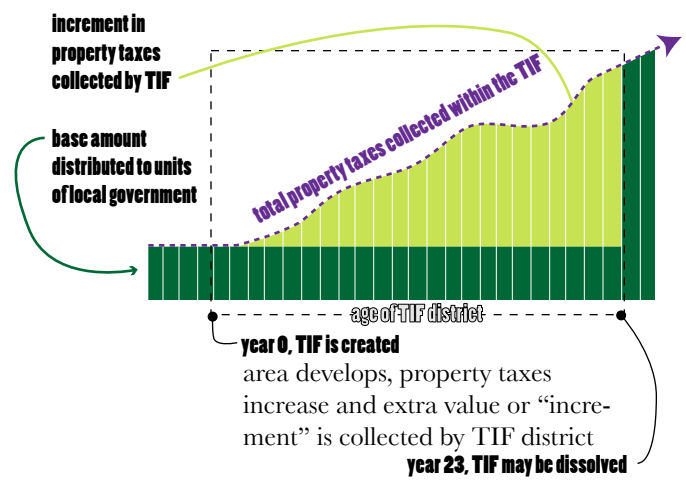


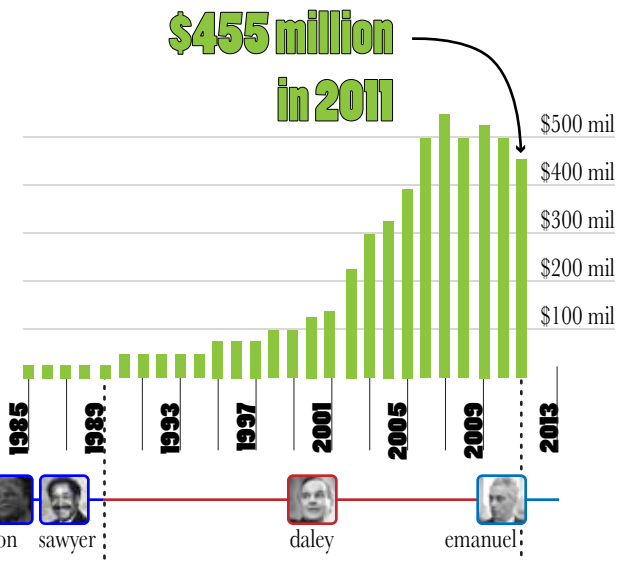
## what is a TIF?

Tax Increment Financing (TIF) Districts are a *big* deal in Chicago and a *very big* deal in the 27th Ward. TIF districts were originally created to give subsidies and public resources to private businesses to help them with construction projects and developments. They were intended to spur development in our poorest and most blighted communities.



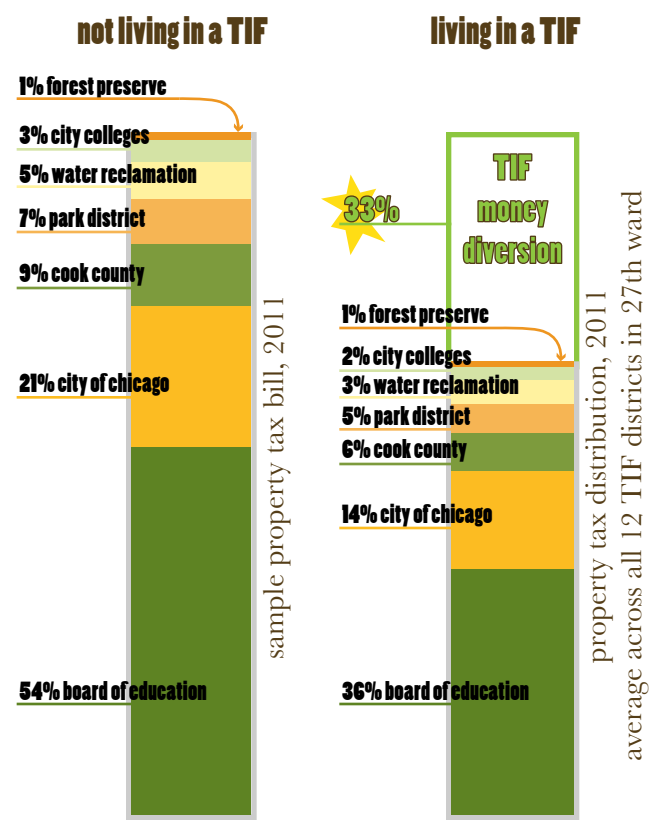
## how much have TIFs collected?

In 2011 TIFs extracted **\$455 million** in property taxes from the TIF districts across the city. The 280 suburban TIF districts diverted \$275 million. In total, the 443 TIF districts in Cook County captured **\$729 million** in property taxes in 2011.

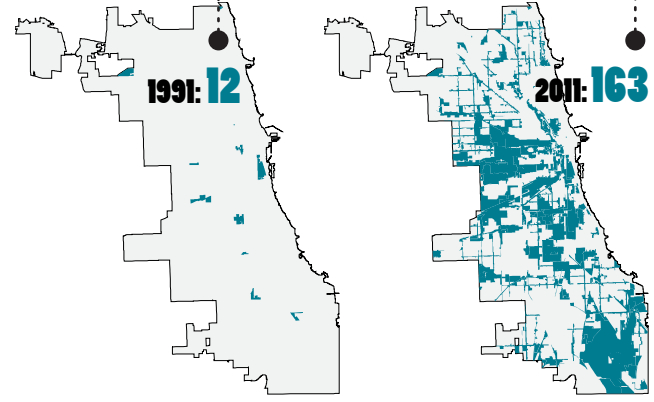


## how does a TIF work?

When a TIF district is created, all the property taxes generated by the district in that year (called the "base amount") are tallied. After that, all property tax increases above the base (the "increment") are channeled to the TIF district.



the number of TIF districts in Chicago has dramatically increased. they now cover 30% of the city.



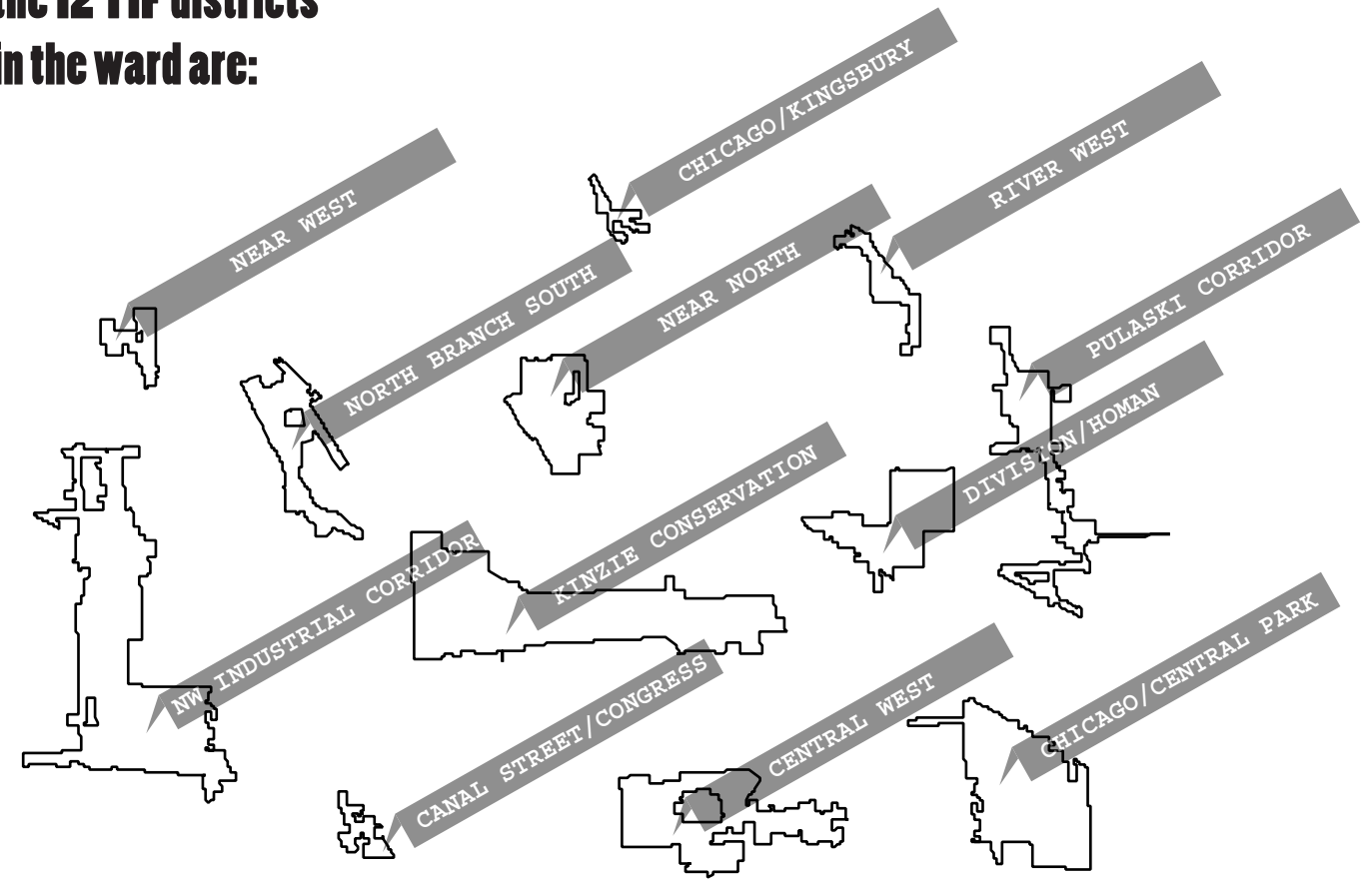
at the end of 2011, there was **\$1.39 billion** left in TIF bank accounts ... yet the City claimed a budget deficit of **\$636 million** at the start of 2012.

# residents of the 27th ward: have you seen your **\$255 million?**

THIS IS THE AMOUNT OF PROPERTY TAXES EXTRACTED FROM THE WARD BY THE 12 TAX INCREMENT FINANCING DISTRICTS IN THE WARD OVER THE PAST NINE YEARS

do you live in the neighborhoods of East Garfield Park, Henry Horner, Cabrini Green, Eckhart Park, West Town, West Haven, West Loop, Greek Town, West Humboldt Park, Randolph Fulton Market, or the Kinzie Industrial Corridor? living in Chicago's 27th Ward means you may be affected.

## the 12 TIF districts in the ward are:

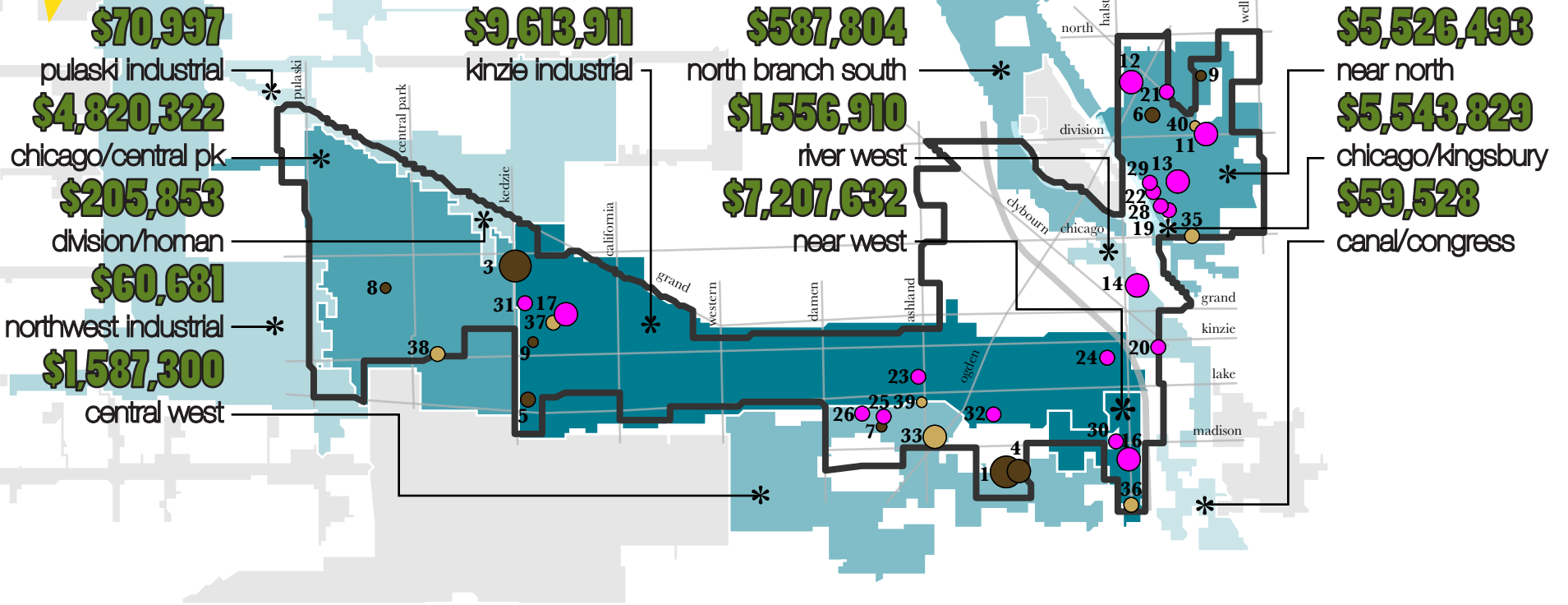


find out more at [civiclub.us](http://civiclub.us)

NEVER BEFORE REPORTED!

**12 TIFs took \$255,188,933**  
in property taxes, 2003-2011

**\$36.8 million** in 2011



**WHERE HAS THE MONEY GONE? 2003-2011**

- under \$1million
- \$1million-\$4.9million
- \$5million-9.9million
- \$10million and over

**42% public**

**46% private**

**12% non-profit**

- |                              |                            |                                      |                                     |                                   |
|------------------------------|----------------------------|--------------------------------------|-------------------------------------|-----------------------------------|
| 1 ● Skinner West Elementary  | 6 ● Schiller Middle School | 11 ● Parkside Old Town I LLC         | 22 ● River Village Townhomes LLC    | 33 ● Heartland Housing Inc.       |
| 2 ● Simeon Career Academy    | 7 ● Brown Elementary       | 12 ● North Town Village LP           | 23 ● Peppercorn 240 LLC             | 34 ● Rosa Parks Sites             |
| 3 ● Daley W Humboldt Library | 8 ● Ryerson Elementary     | 13 ● Parkside Nine Phase II LP       | 24 ● Coyne American Institute Inc.  | 35 ● Chicago Cambridge LP         |
| 4 ● Assorted Organizations   | 9 ● Morton Career Academy  | 14 ● North Branch Development LLC    | 25 ● W. Humboldt Tower & Rental     | 36 ● United Hellenic Am. Congress |
| 5 ● Jacob Beidler Elementary | 10 ● Manierre Elementary   | 15 ● Blommer Chocolate Co.           | 26 ● W. Humboldt Homes              | 37 ● West Town Comm. Dev.         |
|                              |                            | 16 ● Mariano's Grocery               | 27 ● Somercor 504 Inc.              | 38 ● Breakthrough Urban Min.      |
|                              |                            | 17 ● Chicago Greenworks LLC          | 28 ● Infinium Capital Management    | 39 ● Women's Treatment Center     |
|                              |                            | 18 ● Sm. Bus. Impr. Fund (not shown) | 29 ● Riv. Village Townhomes & Lofts | 40 ● Lakefront Supportive Housing |
|                              |                            | 19 ● Kingsbury Larabee LLC           | 30 ● H2O Plus Inc.                  |                                   |
|                              |                            | 20 ● Jewel Food Stores Inc.          | 31 ● Eric Cooperative LP            |                                   |
|                              |                            | 21 ● Clybourn Larabee LLC            | 32 ● Nanoink Inc.                   |                                   |

→ to help us investigate the details of these particular projects, go to [tifreports.com/27th-ward/](http://tifreports.com/27th-ward/)

**is this the best way to spend the property taxes collected by the TIF districts?**

with **\$62 million** to spend, what would you do to improve the 27th ward?  
\*\$62 million from the 27th Ward was left in the bank accounts of the 12 TIFs at the end 2011.

**TAKE ACTION!**

we have to **demand** that TIF information be shown on our property tax bills and **demand** that we help decide how to spend it!

brought to you by:



[civiclab.us](http://civiclab.us)

how can you help? become part of:



We are a group of volunteers who have an interest in finding out how Tax Increment Financing (TIF) districts work in Chicago and Cook County. We want to tell the story of how they impact Chicago on a ward-by-ward basis. We understand that TIFs extract property taxes from the ward and also return them to the ward in the forms of projects and grants – some of the property taxes collected from the ward return to the ward as awards to private developers and businesses and some of those taxes return in the form of new public buildings, projects and structural improvements. How much is taken and how much is returned and for what purposes? – those are the questions we are seeking to answer.

**AREA Chicago**

This TIF Illumination Project graphic poster is released in conjunction with AREA Chicago issue #13, Home Fronts, Housing Struggles. Release date March 9, 2013. See [areachicago.org](http://areachicago.org) for more information.

This graphic was designed by Carlyn So. The data research was done by Cory Mollet with assistance from Abe Epton, Harry Osoff, Rachel Metea, Robert Ross and Benjamin Sugar. The text is by Tom Tresser. The CivicLab and TIF Illumination Project logos were designed by Virginia Duran. The CivicLab web site was designed by Lisa Ghisolf. The members of the CivicLab Advisory Council are Shawn Healy, Natalie Potts, Rebecca Reynolds, and Rachel Weber. The Institute for Policy and Civic Engagement at the University of Illinois at Chicago assisted in the printing of this poster. See [www.uic.edu/cuppa/ipce](http://www.uic.edu/cuppa/ipce) for more information.