



VILLAGE ANNOUNCES PLAN TO CONCLUDE GLEN TIF, MARKING COMPLETION OF AWARD-WINNING REDEVELOPMENT

FREQUENTLY ASKED QUESTIONS

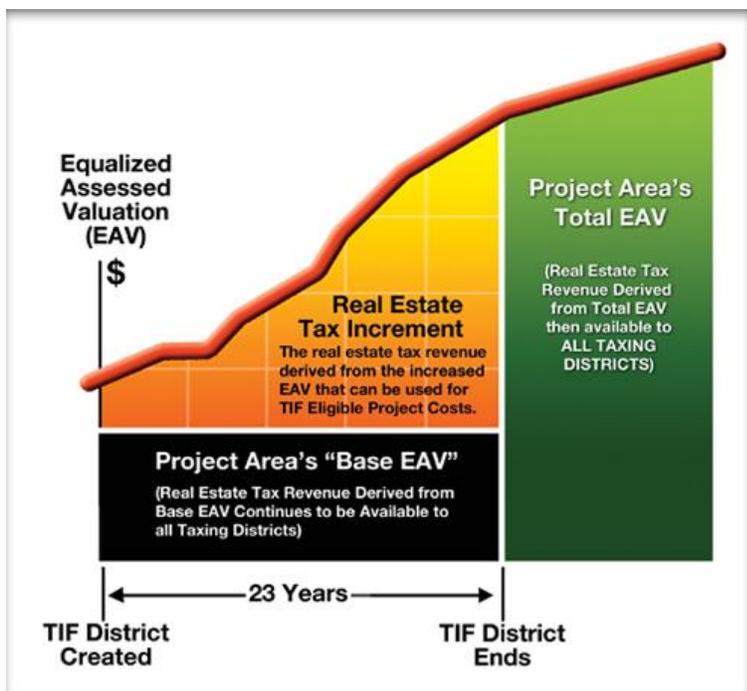
1. What is a TIF and why was one established at The Glen?

A TIF district, or tax increment financing district, is an economic redevelopment tool used by communities to spur investment in a particular geographic area. Oftentimes, these are areas considered to be undesirable for development and unable to attract private investment without some help. The Glen TIF was established in 1998 in order to integrate a decommissioned Naval Air Station site into the rest of Glenview.

2. How does a TIF actually work? Can you give an example?

Sure. Let's pretend the Village of Happytown establishes a TIF district in an underdeveloped part of town with a total property value of \$1 million and annual property tax revenue of \$50,000. That \$50,000 is split between a long list of taxing bodies, like the Village, the library, park district, school districts, county, etc. Once the TIF is created, the total property value is frozen at \$1 million, and the taxing districts continue to receive annual payments at this frozen level.

After a few years, new developments have begun popping up in the area that have increased the property value to \$1.5 million and the property tax revenue to \$75,000. That extra \$25,000 in tax revenue, instead of being disbursed to the taxing bodies, is deposited into a TIF Fund to be used to reinvest in the area. New roadways, infrastructure improvements and beautification attract more developers to the area. That begins a snowball effect which leads to even more development, even more TIF revenue and, over the life of the TIF district, a more prosperous area for Happytown.



When the TIF concludes, the property value is unfrozen, and taxing districts can begin to collect their higher share of the tax revenue.

The chart (left) provides a helpful visual. The black area represents the frozen property values, and the orange represents the increment revenue created by the new development. In this example, EAV refers to the total property value after it has been assessed by the County Assessor.



3. What is The Glen TIF? Where is it?

The Village of Glenview established the Glen TIF following the closure of the Glenview Naval Air Station. The 1,360-acre TIF boundary includes an area roughly bound by Willow Road, Lehigh Avenue and Shermer Road. The Village outlined a number of key goals and objectives for The Glen TIF when it was first conceived in the 1990s, including stewardship of the land, maintaining open space, fiscal responsibility, community use, creation of single-family, multi-family and senior housing stock and spurring economic opportunity.

4. Was there anything unique about the Glen TIF?

The biggest difference separating the Glen TIF from other TIF projects was the creation of “make-whole payments” to a few core taxing jurisdictions. As development began and new residents moved into the Glen, the cost of servicing the area and educating children went up. So Village officials worked with lawmakers to draft and pass Illinois' Economic Development Project Area Tax Increment Allocation Act of 1995.

That law allowed the Village to provide “make-whole payments” from the TIF Fund to the school districts, park district, library and to the Village itself each year to mitigate the additional costs of providing services to the area, including educating the children living within the TIF district.

5. Will my property taxes go up when the Glen TIF concludes?

No. Property owners have a line item on their tax bill each year for the TIF Fund. This is the portion of their total tax bill that is being paid into the TIF. Once the TIF concludes, that line item will disappear, and those tax dollars will instead be distributed directly to the various taxing jurisdictions. The total tax bill remains the same, but the individual line items will adjust on a pro rata basis.

6. Why is the Glen TIF closing?

All TIFs are established with an end date. Staff has completed an analysis of the financial and outstanding obligations for the TIF and determined that it can be closed at the end of 2021.

The closure of the TIF allows area taxing districts to begin directly receiving property taxes generated from The Glen. Going forward, instead of property tax payments being made to the TIF fund, those same payments will go directly to taxing districts, including the Glenview Public Library, Glenview Park District, Village of Glenview and School Districts 30, 34 and 225.

7. Has the Glen TIF been successful?

The Glen TIF been an immensely successful project that has become the model for base closure redevelopment. The Glen TIF paved the way for new infrastructure such as roadways and storm water detention facilities, and numerous public developments, including Gallery Park, Attea Middle School, Park Center, the Glen of North Glenview Metra Station, Fire Station 14, and the Northeastern Illinois Public Safety Training Academy. There are an additional 649 acres of private residential and commercial developments.



The Village of Glenview

The Glen TIF has stimulated more than one billion dollars of private investment, including 1 million square feet of commercial and 1 million square feet of office uses. Retail shopping destinations include The Glen Town Center, with its varied dining and retail offerings such as Von Maur and Dick's Sporting Goods and retail options at Patriot Market Place such as Costco and Home Depot and Jewel at The Glen Shopping Center. There is also the renowned Kohl Children's Museum.