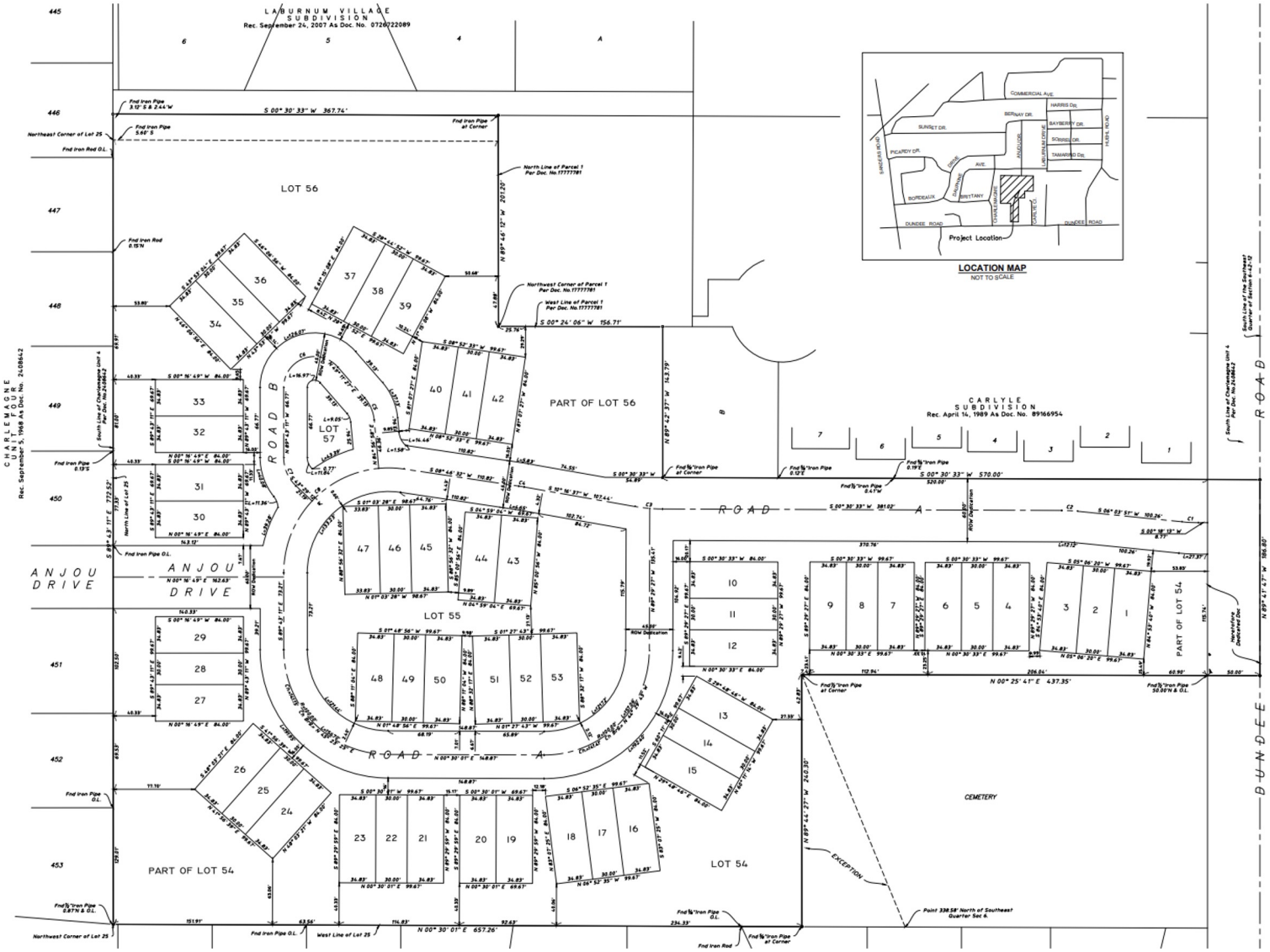


3700 Dundee Road



P.I.N. 04-06-400-055
04-06-400-059

PRELIMINARY PLAT
OF
THE PRESERVE AT THE BROOK



PARCEL 1:
THAT PART OF L
NORTH, RANGE
FOLLOWS: BEGI
QUARTER OF SA
SAID SOUTHEAS
THE EAST LINE
WITH THE SOUT
LINE OF PARCEL
JANE HALLEN, H
DECEMBER 18,
THENCE NORTH
SOUTHEAST QU
THE AFORESAID
DEED 178.50 FEE
ALONG THE EAS
SAID LOT 25; TH
THE NORTHWES
OF SAID LOT 25,
SOUTH LINE OF
MINUTES EAST,
SAID SOUTHEAS
BEGINNING. (EX
EXISTING NORTH

PARCEL 2:
LOT 26 IN THE C
RANGE 12 EAST
EXCEPT THOSE
DOCUMENT NUM

Notes:

1. Lots 54, 55, 5
utilities, priva

175 Pointe Drive



175 Pointe Drive – 34 Unit Rental Townhome Development

On February 28, 2023, the Village Board of Trustees approved the redevelopment of a vacant privately owned parcel located at 175 Pointe Drive. The approved project includes 34 rental townhomes to be constructed, including 5 affordable townhome units. The developer has also proposed to include solar panels on one of the cluster of townhome units. The timeline for groundbreaking has not yet been determined.



Public Act 102-0519

Property Tax Recovery Levy Law

- Beginning with the 2021 levy, Cook County Treasurer must annually certify by November 15 the amount of property tax revenues lost due to Property Tax Appeal Board (PTAB) or court orders to each district over the previous 12 months from property tax assessment appeals.
- The Treasurer must then issue a supplemental or recapture levy in the amount of that loss.
- These levies will be in addition to the district's tax-capped levies and debt service levies.

Financial & Economic Indicators

Category 3 – Rate of Inflation

- The inflation rate dictates the rate of growth in real estate tax revenues allowed under tax caps for school districts

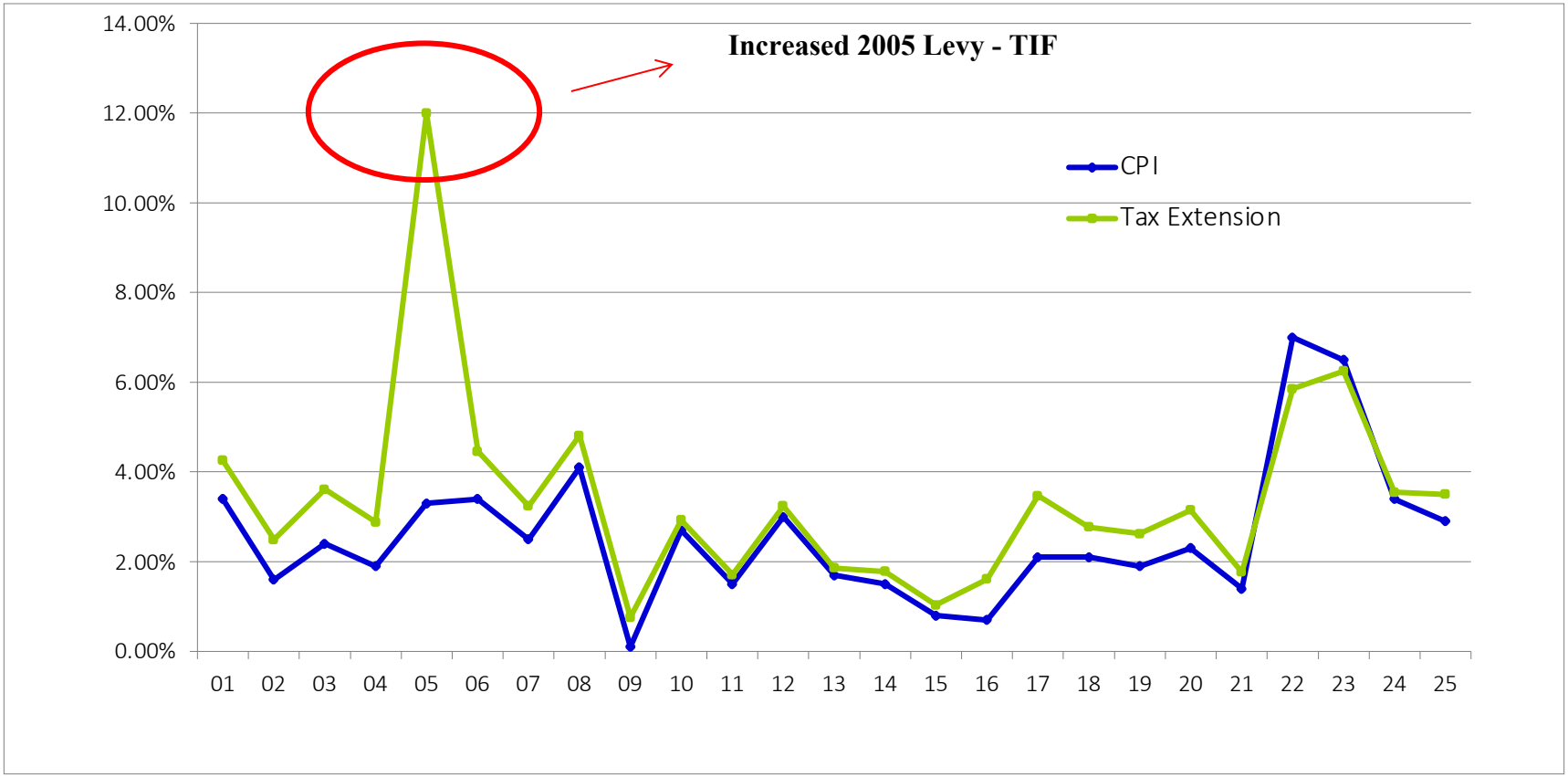
CONSUMER PRICE INDEX (CPI):

2021 CPI @ 7.0% - this funds the 2023-24 fiscal year
2022 CPI @ 6.5% - this funds the 2024-25 fiscal year
2023 CPI @ 3.4% - this funds the 2025-26 fiscal year
2024 CPI @ 2.9% - this funds the 2026-27 fiscal year

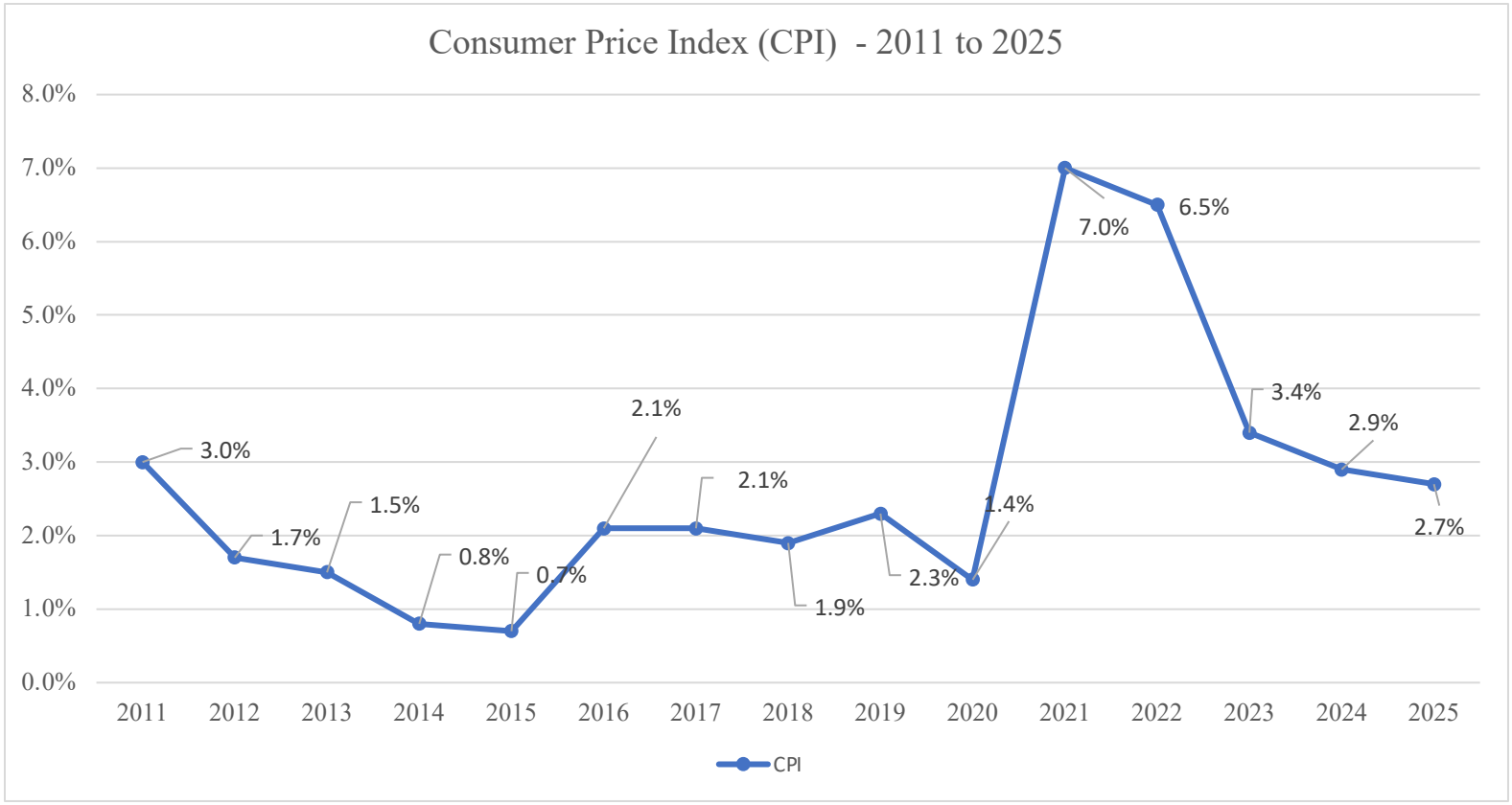
2025 CPI *(2026 levy)* **@ 2.7% - this funds the 2027-28 fiscal year**

Tax Extension to CPI Comparison 2001 to 2025

- PTELL – 25-year period tax extension near CPI, <u>with exceptions for new property growth</u>

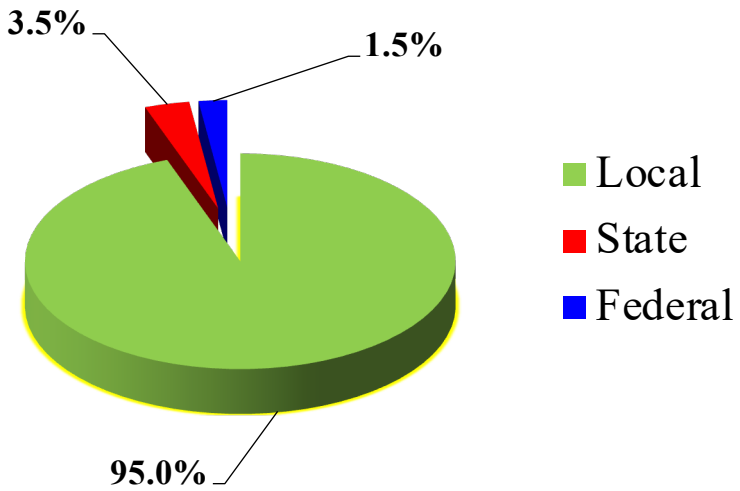


15-Year History – Consumer Price Index

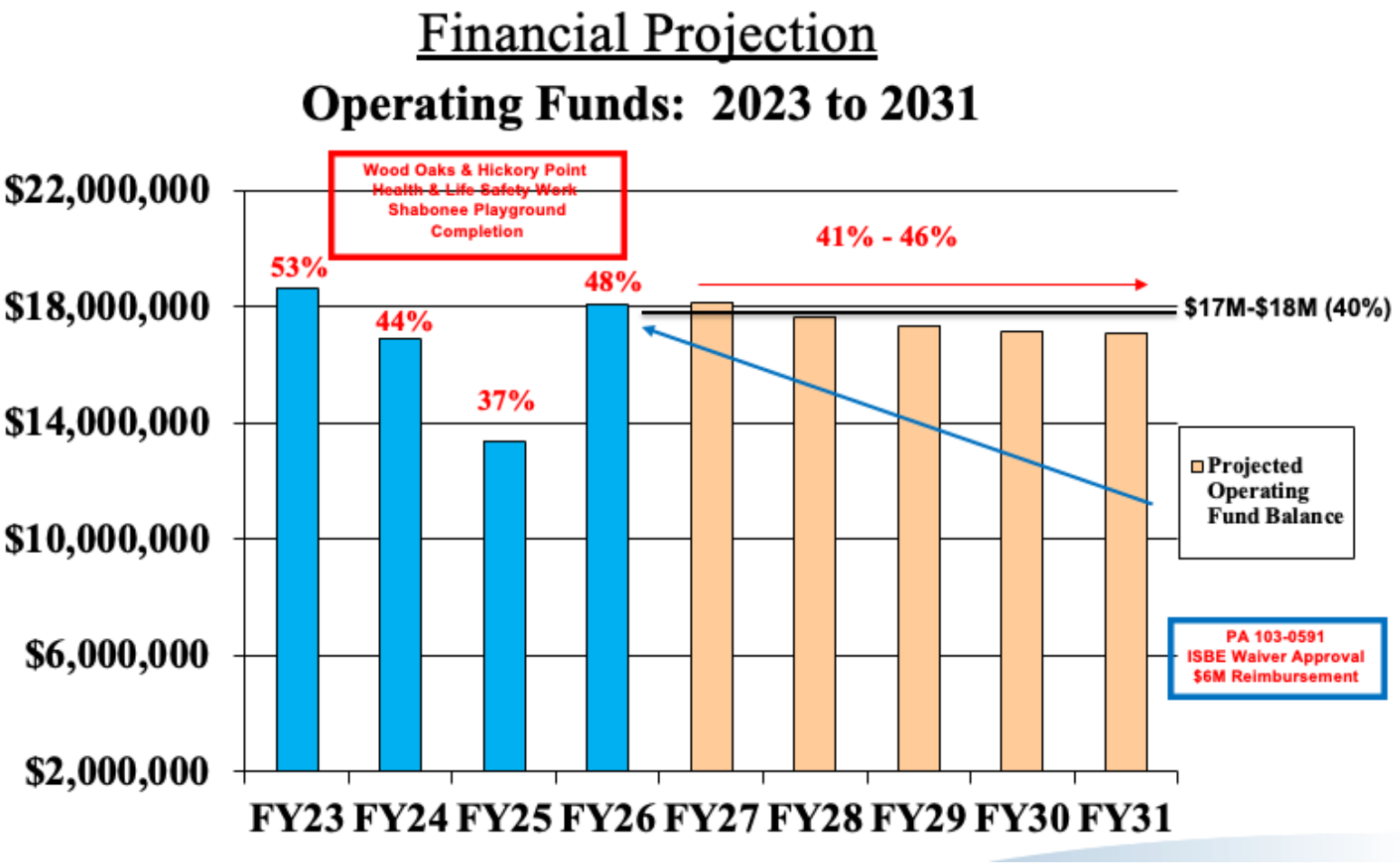


Annual Budget

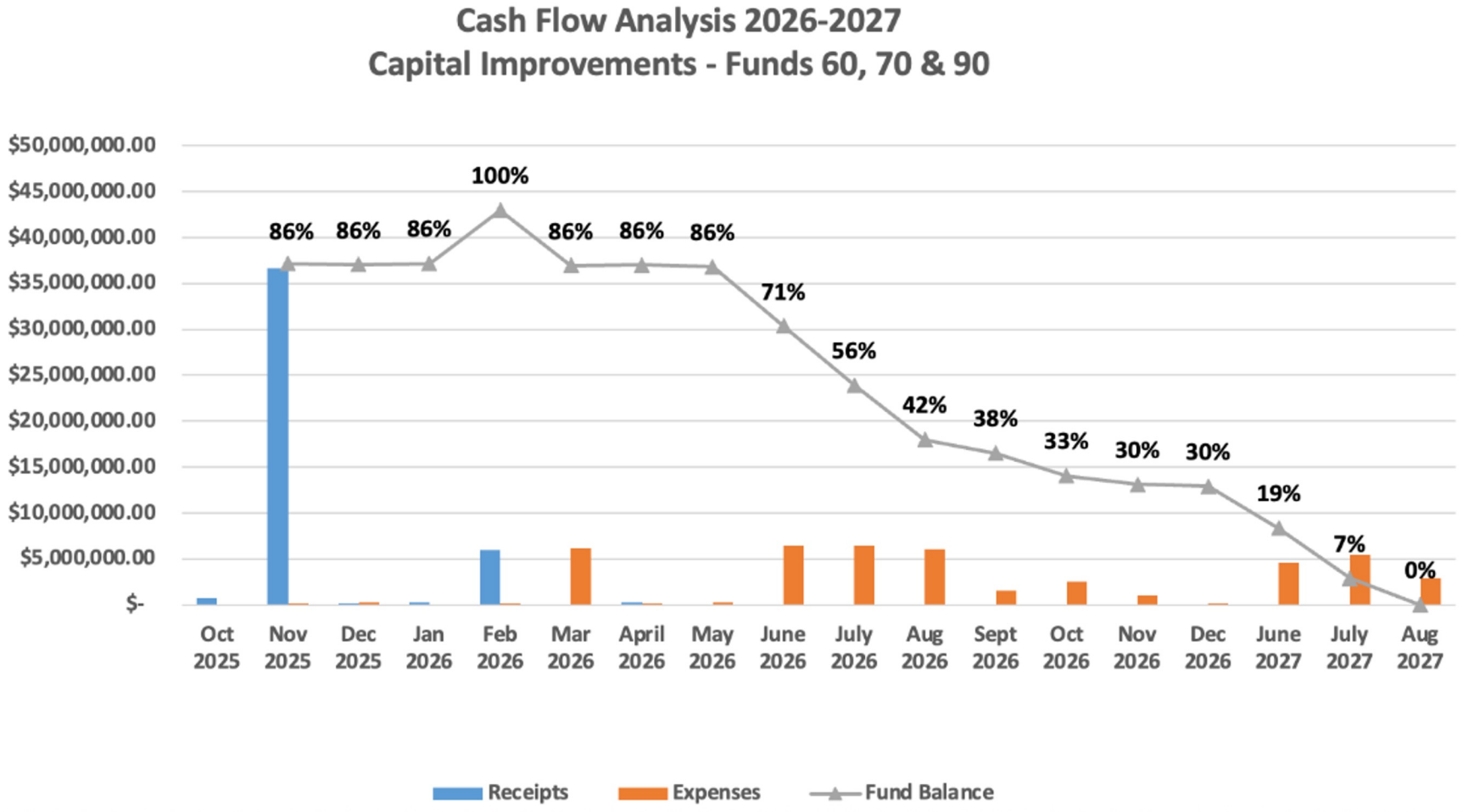
Revenue Sources
2026-27 Operating Budget
$37.9M



D27 Financial Projection to 2031



Capital Improvements
Bond Proceed Spend Down



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