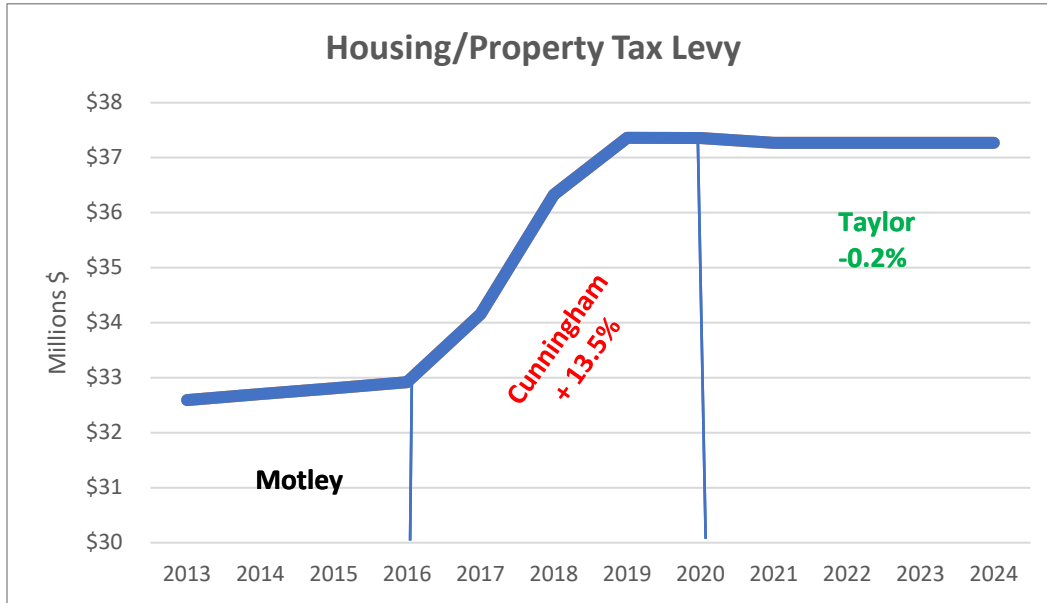


# Property Taxes

I held property taxes flat during my four years as Waukegan Mayor. Sam Cunningham increased the Property Taxes by 13.5%, costing Waukeganites \$4.4 million annually.



Property tax is levied on all houses, apartment buildings, and other properties. Homeowners pay this tax directly. The landlord pays this tax for renters and passes it on as part of the rent payments. It also impacts business owners. Each year, the Council approves the tax levy. The tax levy tells the county how much to collect from its residents.

## SAM CUNNINGHAM TAX LEVIES (2017-2020)

Year	Property Tax Levy	% Increase	Cumulative % Increase	Meeting Approved
2016	\$32,915,939			
2017	\$34,158,718	3.8%	3.8%	12/18/2017
2018	\$36,329,701	6.4%	10.4%	12/3/2018
2019	\$37,360,804	2.8%	13.5%	12/26/2019
2020	\$37,357,232	0.0%	13.5%	11/2/2020

Levy Year	Fiscal Year	Tax Levied Extended
2016	2018	32,915,939
2017	2019	34,158,718
2018	2020	36,329,701
2019	2021	37,360,804
2020	2022	37,357,232

The above information is contained in the city's Comprehensive Annual Financial Reports at <https://www.waukeganil.gov/Archive.aspx?AMID=38>. Click on 2022 and go to Page 167. The numbers to above left are from the table on Page 167 and match those in the above table. You can also go to [BoardDocs](#), select Meetings, and view the minutes for each meeting where the levies were approved.

Here are some Chicago Tribune newspaper articles about these tax increases:

2017: <https://www.chicagotribune.com/2017/12/05/waukegan-residents-most-aldermen-voice-objections-to-mayors-proposed-levy-increase/>

2019: <https://www.chicagotribune.com/2019/12/26/waukegan-holds-second-vote-regarding-property-tax-levy-after-lawsuit-challenges-last-votes-legality/>

## ANN TAYLOR TAX LEVIES

Year	Property Tax Levy	% Increase	Cumulative % Increase	Meeting Approved
2020	\$37,357,232			
2021	\$37,270,186	-0.2%	-0.2%	12/6/2021
2022	\$37,270,257	0.0%	-0.2%	12/19/2022
2023	\$37,267,814	0.0%	-0.2%	11/20/2023
2024	\$37,270,342	0.0%	-0.2%	12/16/2024

From the 12/16/2024 meeting agenda, Item I, the 2024 assessment is \$37,270,342 - [https://go.boarddocs.com/il/cowil/Board.nsf/files/DBTTPZ7866DB/\\$file/2024%20Tax%20Levy%20Determination%20REVISED.pdf](https://go.boarddocs.com/il/cowil/Board.nsf/files/DBTTPZ7866DB/$file/2024%20Tax%20Levy%20Determination%20REVISED.pdf).

Here is a Chicago Tribune newspaper article about the 2021 tax levy:

**2021:** <https://www.chicagotribune.com/2021/12/27/most-lake-county-residents-should-see-less-of-an-impact-on-their-taxes-from-2021-local-government-levies/>

"I'm trying to give taxpayers a break after what we've been through with COVID," Taylor said at a Dec. 6 City Council meeting. "I've never believed in all the tax hikes we've done. We're trying to work within our budget and be more efficient."

At that meeting, the aldermen unanimously approved an \$87,037 reduction from the 2020 levy passing this year's for slightly less than \$37.3 million.

## THEN WHY DID MY PROPERTY TAXES GO UP?

The City of Waukegan is only 20-25% of your tax bill. Your tax bill contains numerous other taxing bodies. For example, besides the City of Waukegan, there could be:

- College Of Lake County #532
- Lake County
- Lake County Forest Preserve
- North Shore Water Reclamation District
- Waukegan Road And Bridge
- Waukegan Township
- Waukegan Comm Unit School Dist #60
- Waukegan Park Dist

The taxing bodies vary depending on where you live in Waukegan. Most of these taxing bodies have increased their tax levies. Warren Township Waukeganites have seen the largest increases due to significant increases in the levies of Warren Township High School District #121 and Woodland Community Consolidated School District 50.

For further information, go to [AnnTaylorForWaukegan.com/Taxes](http://AnnTaylorForWaukegan.com/Taxes).

[AnnTaylorForWaukegan.com/PropertyTax.pdf](http://AnnTaylorForWaukegan.com/PropertyTax.pdf)

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Paid for by Citizens for Ann Taylor