

City of Crest Hill
Proposed
Property Tax Levy
2025

City of Crest Hill
Property Tax Levy
2025

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Truth-in-Taxation

The Truth-in-Taxation Law establishes procedures taxing districts must follow when adopting levies more than 5% higher than the total amount of taxes in the previous year. The requirements are:

- 1) Publish the required notice in a local newspaper;
- 2) Hold a public hearing;
- 3) At the public hearing, the taxing district must explain the reasons for its levy;
- 4) Anyone who wants to present testimony must be given the opportunity to do so; and
- 5) After the hearing, the taxing district may adopt the tax levy.

Each taxing district must certify to the County Clerk that it has complied with all Truth-in-Taxation publication, notice, and hearing requirements when it certifies its levy to the County Clerk.

If a taxing district does not comply with the requirements of the Truth-in-Taxation Law, the County Clerk must limit the levy increase to 5%.

Property Tax Extension Limitation Law (PTELL)

The PTELL is designed to limit the increases in property tax extensions (*total taxes billed*) for non-home rule taxing districts. The law is commonly referred to as “tax caps” The PTELL does not “cap” either individual property tax bills or individual property assessments. Instead, the PTELL allows a taxing district to receive a limited inflationary increase in tax extensions on existing property, plus an additional amount for new construction. The limit slows the growth of revenues to taxing districts when property values and assessments are increasing faster than the rate of inflation. If a taxing district determines that it needs more money than is allowed by the limitation, it can ask the voters to approve an increase.

The collar counties (*DuPage, Kane, Lake, McHenry, and Will*) became subject to the PTELL for the 1991 tax year and Cook County was added for the 1994 tax year. Public Act 94-976 amended PTELL effective June 30, 2006. The significant amendments include:

- New supplemental ballot and election notice information.
- Additional taxing district voter-approved referenda and other referenda changes.
- Authority for taxing districts in some instances to exceed a voter-approved rate limit long as the sum of all the rates for funds subject to PTELL, does not exceed the limiting rate.

Increases in property tax extensions are limited to the lesser of 5% or the increase in the national Consumer Price Index (CPI) for the year preceding the levy year. In addition, each individual levy has a statutory limit listed below.

Crest Hill Limiting Rates

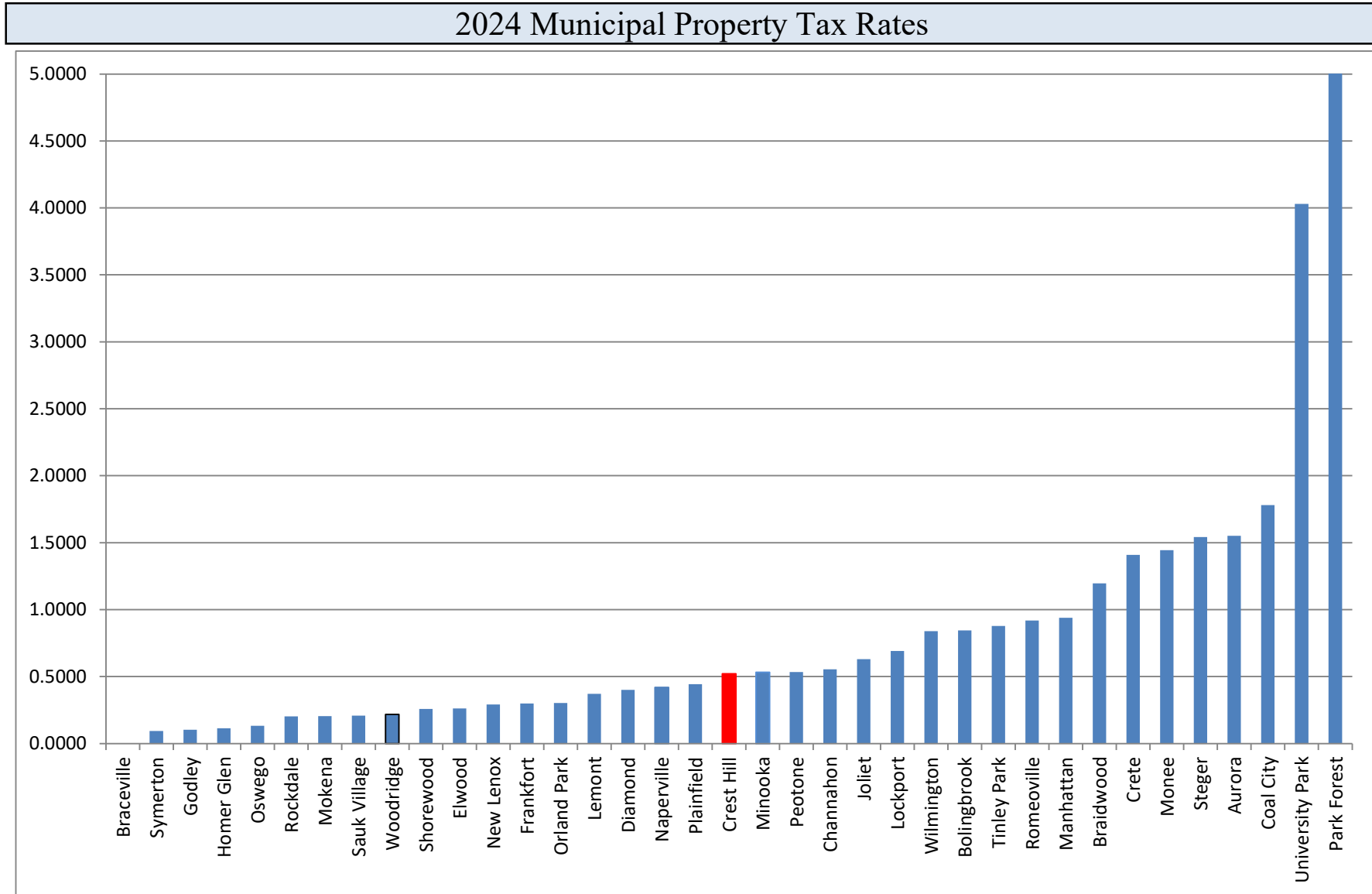
- | | |
|---|----------------------------------|
| 1 | 5% or CPI which ever is lowest |
| 2 | Corporate Rate 0.4375 |
| 3 | Police Pension None |
| 4 | IMRF None |
| 5 | Social Security None |

City of Crest Hill
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County-Wide Municipal Property Tax Rates

Rank	<u>Municipality</u>	<u>2024</u>	<u>Average</u>	<u>Median</u>
		Rate		
1	Braceville	0.0000	0.8975	0.5331
2	Symerton	0.0938		
3	Godley	0.1028		
4	Homer Glen	0.1139		
5	Oswego	0.1317		
6	Rockdale	0.2024		
7	Mokena	0.2044		
8	Sauk Village	0.2077		
9	Woodridge	0.2174		
10	Shorewood	0.2582		
11	Elwood	0.2617		
12	New Lenox	0.2908		
13	Frankfort	0.2978		
14	Orland Park	0.3025		
15	Lemont	0.3709		
16	Diamond	0.4010		
17	Naperville	0.4191		
18	Plainfield	0.4430		
19	Crest Hill	0.5208		
20	Minooka	0.5331		
21	Peotone	0.5344		
22	Channahon	0.5536		
23	Joliet	0.6297		
24	Lockport	0.6899		
25	Beecher	0.7225		
26	Wilmington	0.8387		
27	Bolingbrook	0.8449		
28	Tinley Park	0.8774		
29	Romeoville	0.9175		
30	Manhattan	0.9380		
31	Braidwood	1.1953		
32	Crete	1.4087		
33	Monee	1.4438		
34	Steger	1.5421		
35	Aurora	1.5517		
36	Coal City	1.7797		
37	University Park	4.0293		
38	Park Forest	7.3378		

City of Crest Hill
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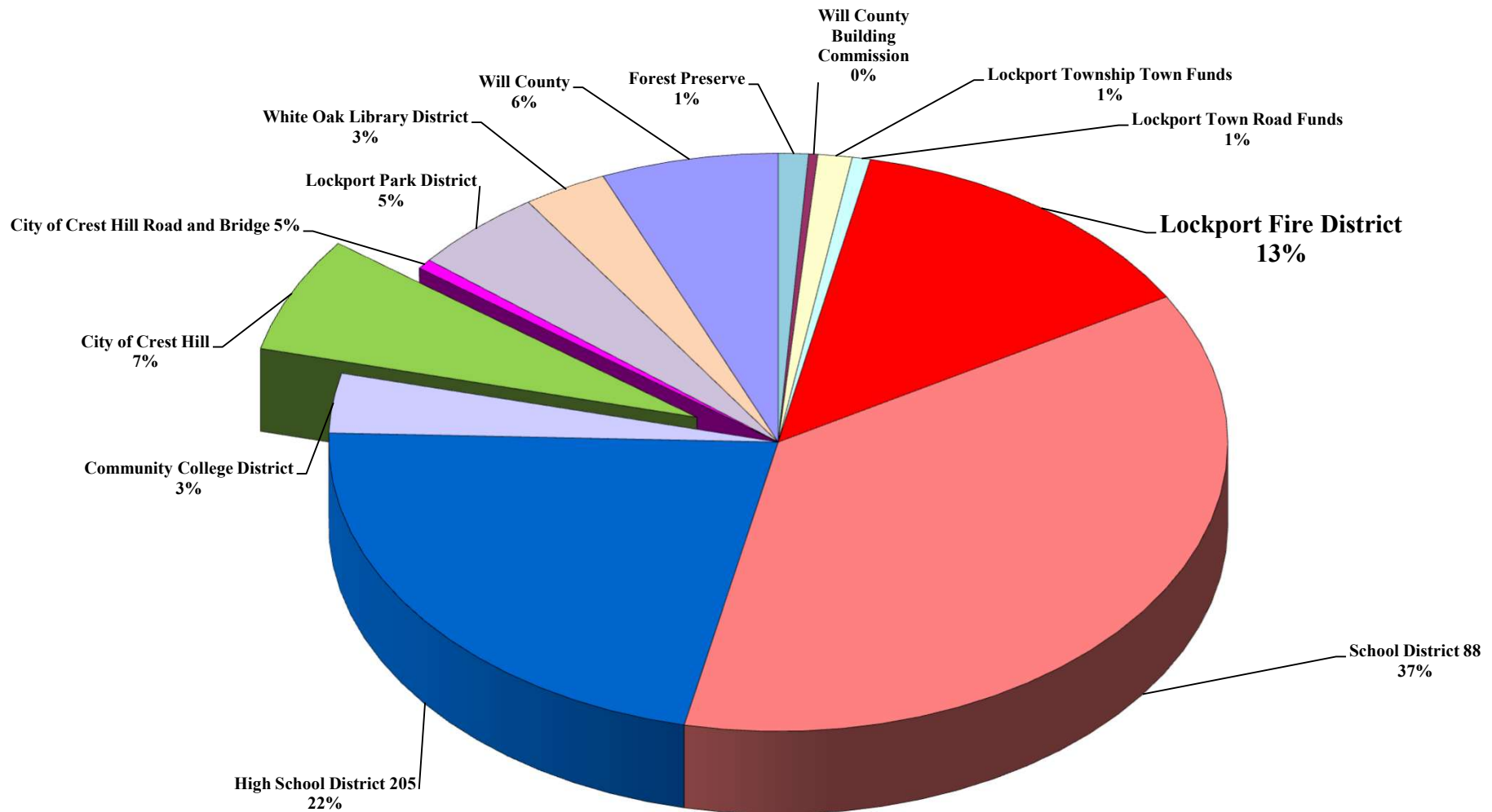
City of Crest Hill
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Crest Hill Taxing District Rates from 2024
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	Present <u>Rate</u>	Actual <u>Percent</u>
1 Forest Preserve	0.0874	1.08%
2 Will County Building Commission	0.0263	0.33%
3 Lockport Township Town Funds	0.0993	1.23%
4 Lockport Town Road Funds	0.0527	0.65%
5 Lockport Fire District	1.0753	13.32%
6 School District 88	2.9656	36.74%
7 High School District 205	1.7880	22.15%
8 Community College District	0.2687	3.33%
9 City of Crest Hill	0.5208	6.45%
10 City of Crest Hill Road and Bridge	0.0452	0.56%
11 Lockport Park District	0.3849	4.77%
11 White Oak Library District	0.2435	3.02%
13 Will County	0.5145	6.37%
	<u>8.0722</u>	

City of Crest Hill
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Property Tax Bill



City of Crest Hill
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Municipal Property Tax Rate Effect on Home Owners

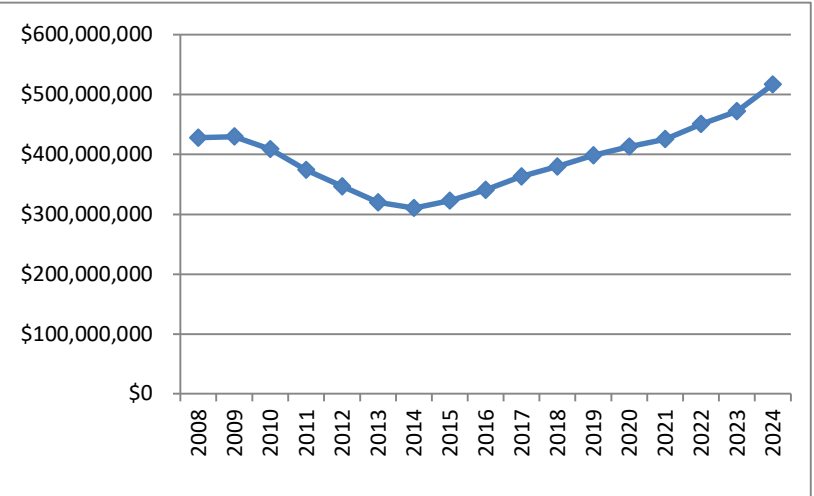
Market Value		\$150,000	\$200,000	\$250,000	\$325,000
EAV	33.00%	\$49,500	\$66,000	\$82,500	\$107,250
Per	\$100	\$495	\$660	\$825	\$1,073
City Rate	0.5208	\$257.80	\$343.73	\$429.66	\$558.56
Rebate amount	0.25	\$64.45	\$85.93	\$107.42	\$139.64
Amount after rebate		\$193.35	\$257.80	\$322.25	\$418.92
Additional Tax @	4.99%	4.99% \$9.65	4.99% \$12.86	4.99% \$16.08	4.99% \$20.90
Anticipated Increase	3.84%	3.8% \$7.42	3.8% \$9.89	3.8% \$12.36	3.8% \$16.07

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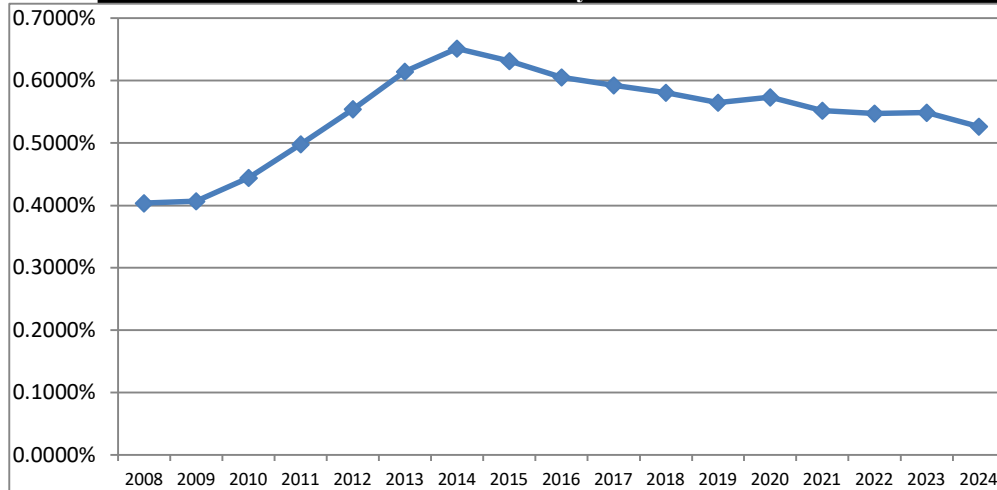
Histories

<u>Year</u>	<u>EAV</u>	<u>Change in EAV</u>	<u>Rate</u>	<u>Receipts</u>
2006	\$361,898,278	16.623%	41.9500%	\$1,654,574
2007	\$403,539,620	11.506%	0.4064%	\$1,788,501
2008	\$427,830,728	6.020%	0.4035%	\$1,883,550
2009	\$429,684,744	0.433%	0.4064%	\$1,746,238
2010	\$408,766,183	-4.868%	0.4440%	\$1,814,039
2011	\$374,195,166	-8.457%	0.4977%	\$1,862,369
2012	\$346,465,990	-7.410%	0.5542%	\$1,920,114
2013	\$319,973,995	-7.646%	0.6143%	\$1,965,600
2014	\$310,257,775	-3.037%	0.6511%	\$2,020,088
2015	\$322,771,761	4.033%	0.6311%	\$2,037,013
2016	\$340,641,052	5.536%	0.6050%	\$2,060,878
2017	\$363,189,496	6.619%	0.5925%	\$2,151,898
2018	\$379,898,835	4.601%	0.5806%	\$2,205,693
2019	\$398,393,372	4.868%	0.5647%	\$2,249,727
2020	\$413,009,427	3.669%	0.5730%	\$2,302,203
2021	\$425,520,934	3.029%	0.5519%	\$2,348,450
2022	\$450,649,483	5.905%	0.5473%	\$2,466,405
2023	\$472,213,627	4.785%	0.5484%	\$2,589,620
2024	\$516,935,012	9.471%	0.5261%	\$2,589,621

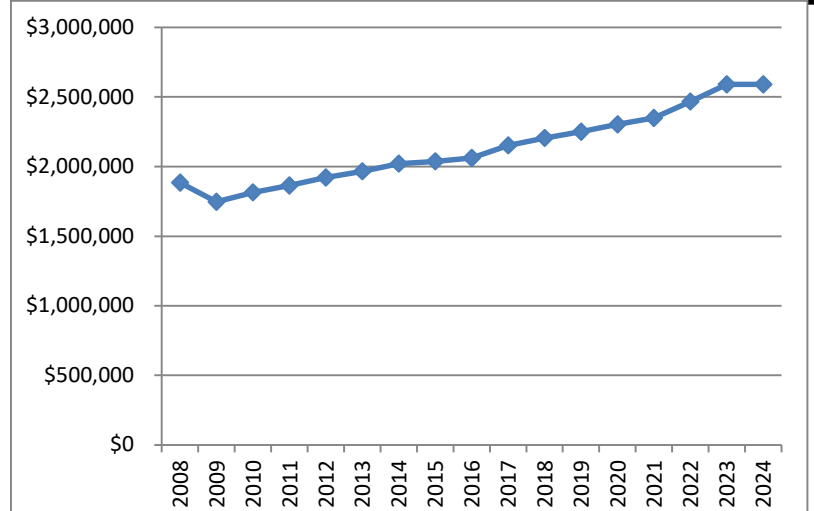
EAV History



Tax Rate History



Property Tax Receipt History



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Limited Rate/Collection History

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Tax Rates											
Road & Bridge	0.0487	0.0485	0.0487	0.0493	0.0499	0.0504	0.0510	0.0514	0.0521	0.0566	0.0588
Garbage	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Corporate	0.2251	0.2738	0.3409	0.3507	0.3486	0.3599	0.3854	0.4105	0.3787	0.3990	0.4157
Social Security	0.0038	0.0000	0.0000	0.0047	0.0048	0.0050	0.0052	0.0056	0.0283	0.0298	0.0474
Police Pension	0.2863	0.2746	0.2064	0.1918	0.1991	0.1948	0.1848	0.1708	0.1697	0.1725	0.1564
IMRF	0.0038	0.0000	0.0000	0.0047	0.0048	0.0050	0.0052	0.0056	0.0283	0.0298	0.0316
Public Benefit	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
Total Tax Rate	<u>0.5677</u>	<u>0.5969</u>	<u>0.5960</u>	<u>0.6012</u>	<u>0.6072</u>	<u>0.6151</u>	<u>0.6316</u>	<u>0.6439</u>	<u>0.6571</u>	<u>0.6877</u>	<u>0.7099</u>
Tax Extensions											
Road & Bridge	\$234,724	\$230,382	\$221,131	\$211,692	\$207,936	\$203,628	\$197,307	\$190,649	\$181,593	\$185,686	\$184,426
Garbage	0	0	0	0	0	0	0	0	0	0	0
Corporate	1,163,621	1,292,921	1,536,264	1,492,302	1,440,065	1,433,818	1,464,130	1,490,893	1,290,008	1,287,859	1,289,742
Social Security	19,644	0	0	19,999	19,829	19,920	702,053	620,328	96,401	96,186	147,062
Police Pension	1,479,985	1,296,699	930,141	816,149	822,481	776,070	19,755	20,339	578,068	556,781	485,243
IMRF	19,644	0	0	19,999	19,829	19,920	19,755	20,339	96,401	96,186	98,041
Public Benefit	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>\$2,917,617</u>	<u>\$2,820,001</u>	<u>\$2,687,536</u>	<u>\$2,560,142</u>	<u>\$2,510,139</u>	<u>\$2,453,355</u>	<u>\$2,402,999</u>	<u>\$2,342,547</u>	<u>\$2,242,472</u>	<u>\$2,222,698</u>	<u>\$2,204,514</u>
Collections	<u>0*</u>	<u>\$2,815,020</u>	<u>\$2,684,348</u>	<u>\$2,564,850</u>	<u>\$2,506,986</u>	<u>\$2,441,209</u>	<u>\$2,395,706</u>	<u>\$2,341,881</u>	<u>\$2,247,168</u>	<u>\$2,214,095</u>	<u>\$2,197,358</u>
Percent Collected		<u>99.82%</u>	<u>99.88%</u>	<u>100.18%</u>	<u>99.87%</u>	<u>99.50%</u>	<u>99.70%</u>	<u>99.97%</u>	<u>100.21%</u>	<u>99.61%</u>	<u>99.68%</u>

* Note: Data incomplete at time of report

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Estimated Limiting Rate

Taxing District: City of Crest Hill

New Property		5,057,552
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EAV Before Exemption*		642,787,779
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Prior Year Exemptions/TIF**		82,123,910
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Net E.A.V.		560,663,869
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Aggregate Extensions		2022	2023	2024
3-Year Rate History		2,466,404.61	2,589,619.52	2,682,892.70

(Extension Base)	x	CPI	=	
EAV	-	New Property	=	

2,682,892.70	x	1.0290	=	2,760,696.59	0.4969%
560,663,869	-	5,057,552	=	555,606,317	

Estimated Revenue 2,785,826.55
Difference from Last Year 102,933.85
Truth in Taxation Limit 2,817,037.34

County Preliminary Values

Gross Value 642,787,779
Levy Exemptions 82,123,910
New Property 5,057,552

*The numbers used in this worksheet are estimates and are subject to change at any time. Final EAV is calculated in March, and used for final calculation of the May 1st bills. This worksheet is to be used as a reference only and makes no warranties as to the final results.

**This figure should be estimated using the total amount of value lost to exemptions in the prior year plus the total amount of value lost to TIF Districts in the prior year. If the district was affected in the prior year by a TIF that has now expired, do not subtract that TIFs Incremental Value from this calculation. The Incremental TIF Value will instead be manually added to the estimated New Property Figure.

Will County Limiting Rate Calculation

Previous Extension	2,682,892.70
CPI or 1.05%	x 1.0290
	<u>2,760,696.59</u>
Rate Increase Factor	x 1
Adjusted Extension Base	<u>2,760,696.59</u>
Current Net EAV	560,663,869
New Property	<u>5,057,552</u>
	<u>555,606,317</u>
Annexations	- 0
	<u>555,606,317</u>
Adjusted Extension Base	2,760,696.59
Adjusted Valuation Base	<u>555,606,317</u>
Limiting Rate	0.0049688
Extension Limit	

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Bond Rating/Best Practices

AA

- 1** Establish and maintain effective management systems
- 2** Have a well-defined and coordinated economic development strategy
- 3** Long-term planning for all potential liabilities
pension/vehicle replacements
- 4** Establish rainy day budget stabilization reserves
- 5** Establish regular economic budget reviews
- 6** Prioritize spending plans with contingencies
- 7** Formalized capital improvement plan
- 8** Establish debt affordability models
- 9** Develop pay-as-you-go capital plans
- 10** Multi-year financial plan

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Bond Ratings					
Commercial Credit Ratings			Personal Credit Score		
Moody's	S&P	Fitch	Rank	Score	Rank
Aaa	AAA	AAA	Prime	800 - 850	Incredibly Good
Aa1	AA+	AA+	High grade	750 - 799	Excellent
Aa2	AA	AA			
Aa3	AA-	AA-			
A1	A+	A+	Upper medium grade	700 - 749	Really Good
A2	A	A			
A3	A-	A-			
Baa1	BBB+	BBB+	Lower medium grade	650 - 699	Good/Average
Baa2	BBB	BBB			
Baa3	BBB-	BBB-			
Ba1	BB+	BB+	Non-investment grade speculative	600 - 649	Fair
Ba2	BB	BB			
Ba3	BB-	BB-			
B1	B+	B+	Highly speculative	550 - 599	Poor
B2	B	B			
B3	B-	B-			
Caa1	CCC+	CCC	Substantial risks	500 - 549	Very Poor
Caa2	CCC		Extremely speculative	300 - 499	Exceedingly Poor
Caa3	CCC-		Default imminent with little prospect for recovery	300 - 499	Exceedingly Poor
Ca	CC C				
C	D	DDD	In default	300 - 499	Exceedingly Poor

ORDINANCE NO. _____

PUBLISHED IN PAMPHLET FORM BY AUTHORITY

OF THE CITY COUNCIL

OF THE

CITY OF CREST HILL, ILLINOIS

PUBLICATION DATE: December 2, 2024

CERTIFICATION: It is hereby certified that Crest Hill Ordinance No. _____ was passed on the 2nd day of December, 2024 by the City of Crest Hill Council and that thereafter said Ordinance was published in pamphlet form at the City of Crest Hill, Illinois on the date stated above.

Attest: _____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027, FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: That the total amount of appropriations for all corporate purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum

SECTION 2: That the total amount of TWO MILLION EIGHT HUNDRED SEVENTEEN THOUSAND THIRTY SEVENTY DOLLARS AND ZERO CENTS (\$2,817,037) being the total of appropriations heretofore legally made which are to be collected from the tax levy of the current fiscal year of the City of Crest Hill for all corporate purposes of said City of Crest Hill for purposes of providing the General Corporate Fund, Police Pension Fund, Illinois Municipal Retirement Fund, and Social Security Tax Fund, as appropriated for the current fiscal year by annual appropriation ordinance of the City of Crest Hill for the year beginning May 1, 2026 and ending April 30, 2027 passed by the City Council of said City at the legally convened meeting on December 1, 2025 be and the same is hereby levied upon all of the taxable property in the City of Crest Hill subject to taxation for the current year and being as follows:

SECTION A
GENERAL CORPORATE FUND TAX LEVY

SUMMARY

Levied for the foregoing expenses of the General Corporate Fund as authorized by the 65 ILCS 5/8-2-9 in the amount of \$1,020,037.

SECTION B
FROM SPECIAL TAX LEVIES

(NOTE: These special tax levies are derived from separate statutory authority and do not fall under the General Corporate Fund levy set out in Section A.)

POLICE PENSION

SUMMARY

Levy for the foregoing expenses of the Police Pension Fund from the special pension fund tax in addition to all other taxes provided by 40 ILCS 5/3-125 and 65 ILCS 5/11-1-3 in the amount of \$1,757,000.00.

ILLINOIS MUNICIPAL RETIREMENT FUND

SUMMARY

Levied for the foregoing expenses from the Illinois Municipal Retirement Fund Tax in addition to all other taxes for the purposes of paying the city's contribution to said fund as provided by 40 ILCS 5/7-171 in the amount of \$20,000.00.

SOCIAL SECURITY TAX FUND

SUMMARY

Levied for foregoing expenses in addition to all other taxes for the purposes of paying the city's contribution to Social Security Taxes to said fund as provided by 40 ILCS 5/21-110 in the amount of \$20,000.00.

SECTION 2:

GENERAL SUMMARY OF AMOUNTS LEVIED – FOR ALL FUNDS

General (Corporate)	\$ 1,020,037.00
Police Pension Fund	\$ 1,757,000.00
Illinois Municipal Retirement Fund	\$ 20,000.00
Social Security Tax Fund	\$ 20,000.00
 TOTAL TAX LEVY – FOR ALL FUNDS	 \$ 2,817,037.00

SECTION 3: That the total amount of ~~t~~iascertained as aforesaid be and the same is hereby levied and assessed on all property subject to taxation within the City of Crest Hill according to the value of said property as the same is assessed and equalized for the State and County purposes for the current year.

SECTION 4: This levy ordinance is adopted pursuant to the procedures set forth in the Illinois Municipal Code.

SECTION 5: That there is hereby certified to the County Clerk of TWO MILLION EIGHT HUNDRED SEVENTEEN THOUSAND THIRTY SEVENTY DOLLARS AND ZERO CENTS (\$2,817,037) which said total amount the City of Crest Hill requires to be raised by taxation for the current fiscal year of said City, and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance.

SECTION 6: This ordinance shall take effect and be in full force and effect immediately on and after its passage, approval, and publication according to law.

PASSED THIS 1st DAY OF DECEMBER, 2025.

	Aye	Nay	Absent	Abstain
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderwoman Tina Oberlin	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Ray Soliman	_____	_____	_____	_____

Christine Vershay-Hall, CITY CLERK

APPROVED THIS 1ST DAY OF DECEMBER, 2025.

RAYMOND R. SOLIMAN, MAYOR

ATTEST:

ANNUAL ABATEMENT ORDINANCE

ORDINANCE No. _____

ORDINANCE abating the tax hereto levied for the year 2025

to pay the principal of and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois.

WHEREAS the City Council (the “*Council*”) of the City of Crest Hill, Will County, Illinois (the “*City*”), by Ordinance No. 1829, adopted on the 18th day of November, 2019, as supplemented by a notification of sale (the “*Ordinance*”), did provide for the issue of \$17,695,000 General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A (the “*Bonds*”), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City has Pledged Revenues (as defined in the Ordinance) or other lawfully available funds available and on deposit in the Bond Fund (as defined in the Ordinance) to pay the principal of and interest on the Bonds up to and including May 1, 2025; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW THEREFORE Be It Ordained by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

Section 1. Abatement of Tax. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Will, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. Effective Date. This Ordinance shall be in full force and effect forthwith upon its adoption.

PASSED THIS 1st DAY OF DECEMBER, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Jennifer Methvin	_____	_____	_____	_____
Alderman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Alderman Nate Alvert	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall

APPROVED THIS 1st DAY OF DECEMBER, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Will, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois.

(the “*Ordinance*”) duly adopted by the City Council of the City of Crest Hill, Will County, Illinois (the “*City*”), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City’s \$17,695,000 General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, as described in the Ordinance, will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

County Clerk

[SEAL]



Agenda Memo

Crest Hill, IL

Meeting Date:	December 1, 2025
Submitter:	Glenn Gehrke, Finance Director / Jamie Malloy, Treasurer
Department:	Treasurer's Office
Agenda Item:	Approval of the 2025 Tax Abatement for General Obligation Refunding Bonds, Series 2019A

Summary:

Approval of the ordinance abating the tax levied for 2025 to pay the principal and interest in the General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source) Series 2019A of the City of Crest Hill, Will County Illinois.

Recommended Council Action:

Approval of the ordinance abating the tax levied for 2025 to pay the principal and interest in the General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source) Series 2019A of the City of Crest Hill, Will County Illinois, as presented at the November 24, 2025, work session.

Financial Impact:

Funding Source: N/A

Budgeted Amount:

Cost: N/A

Attachments:

2025 Tax Abatement GO Bonds Series 2019A Memo
2025 Tax Abatement 2019A Packet