

WE'RE ALL IN.

2025 Levy

District 33

*Presented by: Karen Apostoli,
Executive Director of Business &
Operations*





Purpose

- Inform the Board of Education on the Property Tax Collection Process
- Provide an understanding of the impact of CPI and Tax Caps
- Prepare the Board of Education for adopting the Levy on December 18, 2025.



GOAL #5

EFFECTIVE & INNOVATIVE USE OF RESOURCES

Meet the evolving needs of our students by leveraging all available resources to provide high-quality programs and services, and innovative technology and learning environments, while maintaining fiscal responsibility.



The Budget & Tax Levy *Calendar*

BUDGET & TAX LEVY CALENDAR



January/February

Staffing Needs Presented to
BOE
Approve Student Fees
Review O&M Projects



March/April

Building Project Bids
O&M Bids
BOE Approves Staffing Needs
Cabinet Begins Hiring Process



May/June

Tentative Budget Presented to BOE
Administrator Salaries Approved
5 Year Budget Projections
Custodial & Instructional Supply Bids
Released
Building Projects Reviewed

BUDGET & TAX LEVY CALENDAR



July/August

Notice of Tentative Budget
Published
Budget on Display at ESC &
Website



September/October

Public Hearing for Budget
BOE Adopts Budget



November/December

Public Hearing for Levy
BOE Adopts Annual Levy



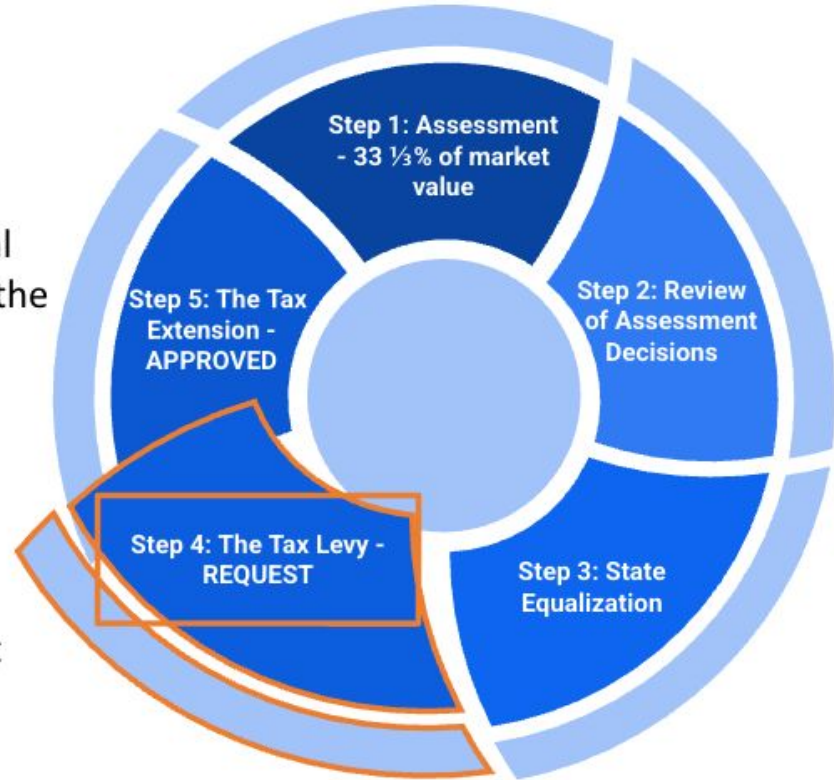
The Property Tax *Cycle*

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Extension - the actual
amount received by the
district

Levy - the request
by the district





Market Value vs. Equalized Assessed Valuation

	Entire State (Except Cook County)
Market Value (Estimated by County)	\$200,000
Assessment Level	33 ⅓ %
Assessed Value Before Exemptions	\$66,667
State Equalizer	1.0
Equalized Value	\$66,667
Homeowner Exemption	(\$8,000)
Equalized Assessed Valuation (EAV)	\$58,667





The District 33 *Story*



Community Efforts to Grow Industry

(D33 School Board Supports the Efforts)

The City of West Chicago implemented a plan to increase the industry base of the West Chicago community.

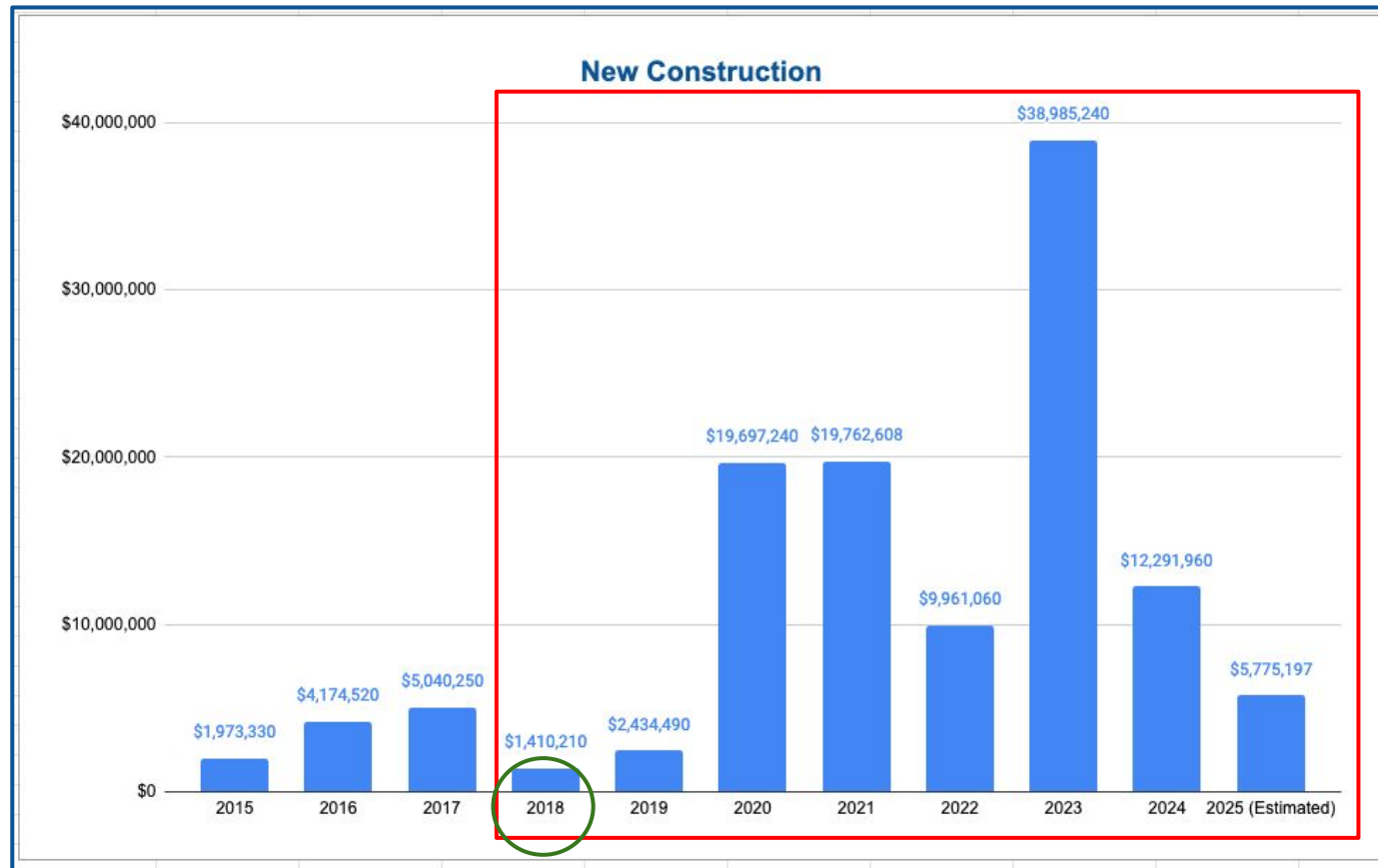
- Development of the DuPage Business Center of West Chicago
- Tax Abatements offered to businesses for locating in the DuPage Business Center
 - Original offer of 50%
 - Second offer of 40%

Impact of Tax Abatements on 2024 Levy for District 33:

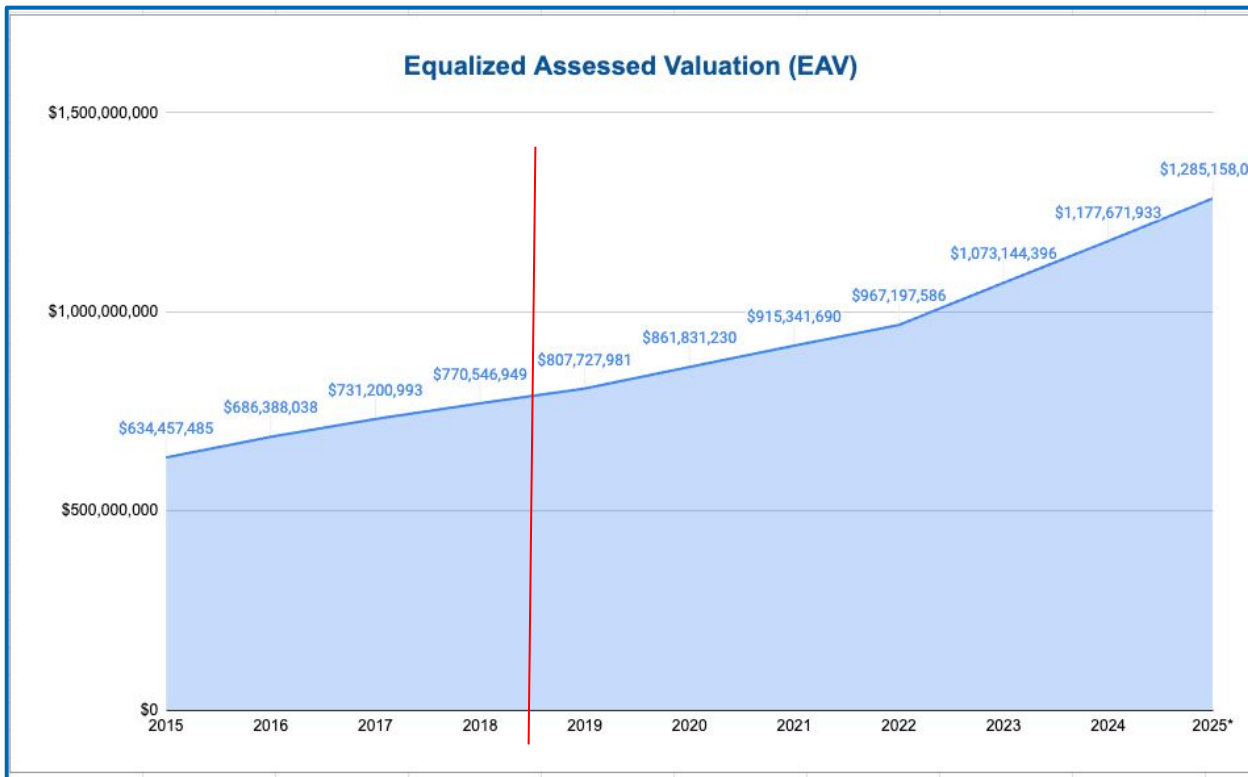
- Original extension - \$3,296,355.01
- After abatements - \$1,728,149.45 (47.5% abated)
 - \$1,728,149.45 new dollars

New Construction

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Equalized Assessed Valuation (EAV)



EAV Change, CPI and Tax Rate



EAV
\$200,000,000

Tax Rate
\$5.145

CPI

EAV Stays the Same

All Three Scenarios
Generate \$10,290,000

Scenario: EAV \$200 M. Limiting Rate \$5.00.
Base Extension: \$10,000,000 CPI 2.9%
New Limiting Extension = \$10,290,000

New EAV
\$180,000,000

Tax Rate
\$5.717

CPI

EAV Reassessment Down 10%

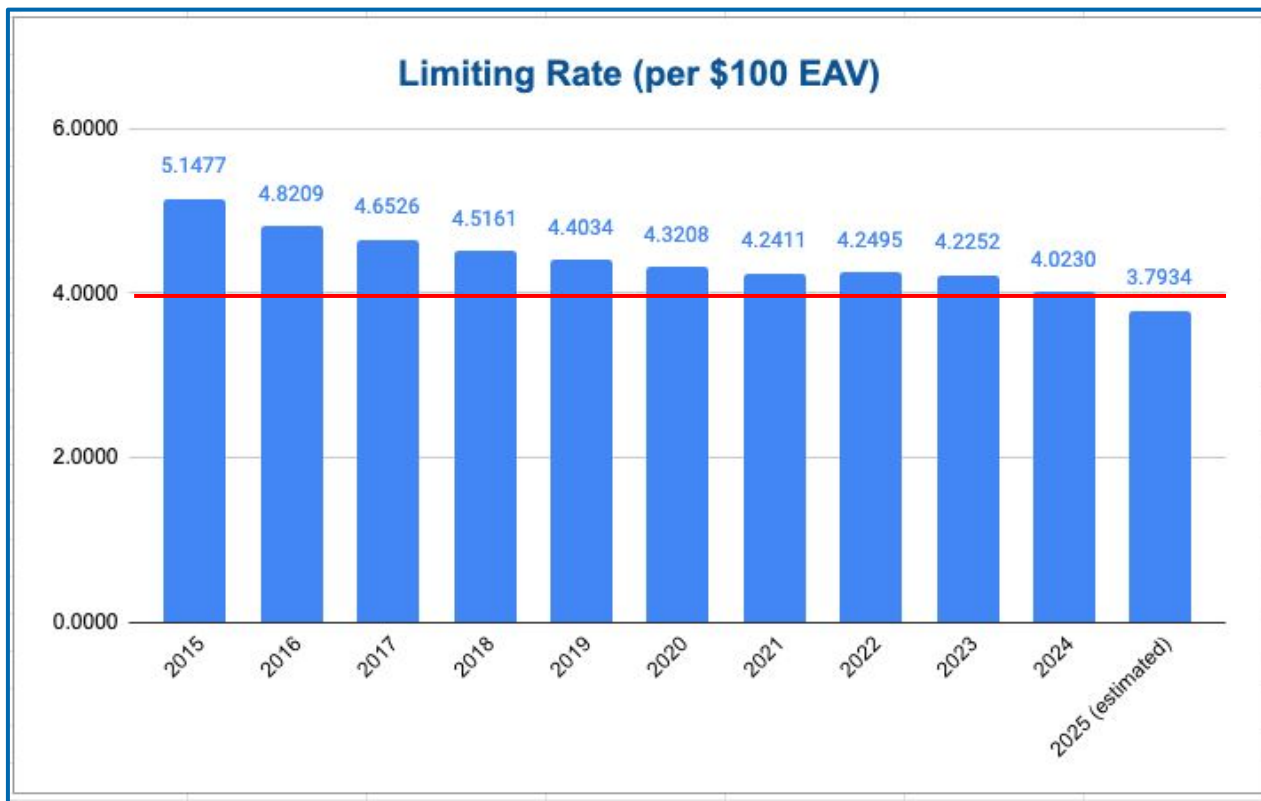
New EAV
\$220,000,000

Tax Rate
\$4.677

CPI

EAV Reassessment Up 10%

D33 Tax Rates





Calculating the Levy *Request*

Step 1: Calculate the CPI Increase



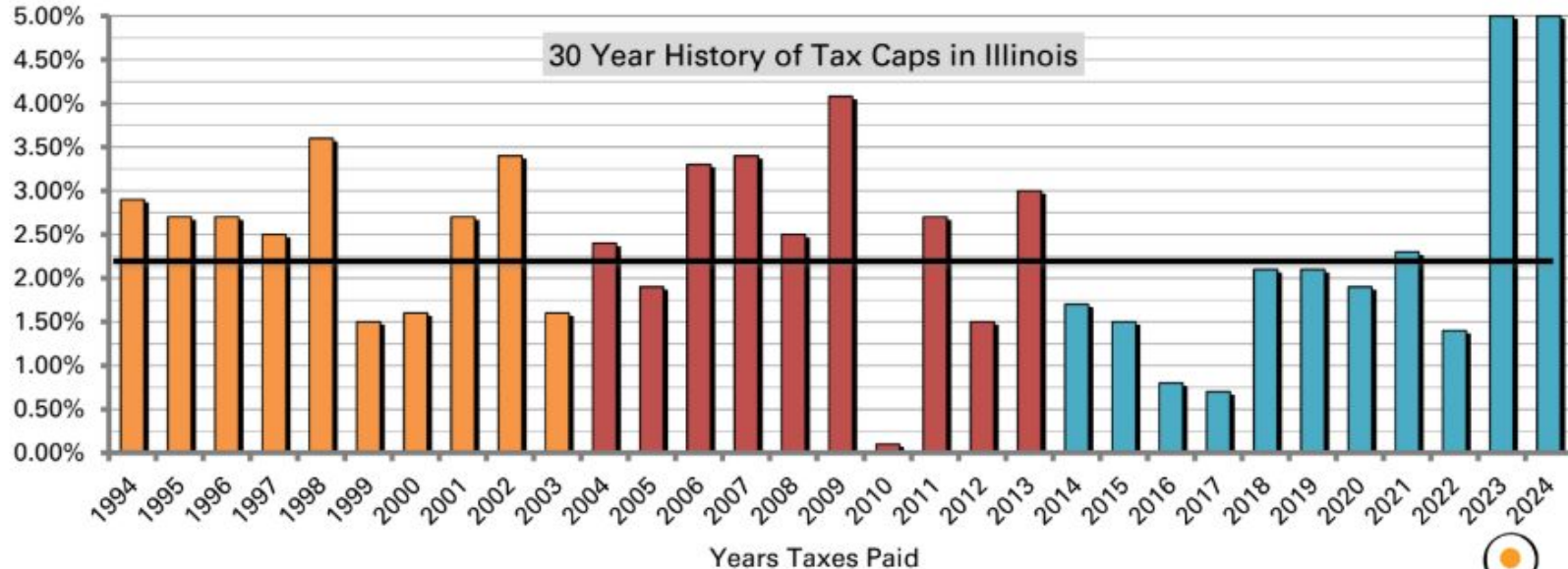
- 2024 Aggregate Extension = \$47,377,742
- December CPI Calendar Year 2024 = 2.9%
- 2024 Aggregate Extension x CPI:

$$\$47,377,742 \times 2.9\% = \$1,373,955$$



30 Year History of Tax Caps in Illinois

First 10-year period, CPI averaged 2.52% --- Second 10-year period, CPI average 2.49% ---
Third 10-year period CPI average 1.95%, even with 5% CPI for 2022 levy year.



Step 2: Calculate Taxes on New Property



- New Property is Estimated at \$5,775,197
- New Property (per \$100) x Estimated Limiting Rate (3.7934)
- Increase due to New Property

$$\$5,775,197 / 100 = \$57,752$$

$$\$57,752 \times \$3.7934 = \$219,076$$

Estimating the 2024 Levy Extension



2024 Actual Extension	\$47,377,742
Increase Due to CPI (2.9%)	\$ 1,373,955
Increase From New Property	\$ 219,076
2025 Estimated Levy	\$48,970,773

Adopted Levy Rate vs. Calculated Limiting Rate

Once the County Clerk has calculated the district's limiting rate (maximum allowable rate), it compares it to the calculated rate generated from the adopted levy.

- If the calculated **Adopted Levy rate is below the limiting rate**, the calculated Adopted Levy rate becomes the final rate that the county clerk extends to the district's tax base. *In this situation, the district would not receive all of the revenue it is entitled to. This extension amount would be used to calculate future limiting rates, and as a result, would negatively impact future revenues.*

Adopted Levy Rate vs. Calculated Limiting Rate

- If the calculated **Adopted Levy rate is above the limiting rate**, the county will reduce the calculated Adopted Levy rate down to the limiting rate based on reduction directions provided by the district. The county would then extend the final rate, which equals the limiting rate, to the district's tax base. *This is called a Balloon Levy. This extension amount would be the maximum amount the district would be able to receive. This extension amount would be used to calculate future limiting rates, and as a result, would have a positive impact future on revenues.*

Historical Adopted Levy vs. Actual Extension



Year	Adopted Levy	Actual Extension	Difference
2024	\$48,760,073	\$47,377,742	-\$1,382,331
2023	\$46,530,457	\$45,341,484	-\$1,188,973
2022	\$41,968,533	\$41,524,357	-\$444,176
2021	\$38,817,068	\$39,143,672	\$326,604
2020	\$37,343,355	\$37,238,004	-\$105,351
2019	\$36,019,782	\$35,567,494	-\$452,288
2018	\$34,800,199	\$34,798,671	-\$1,528
2017	\$34,648,266	\$34,019,857	-\$628,409
2016	\$33,916,000	\$33,090,080	-\$825,920
2015	\$33,910,122	\$32,659,968	-\$1,250,154
2014	\$34,401,518	\$32,299,492	-\$2,102,026



2025 Certificate of Tax Levy

Original: ☒ X
Amended: ☐

ILLINOIS STATE BOARD OF EDUCATION
School Business and Support 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	District Number	County
West Chicago SD33	19-022-0330-02	DuPage

Amount of Levy

Educational	\$ 37,750,000	Fire Prevention & Safety *	\$ 0
Operations & Maintenance	\$ 4,841,084	Tort Immunity	\$ 19,476
Transportation	\$ 3,000,000	Special Education	\$ 3,650,593
Working Cash	\$ 461,346	Leasing	\$ 0
Municipal Retirement	\$ 306,752		\$ 0
Social Security	\$ 508,819	Other	\$ 0
		Total Levy	\$ 50,538,070

* 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 37,750,000 dollars to be levied as a special tax for educational purposes; and
the sum of 4,841,084 dollars to be levied as a special tax for operations and maintenance purposes; and
the sum of 3,000,000 dollars to be levied as a special tax for transportation purposes; and
the sum of 461,346 dollars to be levied as a special tax for a working cash fund; and
the sum of 306,752 dollars to be levied as a special tax for municipal retirement purposes; and
the sum of 508,819 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 19,476 dollars to be levied as a special tax for tort immunity purposes; and
the sum of 3,650,593 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 _____; and
on the taxable property of our school district for the year 2025

Signed this [Day] day of [Month] 2025.

(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

2





Estimated Impact on *Homeowners*



Estimated Impact on Taxpayer

(Depending on Assessor's Evaluation)

Based on a 9.127% increase to EAV and \$5,775,197 in new construction.

Truth In Taxation (6.67% increase)		
Market Value of Home	Estimated Increase to Taxpayers	\$400,000 Abatement
\$150,000	\$103.72	\$89.30
\$250,000	\$162.71	\$137.01
\$350,000	\$221.69	\$184.72
\$450,000	\$280.67	\$232.43
\$550,000	\$339.66	\$280.14
\$650,000	\$398.64	\$327.86

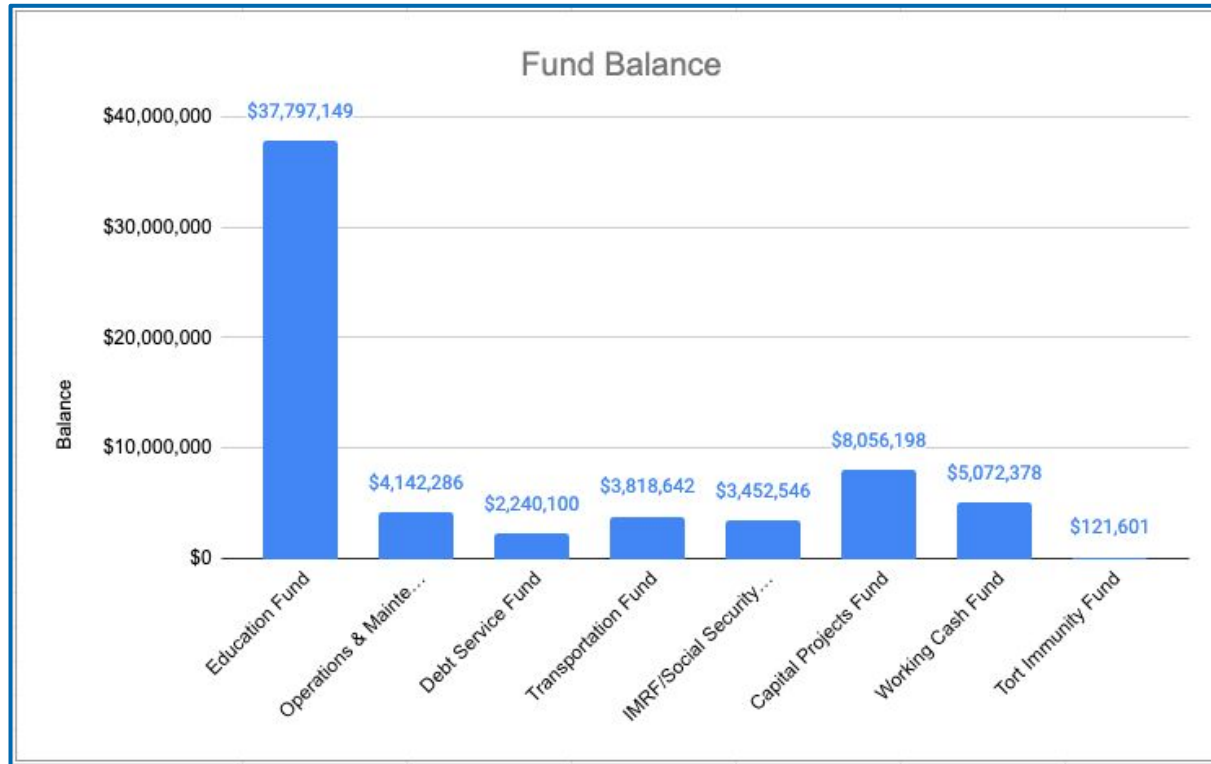


Required *Financials*



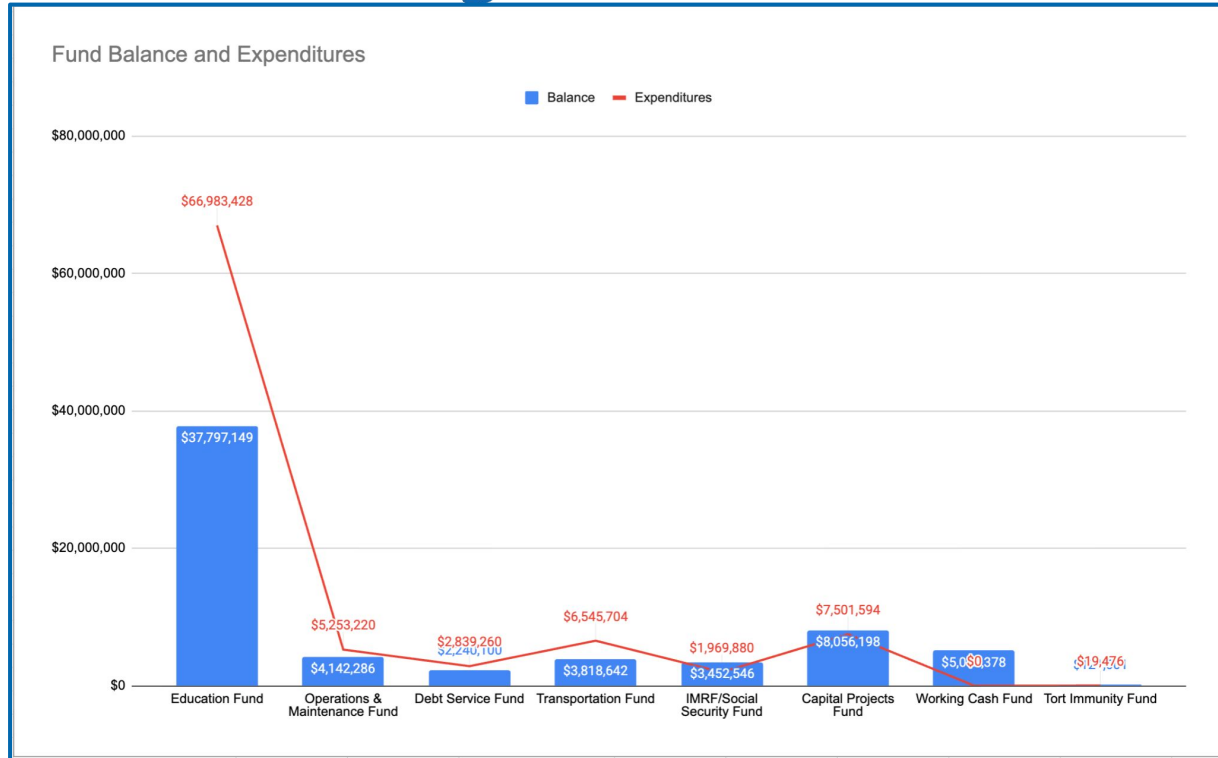
Current Fund Balances

Required by 17-1.3 of the Illinois School Code / Per the 06.30.2025 Draft Audit



Last Three Year Average Expenditures

Required by 17-1.10 of the Illinois School Code





Next
Steps

2025 Levy



- **November 20, 2025** - Board of Education votes on Intent to Levy for 2025 - tonight - this gives permission to post the notice of public hearing, which is required for levies over 5%.
- **December 4, 2025** - Public Hearing - takes place at the beginning of the board meeting.
- **December 18, 2025** - Board of Education votes on the 2025 Aggregate Levy.
- **December 30, 2025** - Aggregate Levy is submitted to the DuPage County by the last Tuesday in December.

WE'RE ALL IN.

All of us. *All for them.*

Todos nosotros. *Todos por ellos.*





THANK YOU.

Questions?