

# 21st Annual GIS/CAMA Technologies Conference Chattanooga Convention Center

GIS/CAMA • Chattanooga, TN



IAAO

URISA

March 6-9, 2017

# Let's Talk TIFS

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OFFICERS**

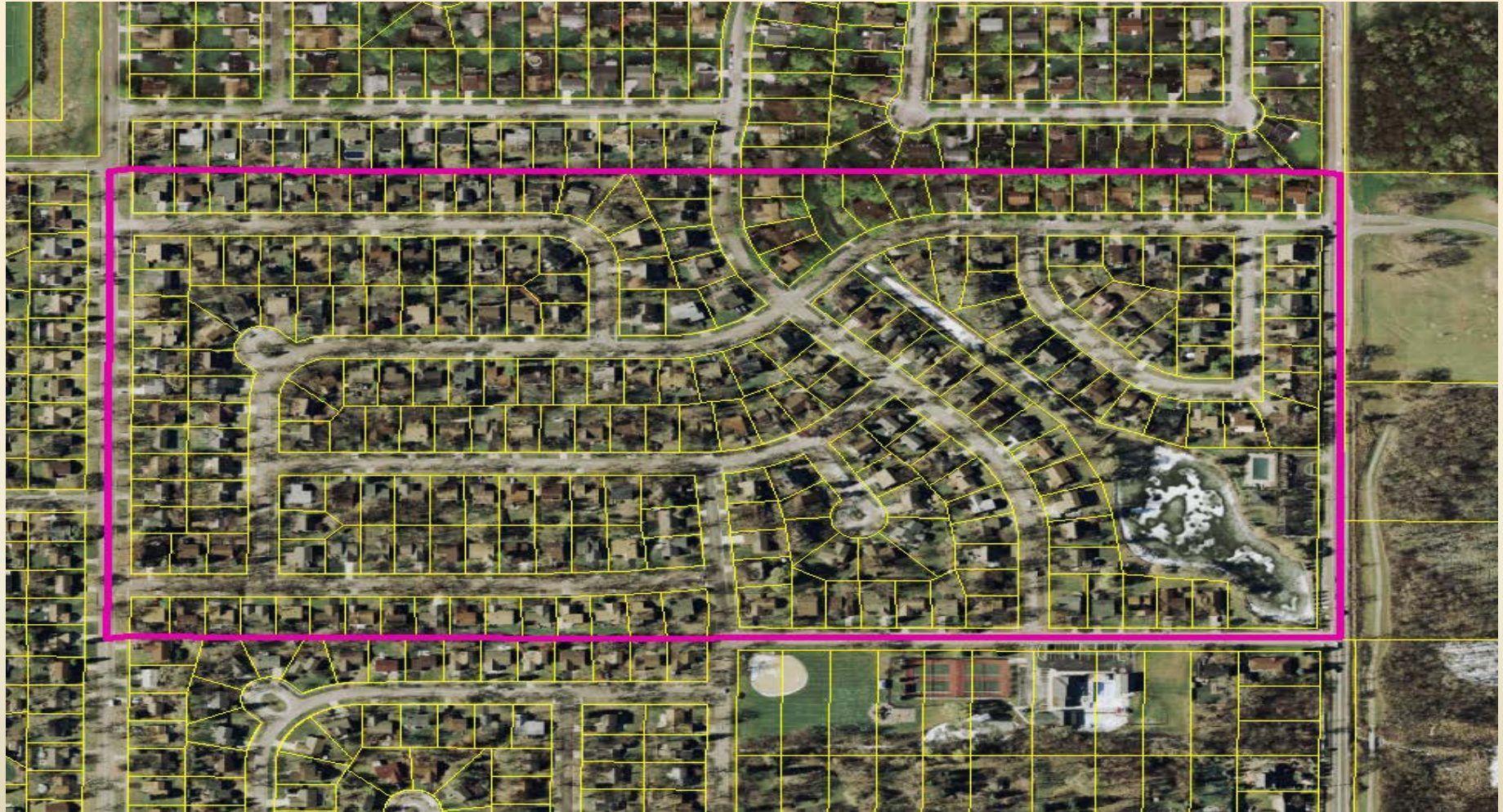
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KANSAS CITY, MISSOURI 64105  
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# Typical Cook County Taxing District

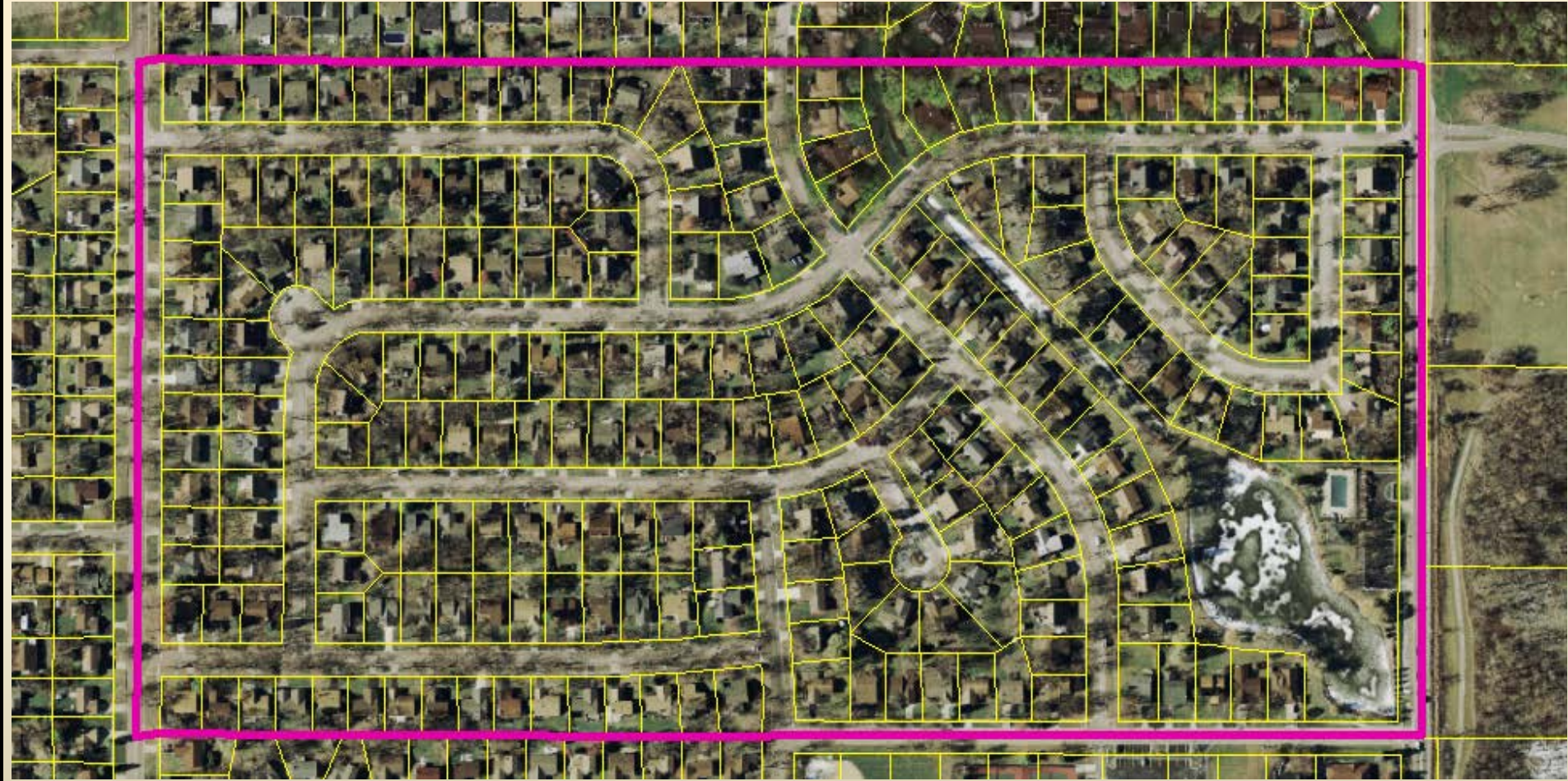


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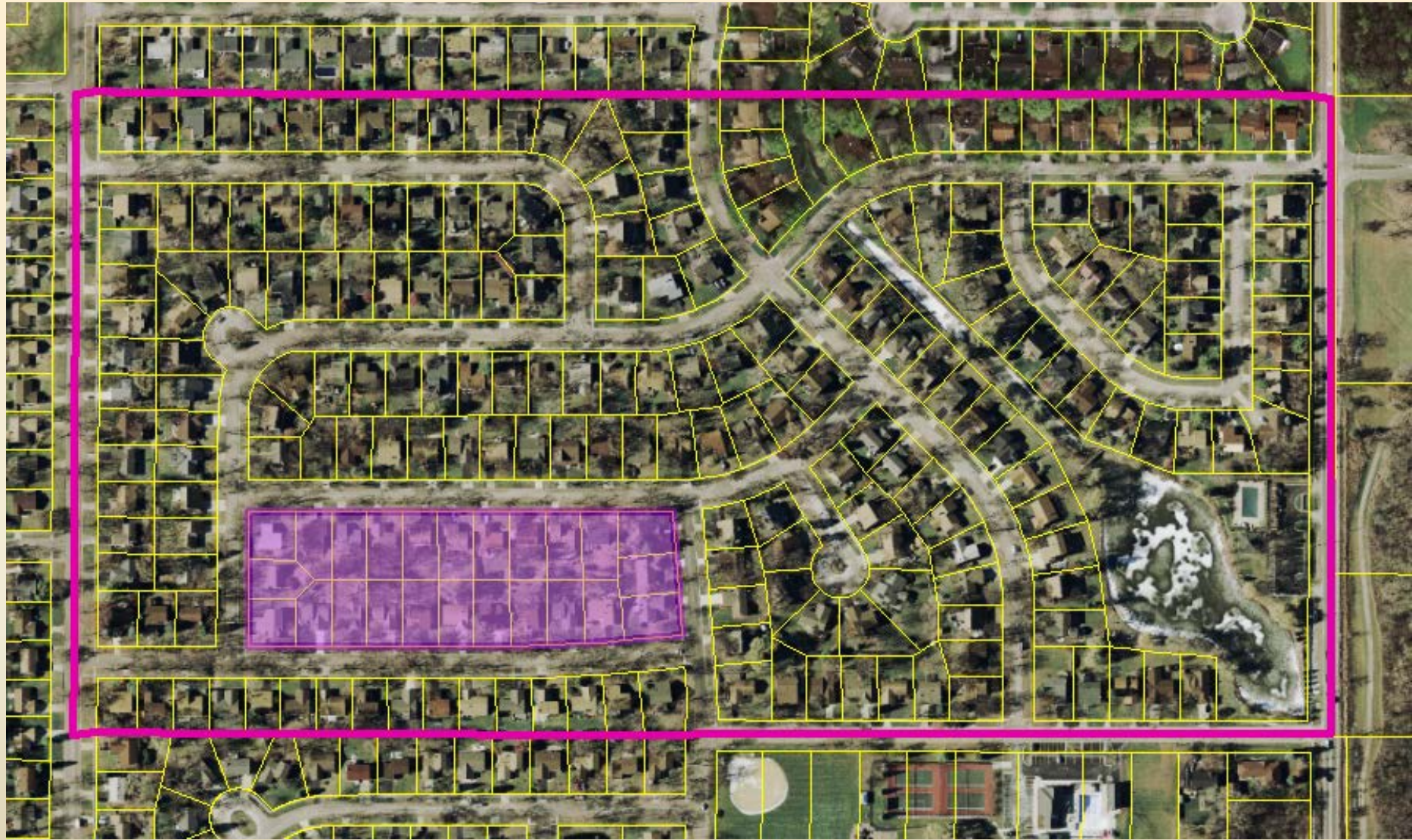
# The Value of all of the Properties = Total Current EAV of the District



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# District Containing a Tax Increment Financing TIF



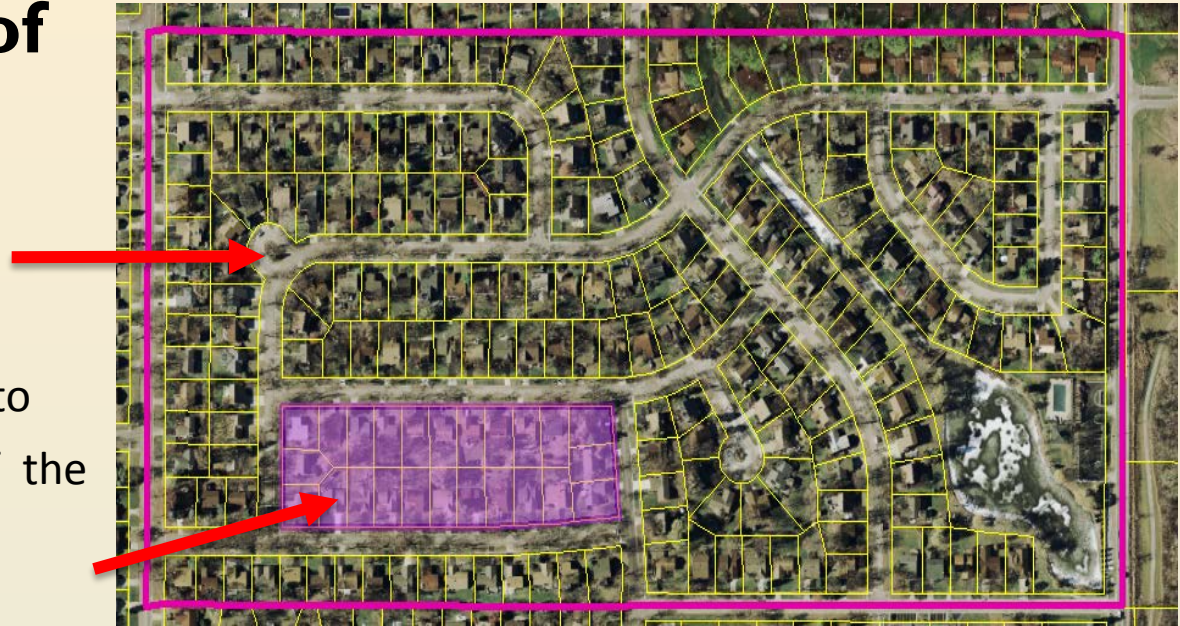
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March 6-9, 2017

# Tax Rate calculated adjusted for the Frozen TIF value.

**The Current EAV of this Taxing District (outside the TIF) is added to:**



The “Frozen” value within this TIF to Calculate the total taxable value of the Taxing District.

**The Taxing District’s rate is calculated using the Non-TIF area EAV + the TIF Frozen EAV:**

**Meanwhile all of ‘increment value’ of properties within the TIF is used to calculate the tax dollars that will go directly to the TIF**

Taxing District X and Taxing District Y are identical except Y is affected by a TIF

Taxing District X  
(No TIF)

Taxing District Y

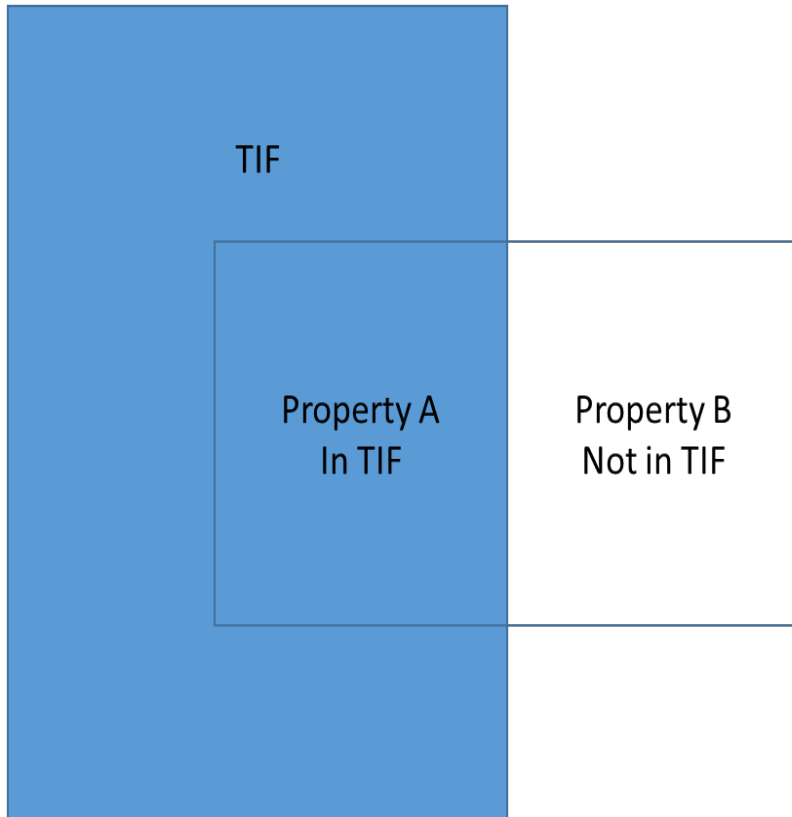
TIF

	District X	District Y
Tax Levy	\$100,000	\$100,000
Total Taxable Value	1,000,000	1,000,000
Value Growth inside TIF	0	200,000
Available Taxable Value	1,000,000	800,000
<b>Tax Rate (Levy / Available Taxable Value)</b>	<b>10.00%</b>	<b>12.50%</b>



# Where does the money go?

Property A and Property B are identical and are in all the same Taxing Districts except A is in a TIF and B is not:



	Property A	Property B
Market Value	200,000	200,000
Taxable Value (EAV)	46,370	46,370
Tax Rate	12.50%	12.50%
Tax Bill Amount	\$5,796	\$5,796
Amount to TIF	\$2,000	\$0
Amount to Other Districts	\$3,796	\$5,796
<b>Total Tax Bill Amount</b>	<b>\$5,796</b>	<b>\$5,796</b>





# Back to the Basics - TIF Legal Framework

Legal framework for TIFs in Illinois

- TIF Statutes enacted in 1977

First TIF in Illinois adopted by Municipal Ordinance 1980

Municipality must find that a specific area needs redevelopment, meeting **ONE** of the following categories:

- Blighted area
- Conservation area
- Industrial park conservation area



# Legal Framework – Eligibility

**Blighted Area:  
Improved property Requires 5 of numerous factors:**

Dilapidation or Obsolescence

Deterioration

Structures not compliant with Code

Illegal use of structures

Excessive vacancies

Lack of ventilation, light or sanitary facilities

Inadequate utilities

Excessive crowding of improvements

Need for Environmental remediation

Lack of adequate community planning

Total Equalized Assessed Value declined in 3 of recent 5 years



# Legal Framework

**TIF & Redevelopment Plan: The “but for” test**

**Development would not be expected “without the adoption of the redevelopment plan.”**

**TIF Ordinances filed with local Clerk in order to undergo tax extension and receive tax dollars**

**Debate over TIF “but for” due to the subjective nature to test**



# TIFs - Legal Framework

**How long are TIFs in place?**  
**Typically 23 years**

- Can be extended by another 12 years
- Can be terminated early

**What if TIF raises more money than is needed for specified development?**

- Can declare a surplus in any year and funds are redistributed to taxing districts
- Debt Obligations are not deemed obligations for purposes of tax limitation laws



# Authorized Use of TIF Funds

Can be used for :



- **Costs of Administration**
- **Property acquisition**
- **Construction costs**
- **Rehabilitation of existing buildings.**
- **Job training**
- **Financing costs**
- **Studies, surveys and plans**
- **Marketing**
- **Professional services, such as architectural, engineering & legal services**
- **Demolition costs**

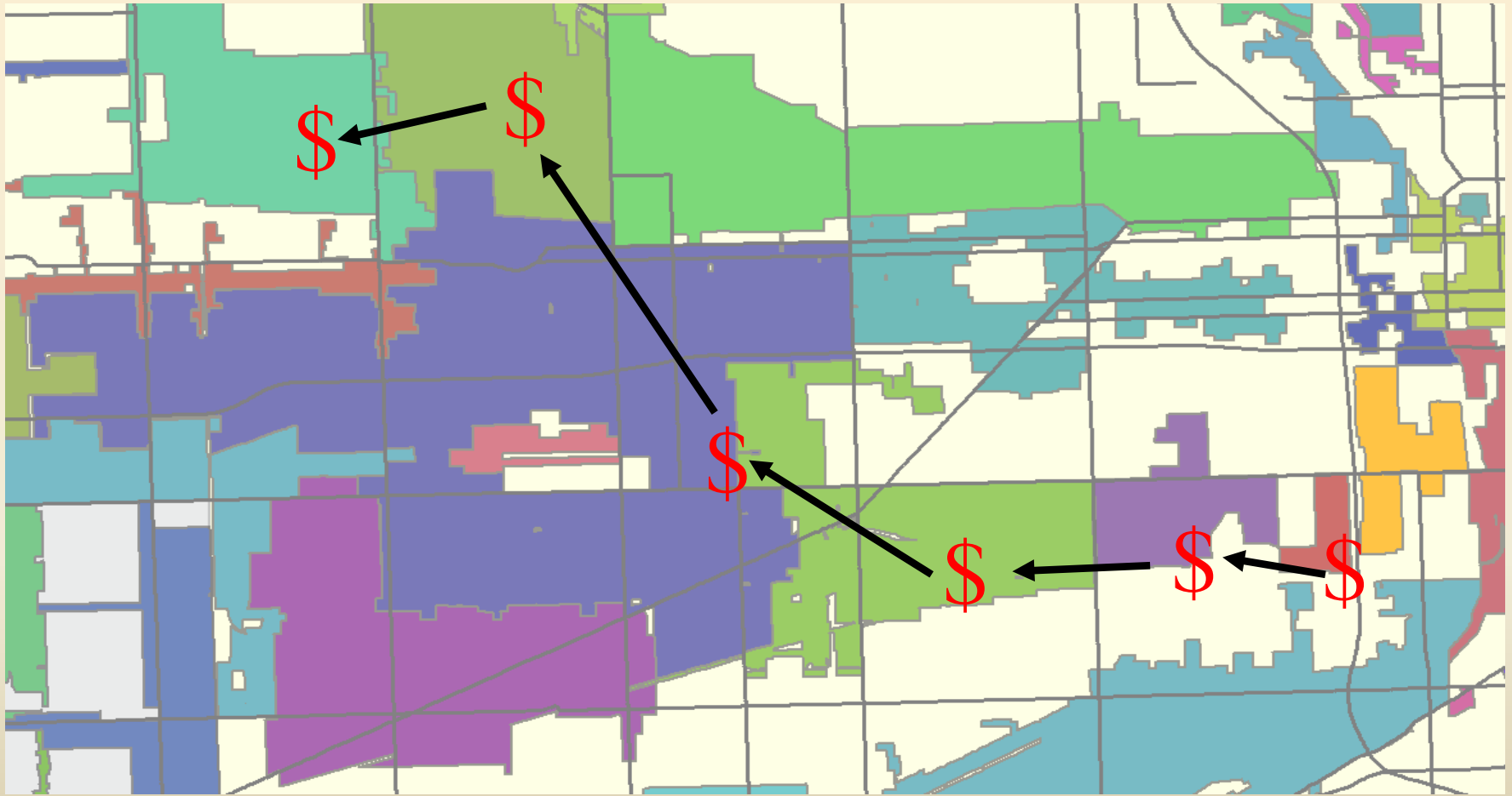
# TIF Expenditures

## What is Porting?

- **State statute authorizes transfer of funds or “porting” to a neighboring TIF**
- **Porting allows the movement of TIF funds across TIF’s in the municipality**



# TIF Porting



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# Expansion of TIFs

**TIFs may be expanded with additional properties by Ordinance after notice and hearing**

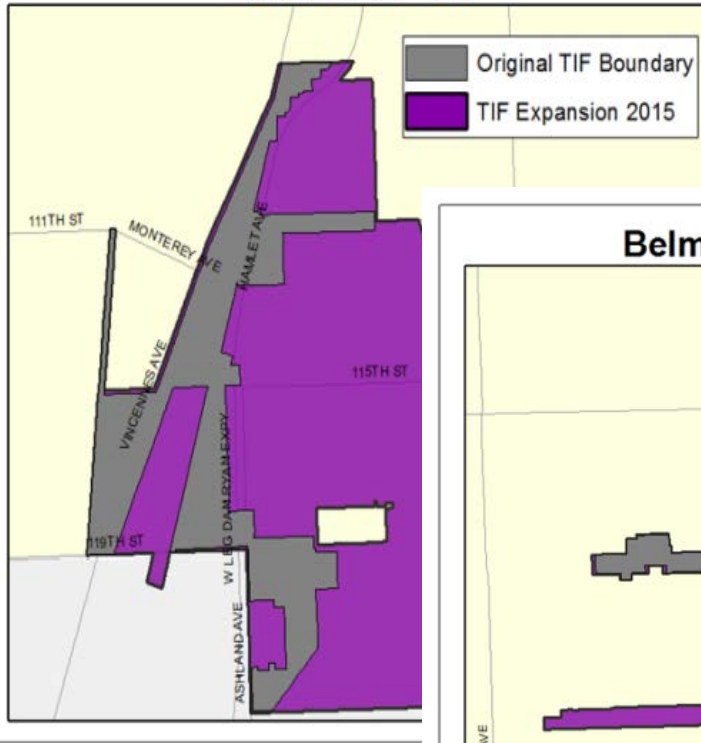
**Property added to the expansion must meet similar qualifications**

**Plans & projects can be modified through similar approval process**



# Expansion of TIFs

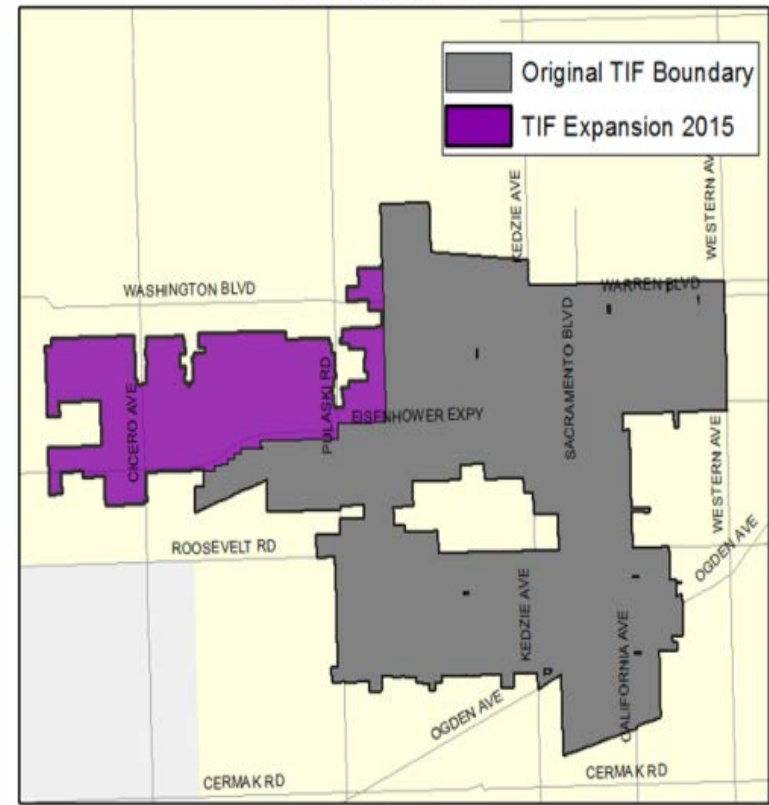
## 119th/I-57 TIF



## Belmont Central TIF



## Midwest TIF



# TIF Accountability

Annual statement to Illinois Comptroller

Balances transfers expenditures amendments distributions  
over \$10,000

Porting or Receipt of transferred funds only noted  
generally

Minimal Fines apply if TIF fails to report

Must provide 10 year report with public hearing

TIF story is in parts and not easily told or detailed





# State Oversight of TIF

## TIF Annual Report Cover

FY 2015  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
LESLIE GEISSLER MUNGER

Name of Municipality: City of Chicago Reporting Fiscal Year: 2016  
County: Cook Fiscal Year End: 12/31/2015  
Unit Code: 018/620/30

**TIF Administrator Contact Information**  
First Name: David L. Last Name: Reifman  
Address: City Hall, 121 N. La Salle Title: Administrator  
Telephone: (312) 744-4190 City: Chicago Zip: 60602  
Mobile: n/a E-mail: TIFReports@cityofchicago.org  
Mobile: n/a Best way to contact:  Email  Phone  
Provider: n/a  Mobile  Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Chicago is complete and accurate at the end of this reporting fiscal year under the Tax Increment Allocation Redevelopment Act [85 ILCS 5/11-74.4-3 et seq.] or the Industrial Jobs Recovery Law [85 ILCS 5/11-74.6-10 et seq.]  
Written signature of TIF Administrator: *[Signature]* Date: June 28, 2016

**Section 1 (85 ILCS 5/11-74.4-5 (d) (1,5) and 85 ILCS 5/11-74.6-22 (c) (1,5))  
FILL OUT ONE FOR EACH TIF DISTRICT**

Name of Redevelopment Project Area	Date Designated	Date Terminated
24th/Michigan	7/21/1998	7/21/2022
26th and King Drive	1/11/2005	12/31/2030
35th and Wallace	12/15/1999	12/31/2023
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
42nd/Cottage Grove	7/5/1998	12/31/2022
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th Street/SL Lawrence Avenue	11/31/1995	12/31/2020
51st/ Archer	5/17/2000	12/31/2024
51st/Lake Park	1/15/2012	12/31/2036
63rd Street	1/10/2001	12/31/2025
60th and Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2005	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/4/2011	12/31/2035
68th/Ashland	11/3/2004	12/31/2028
71st and Stony Island	10/7/1998	10/7/2021
73rd/University	9/13/2006	12/31/2030
73rd and Cicero	4/8/2005	12/31/2029

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [85 ILCS 5/11-74.4-3 et seq.] or the Industrial Jobs Recovery Law [85 ILCS 5/11-74.6-10 et seq.]

## TIF Fund Allocation

SECTION 3.1 - (85 ILCS 5/11-74.4-5 (d) (1) and 85 ILCS 5/11-74.6-22 (d) (5))  
Provide an analysis of the special tax allocation fund.

FY 2015  
TIF NAME: Midwest Redevelopment Project Area

Fund Balance at Beginning of Reporting Period \$ 46,069,469

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	12,226,562	\$ 146,360,854	79%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	186,388	4,637,795	2%
Land/Building Sale Proceeds			0%
Bond Proceeds		30,373,738	16%
Note Proceeds		4,900,000	3%
Transfers from Municipal Sources		953,720	1%
Private Sources			0%
Miscellaneous Revenue		24,000	0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 12,412,950

Cumulative Total Revenues/Cash Receipts \$ 187,279,877 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) 14,246,108

Transfers to Municipal Sources 3,277,918

Distribution of Surplus -

Total Expenditures/Disbursements 17,524,026

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS (5,111,076)

FUND BALANCE, END OF REPORTING PERIOD\* \$ 40,958,393

Total Amount Restricted (Carried forward from Section 3.3) \$ 40,958,393

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3  
(a) Cumulative figures for the categories of 'Interest,' 'Land/Building Sale Proceeds' and 'Other' may not be fully available for this report due to either: (i) the disposal of certain older records pursuant to the City's records retention policy, or (ii) the extraordinary administrative burden of developing cumulative City records prior to the City's conversion to its current accounting system in 2003.

- Beginning Balance
- TIF Revenue
- Interest
- Transfers
- Expenditure
- Surplus
- Amount designated



# State Oversight of TIF

## Parcels in TIF

Midwest TIF Added Area 2014 EAV by PIN

No.	PIN	EAV (2014)	No.	PIN	EAV (2014)	No.	PIN	EAV (2014)
2659	16-15-301-032-0000	129,185	2753	16-15-303-007-0000	-	2617	16-15-306-033-0000	-
2660	16-15-301-033-0000	53,939	2754	16-15-303-009-0000	-	2618	16-15-306-041-0000	-
2661	16-15-301-036-0000	152,889	2755	16-15-303-010-0000	-	2619	16-15-306-042-0000	2,485
2662	16-15-301-038-0000	2,466	2756	16-15-303-011-0000	-	2620	16-15-307-045-0000	-
2663	16-15-301-040-0000	2,845	2757	16-15-303-012-0000	-	2621	16-15-307-046-0000	-
2664	16-15-301-041-0000	1,404	2758	16-15-303-013-0000	-	2622	16-15-400-001-0000	-
2665	16-15-301-042-0000	20,020	2759	16-15-303-014-0000	-	2623	16-15-400-002-0000	-
2666	16-15-301-043-0000	158,482	2760	16-15-303-015-0000	-	2624	16-15-400-003-0000	-
2667	16-15-301-044-0000	14,509	2761	16-15-303-016-0000	-	2625	16-15-400-004-0000	-
2668	16-15-301-045-0000	8,300	2762	16-15-303-017-0000	-	2626	16-15-400-005-0000	-
2669	16-15-301-046-0000	6,911	2763	16-15-303-018-0000	-	2627	16-15-400-006-0000	-
2700	16-15-301-047-0000	93,516	2764	16-15-303-019-0000	-	2628	16-15-400-007-0000	-
2701	16-15-301-048-0000	-	2765	16-15-303-020-0000	-	2629	16-15-400-008-0000	-
2702	16-15-302-001-0000	-	2766	16-15-303-021-0000	-	2630	16-15-400-009-0000	-
2703	16-15-302-002-0000	-	2767	16-15-303-022-0000	-	2631	16-15-400-010-0000	-
2704	16-15-302-003-0000	-	2768	16-15-303-023-0000	-	2632	16-15-400-011-0000	-
2705	16-15-302-004-0000	-	2769	16-15-303-024-0000	-	2633	16-15-400-012-0000	-
2706	16-15-302-005-0000	-	2770	16-15-303-025-0000	-	2634	16-15-400-013-0000	-
2707	16-15-302-006-0000	-	2771	16-15-303-026-0000	-	2635	16-15-400-014-0000	-
2708	16-15-302-007-0000	-	2772	16-15-303-027-0000	-	2636	16-15-500-005-0000	-
2709	16-15-302-010-0000	-	2773	16-15-303-028-0000	37,034	2637	16-15-500-010-0000	-
2710	16-15-302-011-0000	-	2774	16-15-303-029-0000	-	2638	16-15-500-016-0000	-
2711	16-15-302-012-0000	-	2775	16-15-303-030-0000	-	2639	16-15-500-021-0000	-
2712	16-15-302-013-0000	-	2776	16-15-303-031-0000	-	2640	16-15-500-022-0000	-
2713	16-15-302-014-0000	-	2777	16-15-303-032-0000	-	2641	16-15-500-036-0000	-
2714	16-15-302-016-0000	-	2778	16-15-303-033-0000	-	2642	16-15-500-037-0000	-
2715	16-15-302-016-0000	-	2779	16-15-303-034-0000	-	2643	16-15-500-041-0000	-
2716	16-15-302-017-0000	-	2780	16-15-303-035-0000	-	2644	16-15-500-042-0000	-
2717	16-15-302-018-0000	-	2781	16-15-303-036-0000	-	2645	16-15-500-043-0000	-
2718	16-15-302-019-0000	-	2782	16-15-303-037-0000	-	2646	16-15-500-062-0000	-
2719	16-15-302-020-0000	-	2783	16-15-303-038-0000	-	2647	16-16-200-008-0000	8,629
2720	16-15-302-021-0000	-	2784	16-15-303-039-0000	-	2648	16-16-200-009-0000	39,724
2721	16-15-302-022-0000	-	2785	16-15-303-040-0000	-	2649	16-16-200-010-0000	70,925
2722	16-15-302-023-0000	-	2786	16-15-303-041-0000	-	2650	16-16-200-011-0000	31,698
2723	16-15-302-024-0000	-	2787	16-15-304-011-0000	142,075	2651	16-16-200-012-0000	198,455
2724	16-15-302-025-0000	-	2788	16-15-304-012-0000	-	2652	16-16-201-021-0000	49,705
2725	16-15-302-026-0000	-	2789	16-15-304-014-0000	8,230	2653	16-16-201-022-0000	42,975
2726	16-15-302-027-0000	-	2790	16-15-304-016-0000	-	2654	16-16-201-023-0000	35,763
2727	16-15-302-028-0000	-	2791	16-15-304-016-0000	8,656	2655	16-16-201-024-0000	49,753
2728	16-15-302-029-0000	-	2792	16-15-304-017-0000	-	2656	16-16-201-025-0000	4,113
2729	16-15-302-030-0000	-	2793	16-15-304-020-0000	7,026	2657	16-16-201-026-0000	35,062
2730	16-15-302-031-0000	-	2794	16-15-304-021-0000	7,797	2658	16-16-201-027-0000	40,270
2731	16-15-302-032-0000	-	2795	16-15-304-022-0000	-	2659	16-16-201-028-0000	33,405
2732	16-15-302-033-0000	-	2796	16-15-304-026-0000	15,850	2660	16-16-201-029-0000	34,809
2733	16-15-302-034-0000	-	2797	16-15-304-026-0000	4,341	2661	16-16-201-030-0000	25,280
2734	16-15-302-035-0000	-	2798	16-15-304-027-0000	10,830	2662	16-16-201-031-0000	49,543
2735	16-15-302-036-0000	-	2799	16-15-304-028-0000	9,833	2663	16-16-201-032-0000	34,974
2736	16-15-302-037-0000	-	2800	16-15-304-029-0000	72,362	2664	16-15-304-029-0000	47,216
2737	16-15-302-038-0000	-	2801	16-15-305-001-0000	51,146	2665	16-16-201-034-0000	35,774
2738	16-15-302-039-0000	-	2802	16-15-305-002-0000	39,277	2666	16-16-201-035-0000	45,056
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2740	16-15-302-041-0000	-	2804	16-15-305-004-0000	7,764	2668	16-16-201-037-0000	37,421
2741	16-15-302-042-0000	-	2805	16-15-305-005-0000	47,310	2669	16-16-201-038-0000	22,529
2742	16-15-302-043-0000	-	2806	16-15-305-006-0000	-	2670	16-16-201-039-0000	9,367
2743	16-15-302-044-0000	-	2807	16-15-305-007-0000	6,203	2671	16-16-201-040-0000	9,367
2744	16-15-302-045-0000	-	2808	16-15-305-015-0000	92,510	2672	16-16-201-041-0000	124,759
2745	16-15-302-046-0000	-	2809	16-15-305-016-0000	28,059	2673	16-16-201-043-0000	12,726
2746	16-15-302-047-0000	-	2810	16-15-305-017-0000	2,033	2674	16-16-201-044-0000	27,651
2747	16-15-303-001-0000	-	2811	16-15-305-018-0000	-	2675	16-16-201-045-0000	17,272
2748	16-15-303-002-0000	-	2812	16-15-305-019-0000	50,685	2676	16-16-201-046-0000	42,662
2749	16-15-303-003-0000	-	2813	16-15-306-001-0000	15,373	2677	16-16-201-047-0000	6,526
2750	16-15-303-004-0000	-	2814	16-15-306-002-0000	-	2678	16-16-201-048-0000	21,340
2751	16-15-303-005-0000	-	2815	16-15-306-003-0000	-	2679	16-16-201-049-0000	38,894
2752	16-15-303-006-0000	-	2816	16-15-306-037-0000	-	2680	16-16-201-050-0000	1,040

Midwest TIF Added Area 2014 EAV by PIN

## IGA: Intergovernmental Agreements

ATTACHMENT M

### INTERGOVERNMENTAL AGREEMENTS FY 2015

A list of all intergovernmental agreements in effect in FY 2015 to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-6 (10)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
IGA - CBE - William Penn	Improvements to school	1,114,381	-
IGA - CBE - Collins High School	Improvements to school	1,196,357	-
IGA - CBE - ADA - Dodge	Improvements to school	476,025	-
IGA - CPD - Park 3928 Douglas Park	Improvements to park	247,727	-
IGA - CPD - Park 5047 Garfield Park Conservatory	Improvements to park	2,500,000	-



# State Oversight of TIF

## Vendors Involved with Projects in TIF

### Section 3.2 B

FY 2015

TIF NAME: Midwest Redevelopment Project Area

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount
City Staff Costs <sup>1</sup>	Administration	\$300,534
Johnson Research Group	Professional Service	\$334,903
Sebis Direct	Professional Service	\$92,096
New West Kedzie	Development	\$572,827
SomerCor 504, Inc.	Rehabilitation Program	\$57,148
Aldridge Electric	Public Improvement	\$1,339,667
Sumit Construction Co.	Public Improvement	\$907,975
Bigane Paving Co.	Public Improvement	\$1,246,986
Burns and McDonnell Engineering Co.	Public Improvement	\$17,255
Chicago Park District	Development	\$2,747,727
Clorba Group	Public Improvement	\$14,929
Chicago Department of Water Management	Public Improvement	\$264,986
Chicago Department of Transportation	Public Improvement	\$182,914
Milhouse Engineering	Public Improvement	\$111,173
Pan-Oceanic Engineering	Public Improvement	\$332,368
Transystems Corp.	Public Improvement	\$14,349
Giobrotters Engineering	Public Improvement	\$126,173
Chicago Board of Education	Development	\$2,786,763
Liberty Square Apartments	Development	\$42,812
Wells Fargo Bank	Financing	\$2,730,167

<sup>1</sup> Costs relate directly to the salaries and fringe benefits of employees working solely on tax increment financing districts.

\* This table may include payments for Projects that were undertaken prior to 11/1/1999.

## Debt Service & Future Development Costs

### SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2015

TIF NAME: Midwest Redevelopment Project Area

FUND BALANCE, END OF REPORTING PERIOD

\$ 40,958,393

1. Description of Debt Obligations	Amount of Original Issuance	
	Amount of Original Issuance	Amount Restricted
Restricted for debt service	\$ 28,830,000	\$ 2,651,252

Total Amount Restricted for Obligations \$ 28,830,000 \$ 2,651,252

2. Description of Project Costs to be Paid	
Description of Project Costs	Amount Restricted
Restricted for future redevelopment project costs	\$ 38,307,141

Total Amount Restricted for Project Costs \$ 38,307,141

TOTAL AMOUNT RESTRICTED \$ 40,958,393

SURPLUS\*(DEFICIT) \$ -

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)



# Interesting TIF Data

2015 Cook County Total TIF Revenue = \$718 million

2015 Chicago Total TIF Revenue = \$461 million- 6.75 billion over 30 years

2015 Chicago TIF Revenue up \$89 million (23.9%)

\$25 million of Chicago TIF windfall is due to City's \$318 million pension levy increase

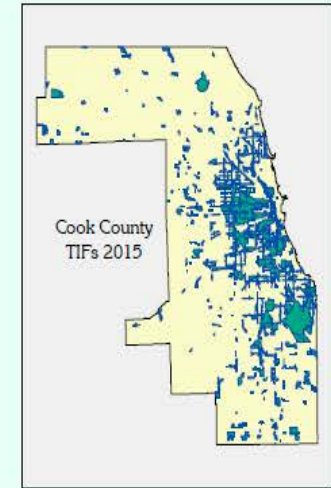
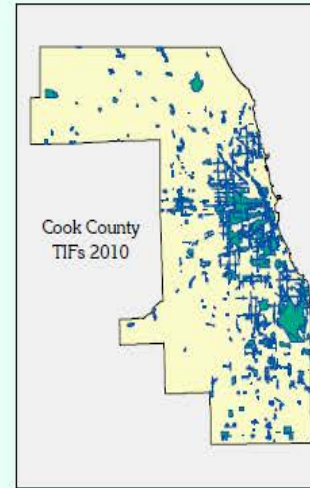
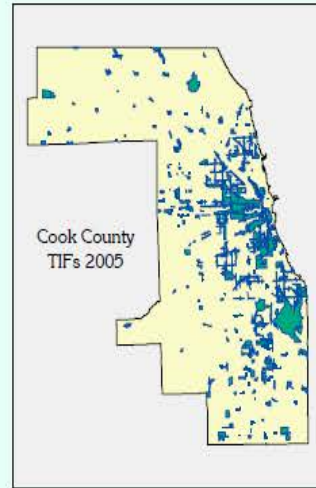
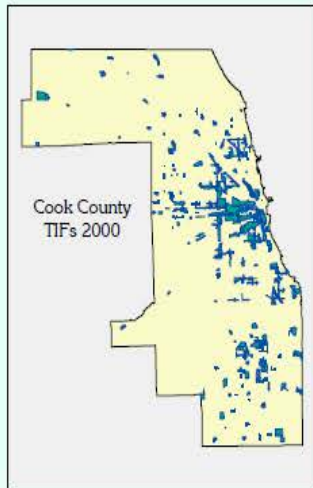
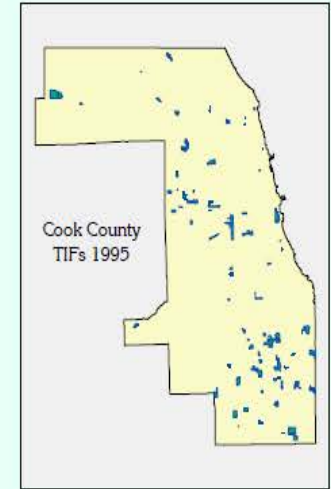
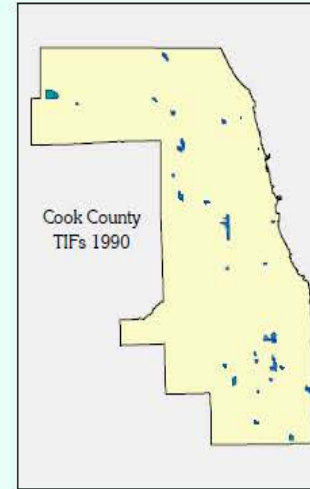
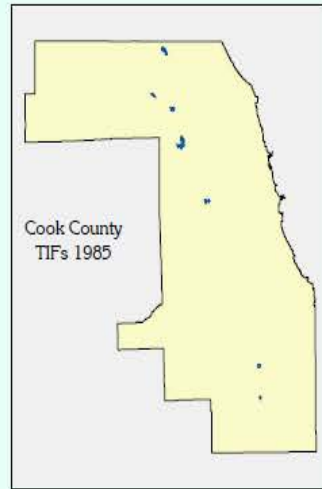
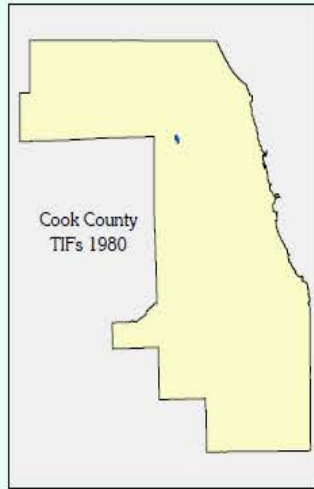


**1 in 5 properties in Chicago**

1 in 32 properties in Northern Cook County

1 in 19 properties in Southern Cook County

# Tax Increment Financing in Cook County - 1980 to 2015





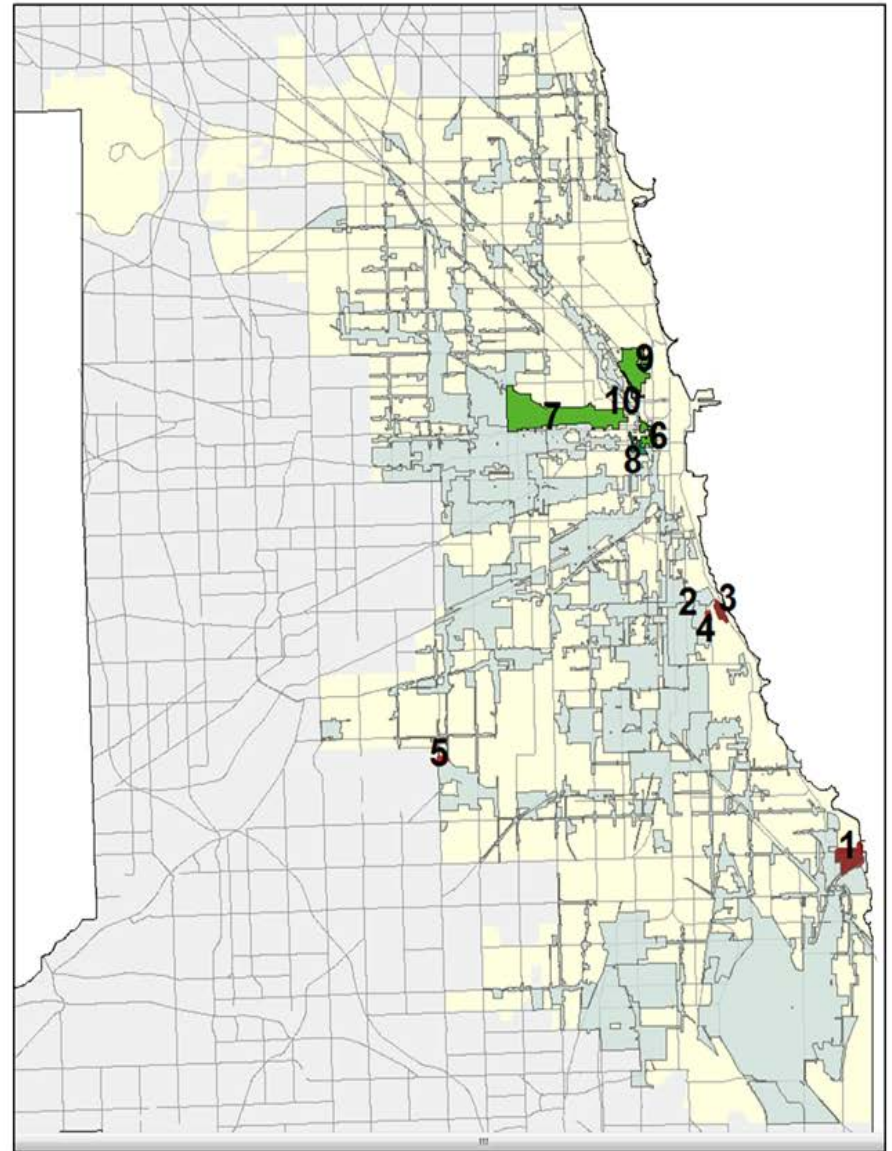
# Highest and Lowest

## Lowest Average Revenue per Year:

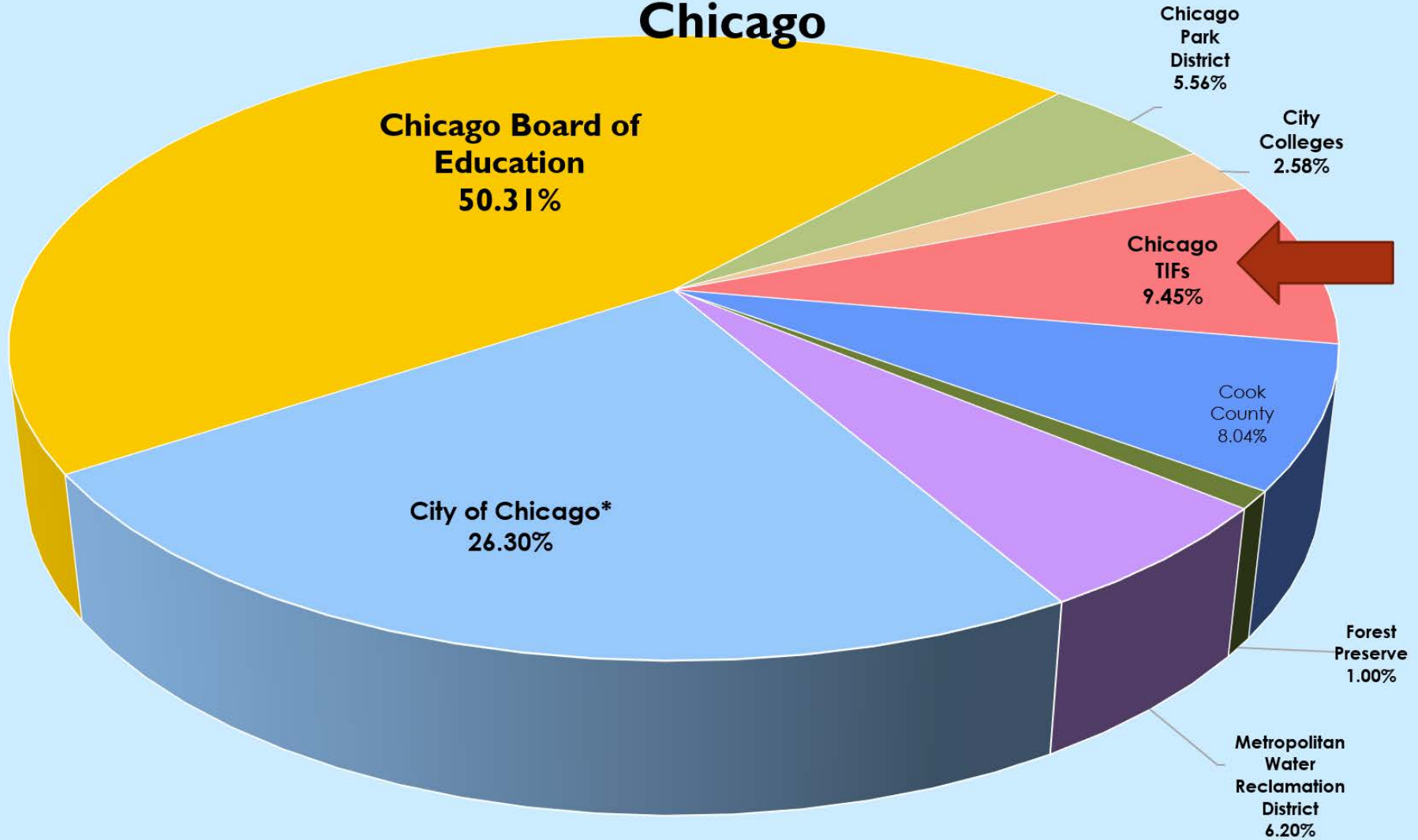
1. South Works: \$96,000 per year on average
2. 41st/King: \$104,000 per year on average
3. Lakefront: \$195,000 per year on average
4. Drexel: \$239,000 per year on average
5. 67th/Cicero: \$240,000 per year on average

## Highest Average Revenue per Year:

6. LaSalle Central \$16.2 million per year on average
7. Kinzie Conservation: \$13.7 million per year on average
8. Canal/Congress: \$13.6 million per year on average
9. Near North: \$12.1 million per year on average
10. Chicago/Kingsbury: \$11.4 million per year on average

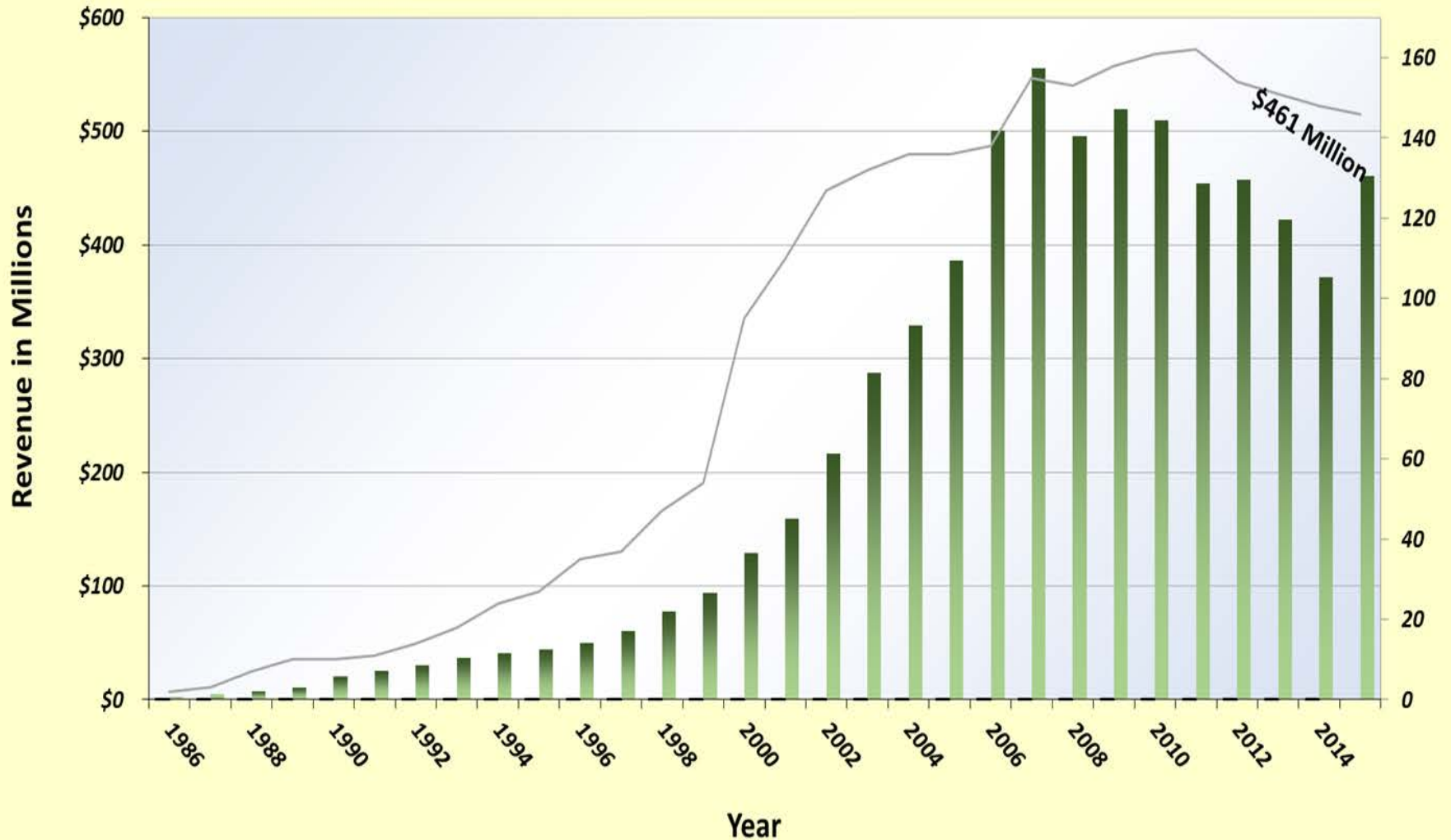


# Distribution of Property Tax Revenue in City of Chicago

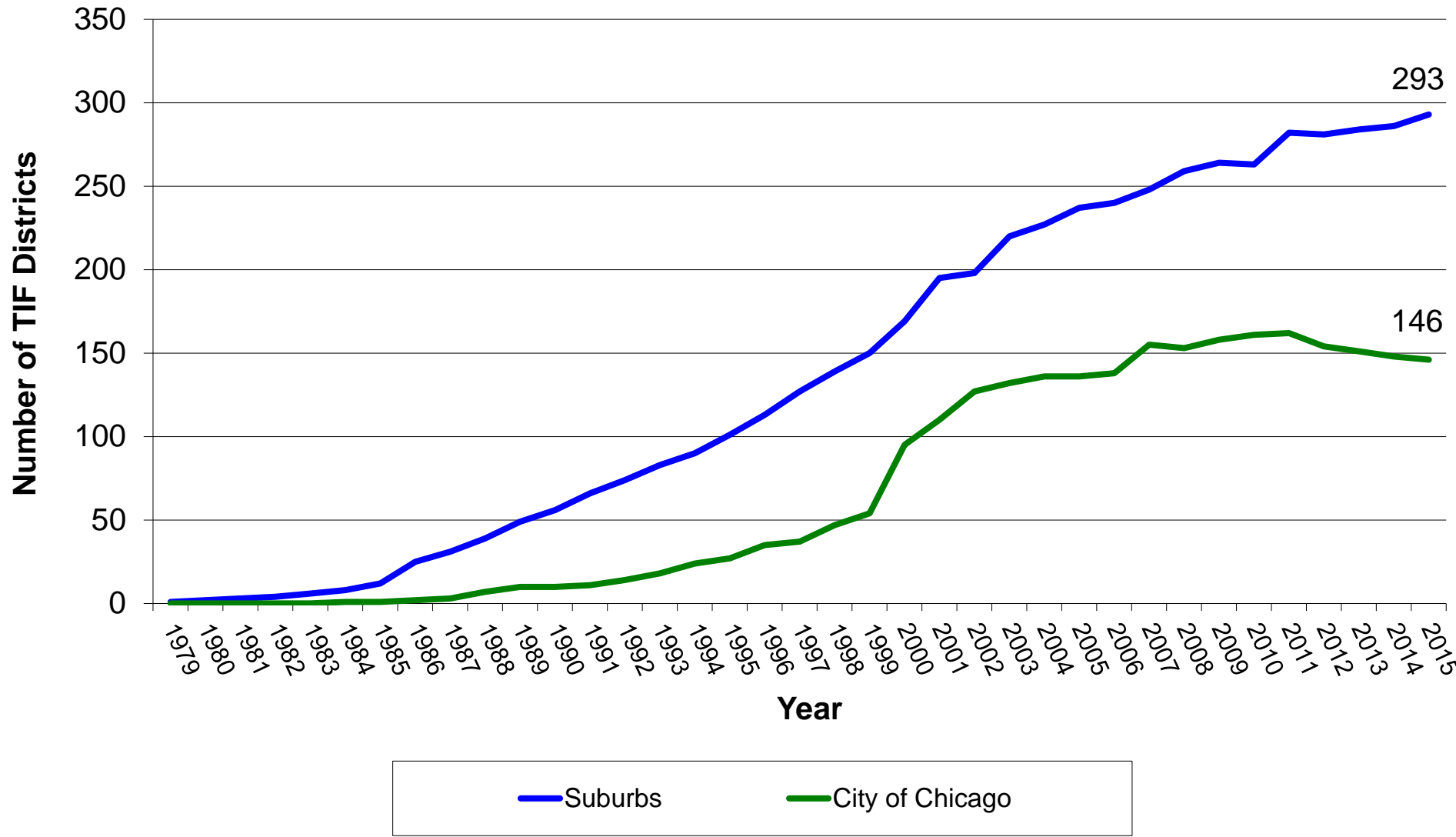


# Chicago TIF Revenue and Number of TIF Districts by Year (1986-2015)

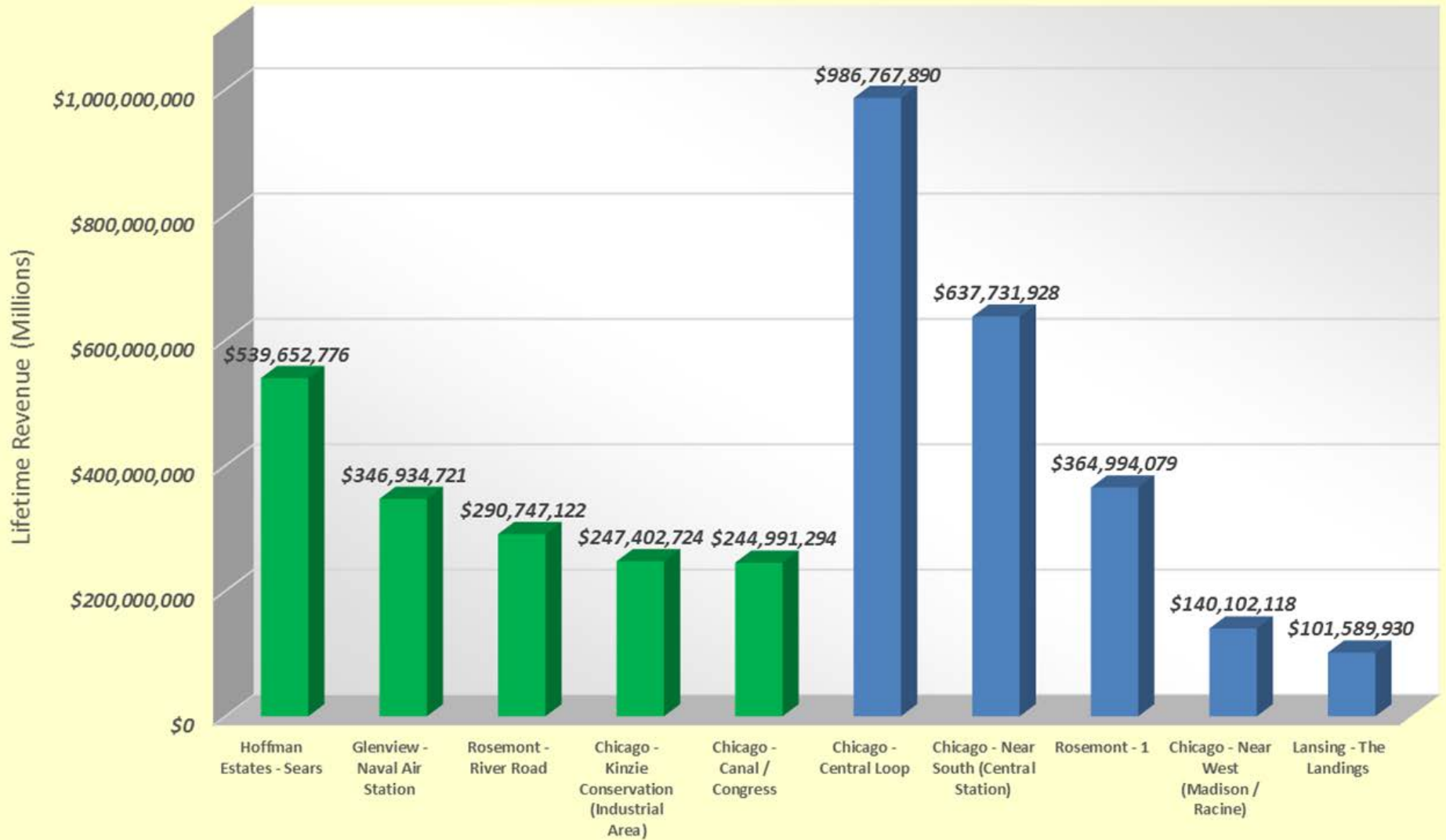
30 year total = \$6,756,505,77



# Number of TIF Districts (1979-2015)



# Top 5 Active and Expired TIFS in Cook County



# Chicago Central Loop TIF

## Carbide and Carbon Building

2004

220 & 230 N Michigan Avenue (2 PINs)

Tax Revenue 1984-1998: \$9.5 Million

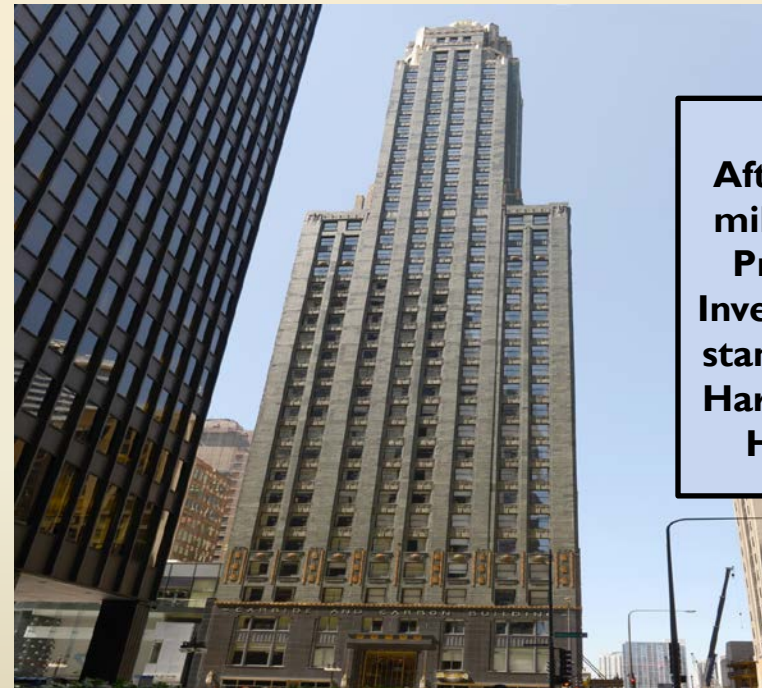


220 & 230  
Michigan  
Avenue  
old office  
buildings

2016

230 N Michigan Avenue (1 PIN)

Tax Revenue 1999-2014: \$11.6 Million



After \$81  
million of  
Private  
Investment  
stands as a  
Hard Rock  
Hotel

30



# Chicago Central Loop TIF

## Block 37

Tax Revenue for 26 PINs  
1999-2006: \$6.1 Million  
Photo of Block 37 in 1999

Tax Revenue for 12 PINs  
2007-2015: \$13.6 Million  
Photo of Block 37 in 2016



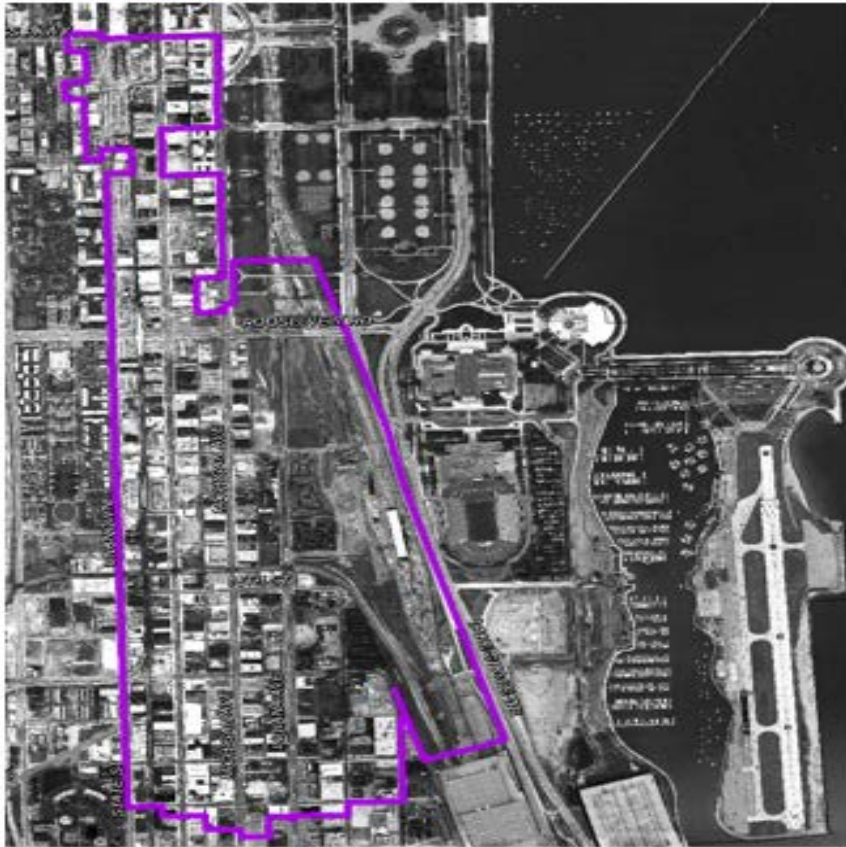
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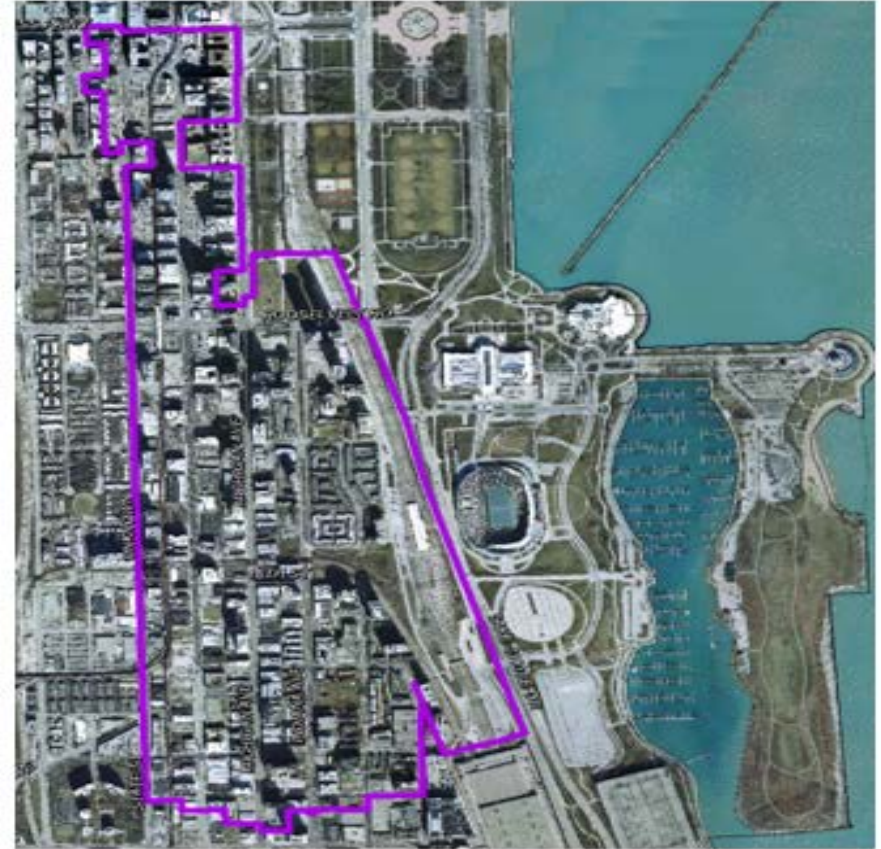
# Chicago Near South TIF

2<sup>nd</sup> Largest TIF collected \$638 million from 1991 to 2013

1998



2013



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# City of Chicago Mayor's TIF Reform

**Establish the  
City's TIF Goals**

**Allocate  
Resources**

**Monitor  
Performance**

**Increase  
Accountability**

**Take Action**

**Enhance  
Oversight and  
Administration**



# City of Chicago TIF Transparency

## Chicago TIF Funding Sources

City of Chicago Data Portal

TIF Funding Sources and Uses by TIF, Fiscal Year, and Type  
(No description provided)

Find in this Dataset

Fiscal Year	TIF Number	TIF District	Type	Activity	Amount
2001	T-111	105th/Vincennes	Revenues	Tax revenue	\$0
2002	T-111	105th/Vincennes	Revenues	Tax revenue	\$0
2003	I-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$136
2003	T-111	105th/Vincennes	Revenues	Interest	\$27
2003	T-111	105th/Vincennes	Revenues	Tax revenue	\$8,586
2004	T-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$3,147
2004	T-111	105th/Vincennes	Revenues	Interest	\$76
2004	T-111	105th/Vincennes	Revenues	Tax revenue	\$28,035
2005	I-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$4,679
2005	T-111	105th/Vincennes	Revenues	Interest	\$1,437
2005	T-111	105th/Vincennes	Revenues	Tax revenue	\$141,074
2006	T-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$6,279
2006	T-111	105th/Vincennes	Revenues	Interest	\$4,677
2006	I-111	105th/Vincennes	Revenues	Tax revenue	\$130,723
2007	T-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$6,146
2007	T-111	105th/Vincennes	Expenditures	Public improvements	-\$23,494
2007	T-111	105th/Vincennes	Revenues	Interest	\$4,627
2007	T-111	105th/Vincennes	Revenues	Tax revenue	\$160,551
2008	T-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$8,252
2008	I-111	105th/Vincennes	Expenditures	Public improvements	-\$470
2008	T-111	105th/Vincennes	Revenues	Interest	\$3,304
2008	T-111	105th/Vincennes	Revenues	Tax revenue	\$234,905
2009	T-111	105th/Vincennes	Expenditures	Admin., studies & services	-\$5,663

© 2011 City of Chicago

API Privacy Policy Web Standards Site Map

The City of Chicago introduced a new data portal listing TIF fund expenditures & revenues.



# City of Chicago TIF Transparency

**City TIF Portal displays all TIFs within the City and how much revenue has been invested in the TIF**

**City of Chicago** The City of Chicago's Official Site

**TIF Portal**

The City of Chicago Tax Increment Financing (TIF) Portal provides Chicagoans with a map-based view of TIF districts and projects. Tan areas show TIF district boundaries. Red circles identify redevelopment projects and yellow squares pinpoint infrastructure projects. Clicking on a district or a project generates a pop-up window which provides basic information about the district or project plus, where applicable, links to more detailed documentation. The City continues to refine the data on the portal and how the site functions.

For more information about the TIF program visit [here](#).

By using this TIF portal you are agreeing to the terms of use as fully described [here](#).

TIF Layer  
 Ward Layer  
 Project Layer

**Search Map**

Search By TIF District:

Search By Project:

Search By Ward:

Search By Address:

LaSalle Central		
TIF Investments	Non-TIF Investments	Total Project Investments
\$89,793,904	\$189,717,262	\$279,511,166

Redevelopment/Intergovernmental Agreements

City of Chicago, Ontario Base Map, Province of Ontario, Esri, HERE, DeLorme, INCREMENTAL, esri

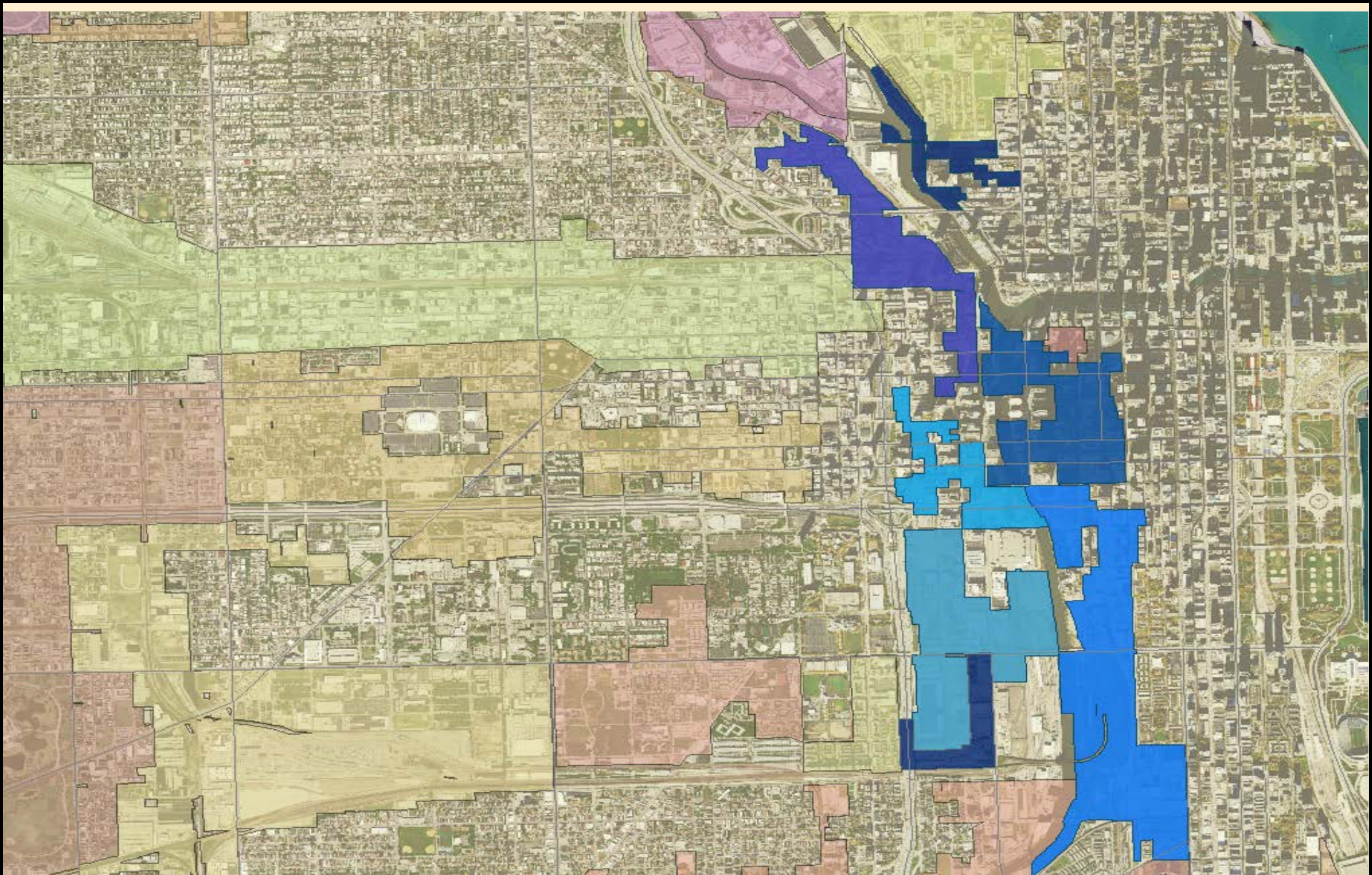


# City of Chicago TIF Reform

In 2015 Mayor Emanuel promised to close 7 downtown TIFs early

TIF NAME	TIF Grand Total	2014 Revenue
Chicago - Canal / Congress	\$221,280,533	\$20,319,285
Chicago - Jefferson / Roosevelt	\$46,735,236	\$5,836,952
Chicago - River South	\$158,292,618	\$17,027,653
Chicago - Roosevelt / Canal	\$18,426,397	\$1,137,188
Chicago - Chicago / Kingsbury	\$159,392,341	\$19,467,832
Chicago - LaSalle Central	\$135,712,035	\$14,250,416
Chicago - River West	\$129,326,163	\$15,308,380
	<b>\$869,165,323</b>	<b>\$93,347,706</b>





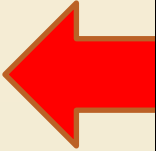
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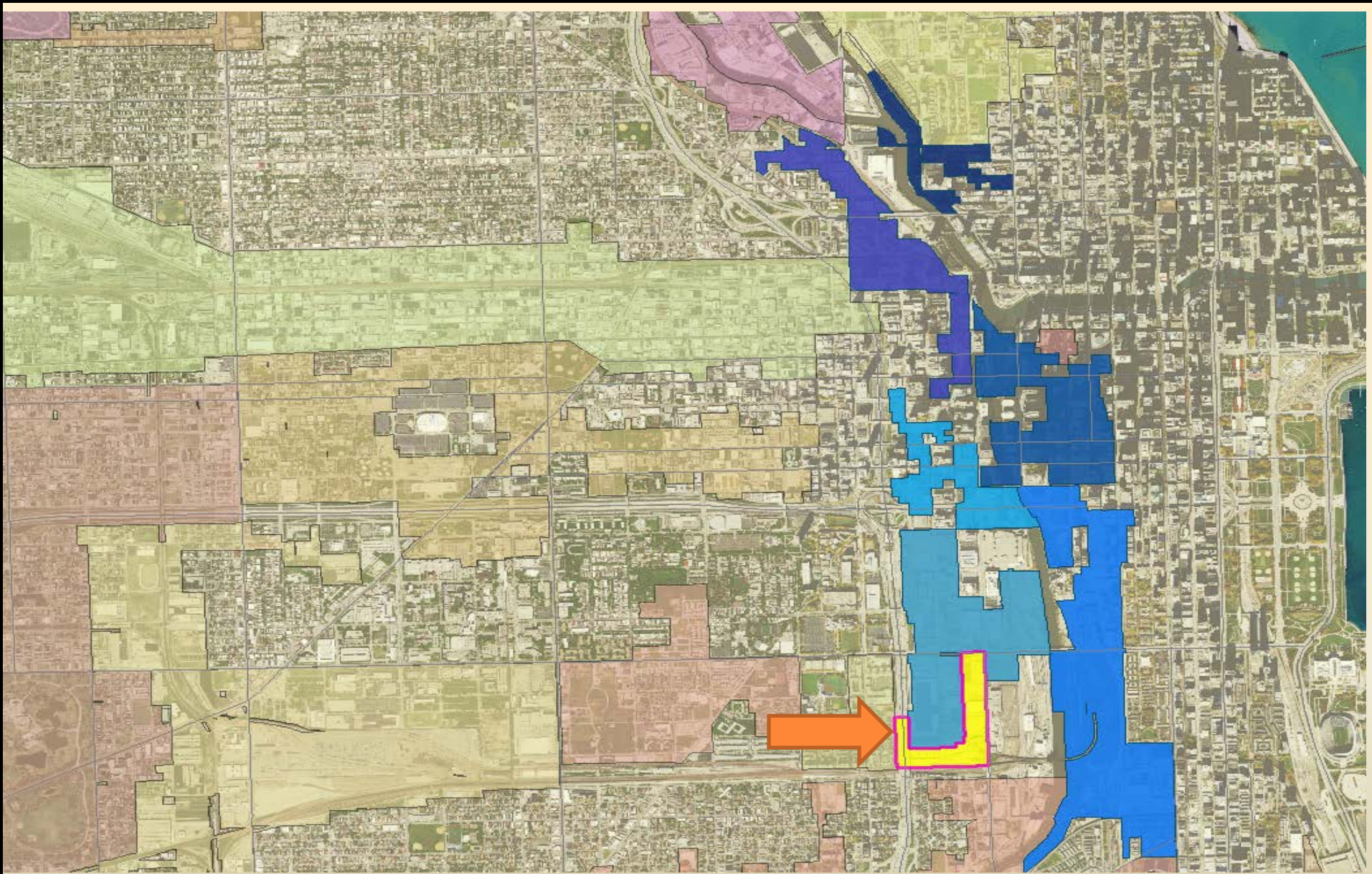


March 6-9, 2017

# One TIF terminated

TIF NAME	TIF Grand Total	2015 Revenue
Chicago - Canal / Congress	\$244,991,294	\$23,710,761
Chicago - Jefferson / Roosevelt	\$53,914,338	\$7,179,102
Chicago - River South	\$181,478,100	\$23,185,482
Chicago - Roosevelt / Canal	\$18,426,397	\$0
Chicago - Chicago / Kingsbury	\$183,338,676	\$23,946,335
Chicago - LaSalle Central	\$162,437,882	\$26,725,847
Chicago - River West	\$146,074,800	\$16,748,637
	<b>\$990,661,488</b>	<b>\$121,496,165</b>





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# TIFs in the Suburbs

There are now twice as many TIFs in the Suburbs than Chicago

293 TIFs in Suburbs / 146 TIFs in Chicago

## Largest Suburban TIFs:

- Glenview - Naval Air Station (\$32.5 million)
- Hoffman Estates - Sears (\$28 million)
- Rosemont – River Road (\$14.9 million)
- Cicero – TIF 1 (\$10.5 million)

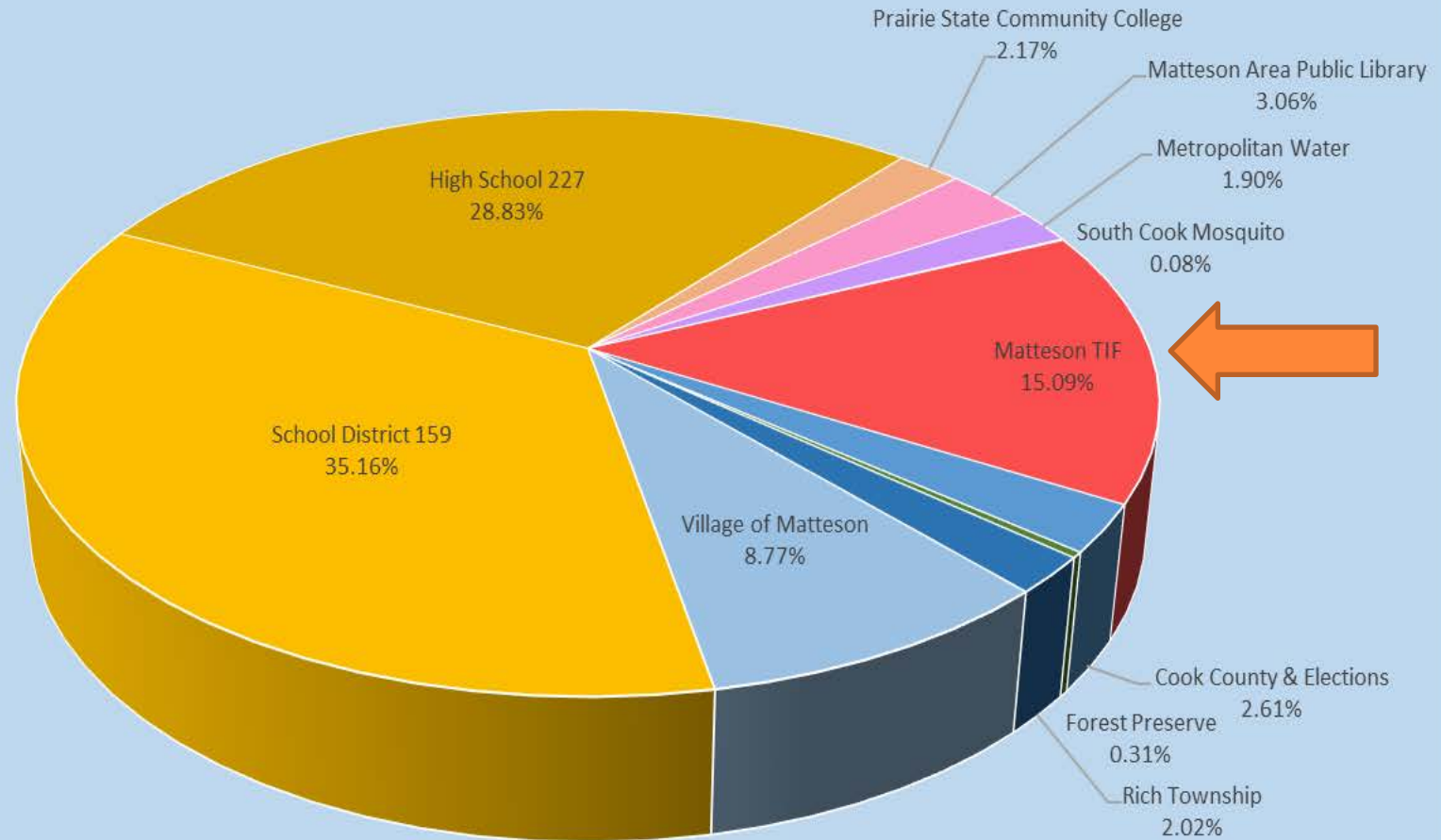
Rosemont TIF – 1<sup>st</sup> TIF in Cook County – ended this year. Total Revenue nearly \$370 million





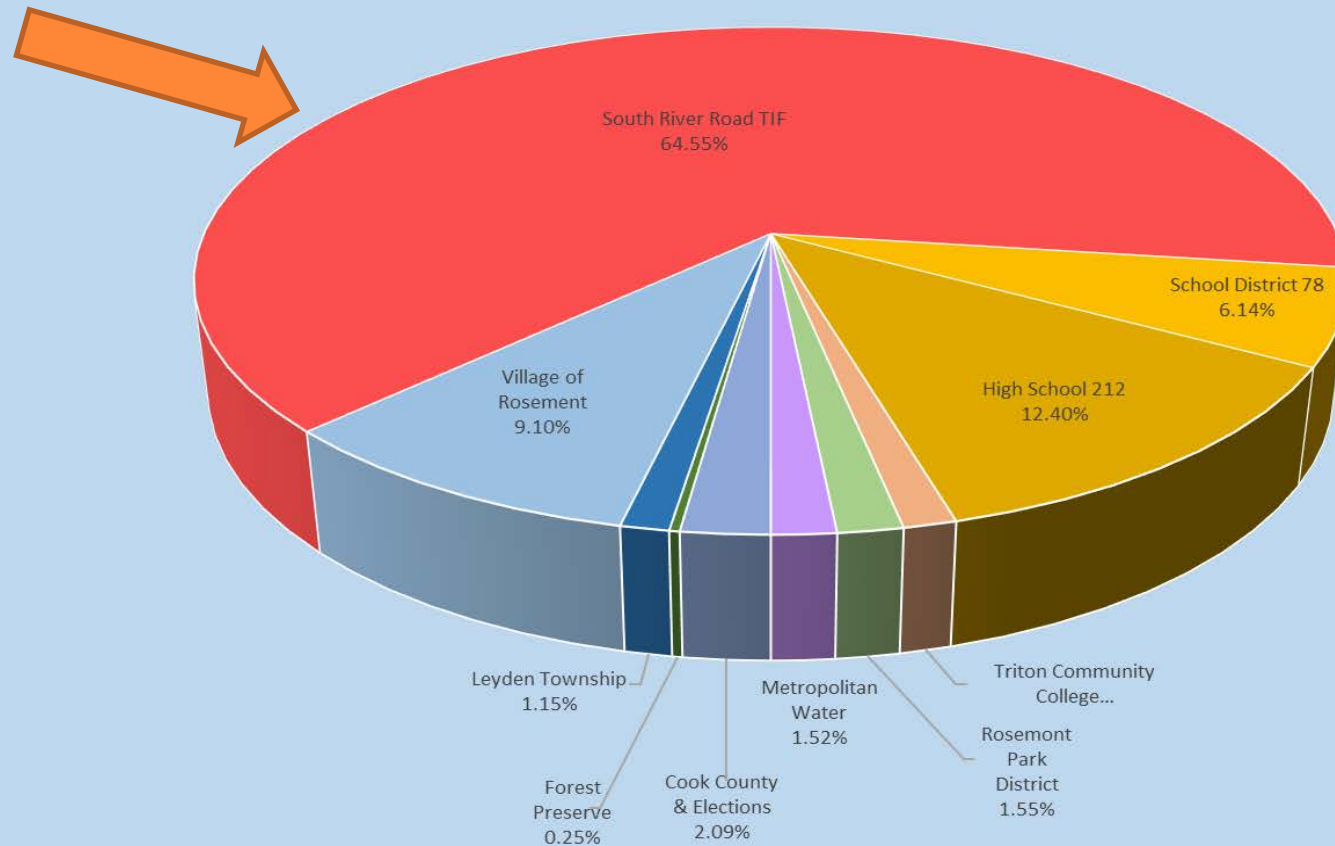
# TIFs in the Suburbs

Distribution of Property Tax for Average TIF property in Village of Matteson



# TIFs in the Suburbs

Distribution of Property Tax for Average TIF property in Village of Rosemont



# Transparency Efforts

DAVID ORR COOK COUNTY CLERK

Vital Records | Elections - Suburban Cook County | Real Estate and Tax Services | Ethics Filings | County Board Proceedings | News Room

Cook County Clerk > Real Estate and Tax Services > Tax Increment Financing (TIF) Districts

## REAL ESTATE & TAX SERVICES

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Delinquent Property Tax Search

Tax Extension

Tax Agency Reports

Tax Increment Financing (TIF) Districts

- TIF Viewer
- TIF Property Search
- TIF Reports
- TIFs 101
- TIF Maps
- TIF FAQs

Tax Maps

FAQ

Glossary

### Tax Increment Financing Districts

### TIF Viewer

Understanding TIFs: Video

Watch an informational video on how tax increment financing districts work.

### FAQs and Useful Links

- FAQs
- City of Chicago's TIF website
- City of Chicago's Annual TIF Report
- Suburban municipalities contact information
- Information on annual TIF reports filed with the state

<http://www.cookcountyclerk.com/tsd/tifs/Pages/default.aspx>





# TIF amounts on Tax Bills

## TAXING DISTRICT BREAKDOWN


Taxing District	2015 Tax	2015 Rate	2015 %	Pension	2014 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Mosq Abatement Dist Wheeling	13.88	0.011	0.12%		14.62
Barrington Public Library	335.60	0.266	2.86%	27.76	290.10
Barrington Park District	1,129.18	0.895	9.62%	73.17	974.86
<b>Miscellaneous Taxes Total</b>	<b>1,478.66</b>	<b>1.172</b>	<b>12.60%</b>		<b>1,279.58</b>
<b>SCHOOL TAXES</b>					
Lake County Tax Objection-D220	97.15	0.077	0.83%		98.94
Barrington Comm Unit School District 220	6,467.26	5.126	55.10%	194.30	5,569.21
Harper College Comm College 512 Palatine	587.93	0.466	5.01%		507.11
<b>School Taxes Total</b>	<b>7,152.34</b>	<b>5.669</b>	<b>60.94%</b>		<b>6,175.26</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
TIF-Barrington-Village Center	1,166.78	0.000	9.94%		2,486.39
Barrington Special Service Area 2	0.00	0.000	0.00%		0.00
Barrington Special Service Area	126.17	0.100	1.07%		112.44
Village of Barrington	944.98	0.749	8.05%	335.60	806.20
Road & Bridge Barrington	0.00	0.000	0.00%		0.00
General Assistance Barrington	1.26	0.001	0.01%		1.12
Town of Barrington	41.63	0.033	0.35%		35.98
<b>Municipality/Township Taxes Total</b>	<b>2,280.82</b>	<b>0.883</b>	<b>19.42%</b>		<b>3,442.13</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	87.05	0.069	0.74%	2.52	77.58
Consolidated Elections	42.90	0.034	0.37%		0.00
County of Cook	364.63	0.289	3.10%	131.21	332.85
Cook County Public Safety	185.46	0.147	1.58%		270.99
Cook County Health Facilities	146.36	0.116	1.25%		34.85
<b>Cook County Taxes Total</b>	<b>826.40</b>	<b>0.655</b>	<b>7.04%</b>		<b>716.27</b>
<b>(Do not pay these totals)</b>	<b>11,738.22</b>	<b>8.379</b>	<b>100.00%</b>		<b>11,613.24</b>

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March 6-9, 2017

# Cook County Clerk TIF Reports



Home | Accessibility | Español

**DAVID ORR** COOK COUNTY CLERK

Vital Records | Elections - Suburban Cook County | Real Estate and Tax Services

Cook County Clerk > Real Estate and Tax Services > Tax Increment Financing (TIF) Districts > TIF Reports

Real Estate & Tax Services Home

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- TIF Viewer
- TIF Property Search
- TIF Reports
- TIFs 101
- TIF Maps
- TIF FAQs

Tax Maps

FAQ

Glossary

## TIF Reports

### 2015

- [Executive Summary](#)
- [Cook County Summary \(PDF\)](#)
- [City of Chicago Summary \(PDF\)](#)
- [Suburban Summary \(PDF\)](#)
- [Cook County Summary \(Excel\)](#)
- [Tax Increment Agency Distribution Summary \(Excel\)](#)
- [Tax Increment Agency Distribution Summary \(PDF\)](#)

### 2014

- [Executive Summary](#)
- [Cook County Summary \(PDF\)](#)
- [City of Chicago Summary \(PDF\)](#)
- [Suburban Summary \(PDF\)](#)
- [Cook County Summary \(Excel\)](#)
- [Tax Increment Agency Distribution Summary \(Excel\)](#)
- [Tax Increment Agency Distribution Summary \(PDF\)](#)
- [City of Chicago's Annual TIF Report](#)

### 2013

- [Executive Summary](#)
- [Cook County Summary \(PDF\)](#)
- [City of Chicago Summary \(PDF\)](#)
- [Suburban Summary \(PDF\)](#)
- [Cook County Summary \(Excel\)](#)
- [Tax Increment Agency Distribution Summary \(PDF\)](#)

### 2012

- [Executive Summary](#)
- [Cook County Summary \(PDF\)](#)
- [City of Chicago Summary \(PDF\)](#)
- [Suburban Summary \(PDF\)](#)
- [Cook County, City of Chicago and Suburban Summary](#)
- [Tax Increment Agency Distribution Summary \(PDF\)](#)

Office of the Cook County Clerk  
TIF District Summary  
2014 to 2015 Revenue Comparison

7/18/2016

Agency	TIF Name	First Tax Year *	Total TIF Revenue	2015 TIF Revenue	2014 TIF Revenue	2015 to 2014 Percent Difference
03-0010-501	Alsip - 123rd Pl / Cicero Ave	2002	627,637.15	42,104.26	45,358.66	-7.17%
03-0010-500	Alsip - 123rd Street	1993	14,848,345.69	1,113,038.89	1,140,181.71	-2.38%
03-0010-502	Alsip - Pulaski Road Corridor	2010	67,519.46	45,345.28	5,966.39	660.01%
03-0010-503	Alsip-NW Corner Cicero/I-294	New 2015	2015	0.00	0.00	0.00%
<b>Alsip Total TIF Revenue:</b>				<b>1,200,488.43</b>	<b>1,191,506.76</b>	
03-0020-505	Arlington Heights - 5 (Palatine / Rand)	2005	6,074,138.17	0.00	77,405.12	-100.00%
03-0020-502	Arlington Heights - Five Acres of Land 3	1994	5,574,417.79	380,869.03	371,814.77	2.44%
03-0020-504	Arlington Heights - Golf / Arlington Hts Rd (4)	2002	5,846,547.83	374,989.95	419,644.32	-10.64%
03-0020-506	Arlington Heights-Hickory/Kensington	2014	180,191.12	155,900.54	24,290.58	541.81%
<b>Arlington Heights Total TIF Revenue:</b>				<b>911,759.52</b>	<b>893,154.79</b>	
03-0030-500	Barrington - Village Center	2000	8,128,766.73	226,288.20	441,626.45	-48.76%
<b>Barrington Total TIF Revenue:</b>				<b>226,288.20</b>	<b>441,626.45</b>	
03-0050-501	Bartlett - Bartlett Quarry	1999	215,117.42	0.00	0.00	0.00%
03-0050-502	Bartlett - Rt 59/Lake St	2005	160,530.86	0.00	0.00	0.00%
<b>Bartlett Total TIF Revenue:</b>				<b>0.00</b>	<b>0.00</b>	

\*This data may vary from when the TIF Ordinance was adopted. The normal TIF period is 23 years, but can be extended up to 35 years. TIFs can also be dissolved earlier by the municipality.

<http://www.cookcountyclerk.com/tsd/tifs/Pages/default.aspx>



# TIF Maps

## TIF Maps

### TIF District Maps

- [Countywide TIF Map](#)
- [City of Chicago TIF Map](#)

### Revenue Analysis Maps – Tax Year 2015

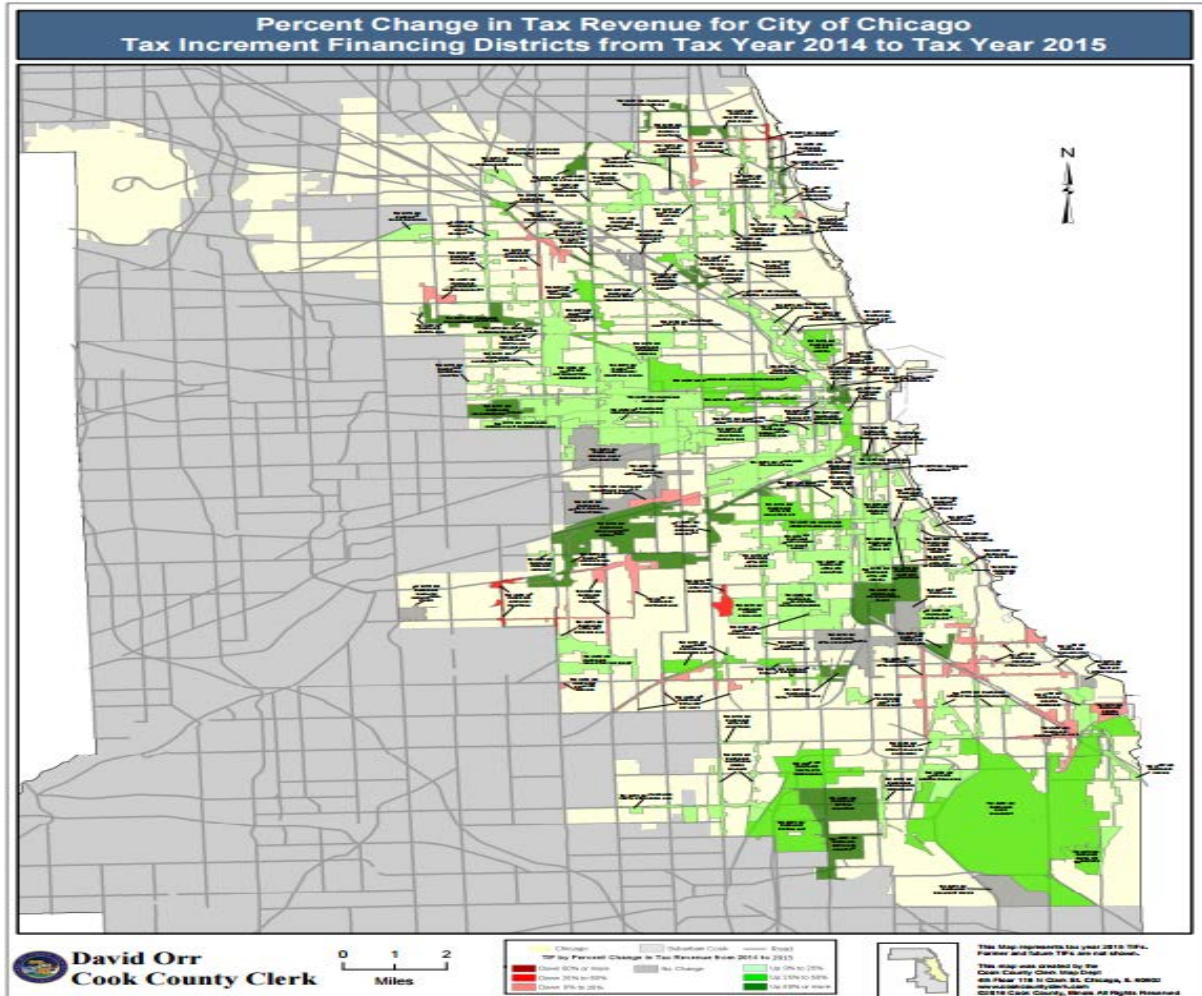
- [Cook County TIF Revenue 2015](#)
- [Cook County TIF Revenue Comparison 2014 to 2015](#)
- [Cook County TIF Tax Distribution Percentage 2015](#)
- [City of Chicago TIF Revenue 2015](#)
- [City of Chicago TIF Revenue Comparison 2014 to 2015](#)
- [City of Chicago TIF Tax Distribution Percentage 2015](#)
- [TIFs in Cook County - 1980 to 2015](#)

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- [City of Chicago TIF Tax Distribution Percentage 2013](#)



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<http://www.cookcountyclerk.com/tsd/tifs/Pages/default.aspx>

# Cook County TIF Viewer

David Orr, Cook County Clerk  
**TIF Viewer**

Search TIF Districts

Search TIF By:  
 Municipality: Bellwood  
 11 TIF Districts Selected. Details listed in table below.

Map Layers, Bookmarks, Draw, Measurement, Print Map

TIF Name	Municipality	First Tax Year	Total Revenue	2015 Revenue	2014 Revenue	2013 Revenue	2012 Revenue
Bellwood - Addison Creek 'A' 2014	Bellwood	2014	\$0	\$0	\$0	TIF DID NOT EXIST	TIF DID NOT EXIST
Bellwood - Addison Creek 'B' 2014	Bellwood	2014	\$0	\$0	\$0	TIF DID NOT EXIST	TIF DID NOT EXIST
Bellwood - Addison Creek 'C' 2014	Bellwood	2014	\$0	\$0	\$0	TIF DID NOT EXIST	TIF DID NOT EXIST
Bellwood - Addison Creek 'D' 2014	Bellwood	2014	\$0	\$0	\$0	TIF DID NOT EXIST	TIF DID NOT EXIST
Bellwood - C & NW Project Area 2	Bellwood	2005	\$670,494	\$24,755	\$44,199	\$44,242	\$40,446

<http://www.cookcountyclerk.com/tsd/tifs/Pages/default.aspx>





# New legislation that creates a modified TIF for redevelopment of Transit Facilities

The Transit Facility Redevelopment projects must be located near specified transit lines

Currently within ½ mile of train lines and Union Station

Are established for 35 years

No finding of blight is required



# Rail ('L') System Map

For Travel Information Call:  
1-312-836-7000

For Customer Assistance Call:  
1-888-YOUR-CTA

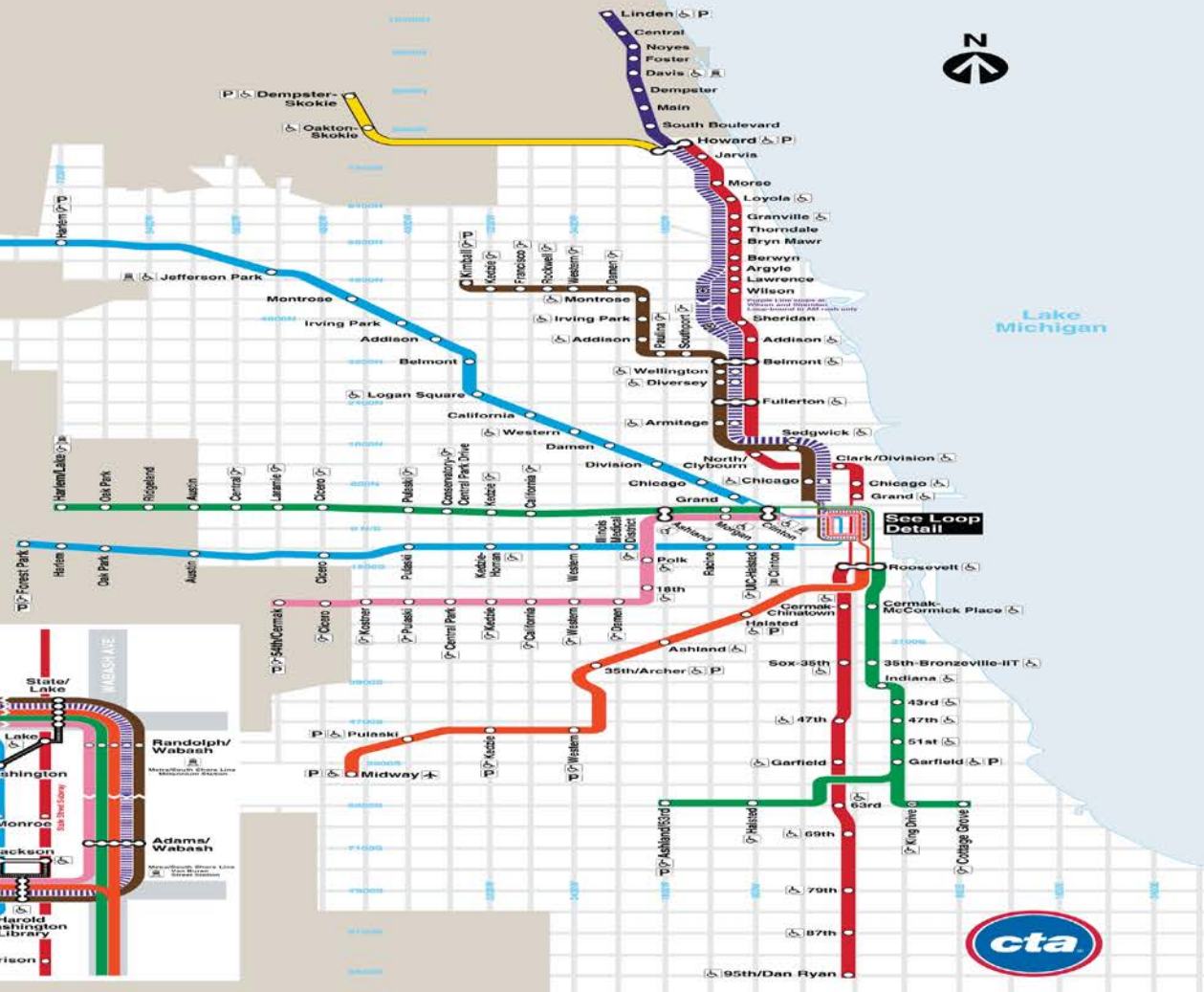
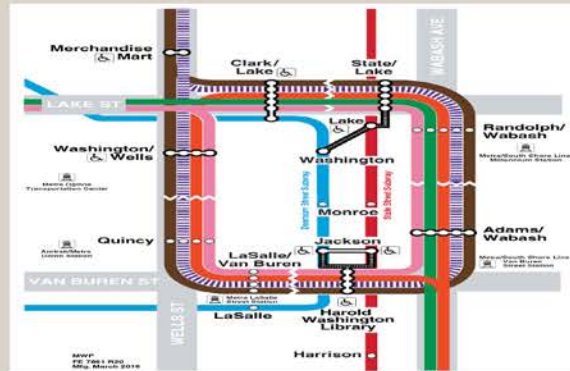
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1-888-CTA-TTY1

Online:  
transitchicago.com



- Station
- Rush period service only
- Direction of travel
- Boarding at station in direction shown only
- Commuter rail
- Park & Ride
- Accessible station
- Airport
- Transfer station: Use forward to transfer between lines

## Loop

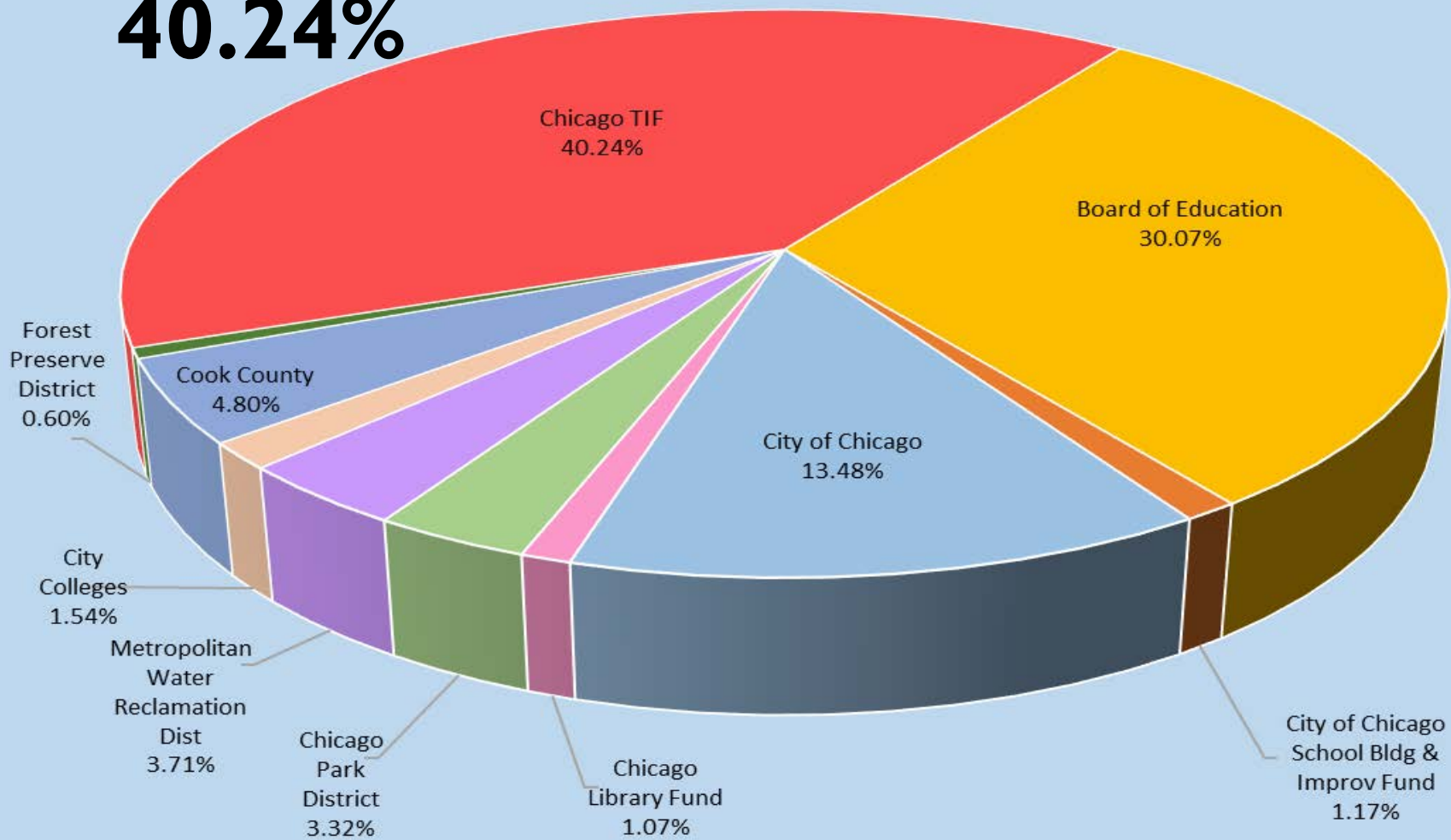


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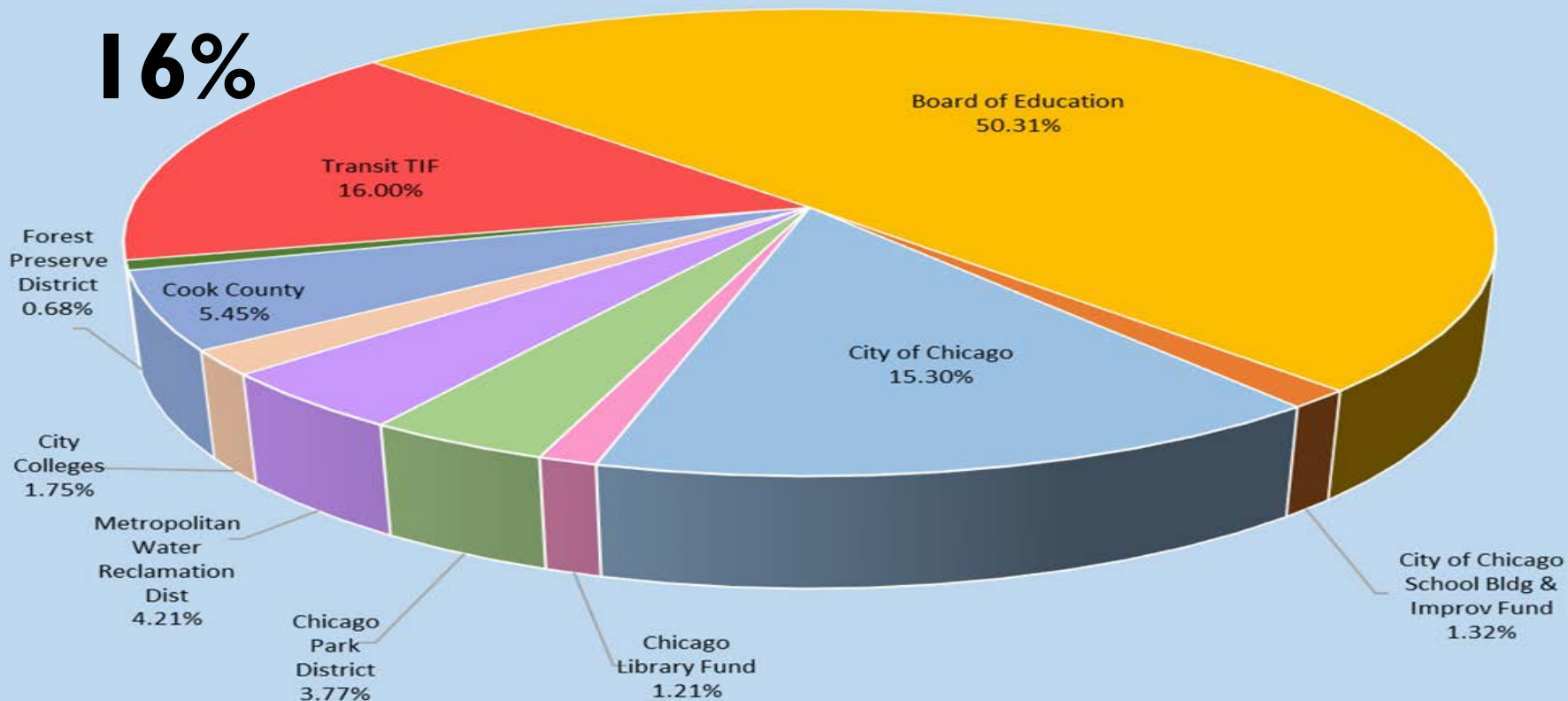
# Distribution of Property Tax for Average Chicago TIF property

# 40.24%



# Transit TIFs will get less

Distribution of Property Tax for Average Chicago Transit TIF property



# Frequent Call for Future TIF Reforms

**TIF Surplus  
designated directly  
to schools**

**Increased  
oversight for  
Porting, Bonds,  
Debts**

**Thorough Audits of  
all TIF's**

**More detailed  
Expenditures**

**Increased  
Municipal  
Reporting**

**Stricter  
Comptroller  
requirements**



# Call for Future TIF Reforms

## Public Debate

- *Real* debate during municipal budget process

## Chicago Follow-through

- Mayor promised to end 7 downtown TIFs early
- Responsible Surplus

## \$116 million surplus declared

- Which TIFs contributed to this surplus?
- Were projects cancelled?

