VILLAGE OF FRANKLIN PARK, ILLINOIS
Frequently Asked Questions: Tax Increment Financing (TIF)

A Resident's Guide to Understanding Proposed TIF Districts And Local Investment

1. Why did I receive a notice about a "Plan" and "Public Hearing"?

The Village of Franklin Park is currently working on three TIF-related projects:

- **Creating two new TIF districts:** The Downtown Gateway and the Martens Street.
- **Expanding one existing TIF district:** Seymour Street / Waveland Avenue.

Under Illinois state law, the Village must notify residents and property owners whenever a TIF plan is created or updated, and host public hearings so you can voice your thoughts or ask questions.

Public Hearing Schedule

All meetings will take place at the Franklin Park Police Station (Community Room), 9451 West Belmont Avenue:

Date & Time	TIF Project Focus
Monday, Dec 7, 2026 @ 6:30 PM	Seymour Street / Waveland Avenue TIF (Proposed Amendment No. 1)
Monday, Dec 21, 2026 @ 6:00 PM	Downtown Gateway Redevelopment Area (New TIF)
Monday, Dec 21, 2026 @ 6:30 PM	Martens Street Redevelopment Area (New TIF)

2. What exactly is a TIF District?

A Tax Increment Financing (TIF) district is a **local reinvestment fund** that fights the conditions of blight and spurs local economic development.

When a TIF district is created, the property values within its borders are "frozen" for standard tax distribution purposes for up to 23 years. As property values grow over time due to new developments or improvements, any **new property tax revenue generated by that growth (the "increment") stays in Franklin Park to be reinvested directly into local business grants, quality of life improvements, or infrastructure projects.**

3. How do these areas qualify for a TIF?

Illinois law sets strict rules for creating TIFs. A TIF can be established in blighted areas or in areas at risk of blight. The Village must study the neighborhood, hold public meetings, and meet one of these definitions:

- **Blighted Areas:** Neighborhoods showing heavy wear and tear, vacant buildings, environmental damage, or declining property values.
- **Conservation Areas:** Older neighborhoods (where at least 50% of buildings are over 35 years old) that aren't fully blighted yet but are starting to deteriorate and need proactive investment before things get worse.

4. How will the Village spend this TIF money?

TIF funds can only be spent on improvements that benefit the community and encourage local investment. In Franklin Park, these funds are targeted for specific local upgrades:

- **Safer Railroad Crossings (part of the Connect Franklin Park):** Providing matching funds for state and federal grants to build a pedestrian underpass near the intersection of 25th Avenue and Franklin Avenue, and a vehicular underpass east of the Police Station connecting to Belmont Avenue and Martens Street.
- **Street & Utility Improvements:** Repairing local roads, curbs, sidewalks, and updating water and sewer systems in the Downtown Gateway and Martens Street areas.
- **Commercial Redevelopment:** Rebuilding and attracting new businesses to vacant commercial lots along Mannheim Road (Seymour/Waveland TIF).
- **Property Renovation Assistance:** Helping owners rehab older structures across the designated districts.

5. Will a TIF raise my property taxes?

> **NO. A TIF district does NOT increase your property tax rate.**

Your taxes are calculated the exact same way as always. Cook County simply splits how your existing tax payment is distributed:

1. **Base Tax Amount:** What the property was worth when the TIF started goes to your normal local taxing bodies (schools, park district, library, county).
2. **Growth Amount:** Taxes from any increase in property value since the TIF started go into the local TIF fund to pay for district improvements.

6. Will these new TIF districts take money away from local schools?

No. Local school districts continue receiving all the baseline tax revenues they are legally entitled to receive.

Furthermore, state safeguards protect school funding:

- **Student Growth Protection:** Franklin Park is focused on building an underpass and supporting local businesses. However, if TIF funds were ever used to build new homes (residential development), up to 40% of the new TIF revenue would be set aside to help local schools cover the cost of new enrollment.
- **Long-Term Gains:** Once a TIF district expires after 23 years, the full, updated property value returns to the regular tax rolls, providing a significantly larger tax base for schools and local services.

7. Is the TIF going to forcibly take my Home or Property?

No. The TIF is not going to remove any resident from their home or utilize "eminent domain" to take any property or business for private redevelopment. The Village is looking to work with existing businesses to improve their buildings through grants such as façade improvement programs or utilize funds to reinvest in abandoned property. The Village wants to prevent blight, not create vacant lots.

8. Is there a developer or development company involved?

No. The Village is not currently working with a developer or a development company and has not promised financial assistance to any entity.

9. Are there mechanisms to provide transparency and accountability?

Yes. TIF projects are governed by specific laws that require regular reporting and audits to ensure compliance with financial and operational standards including regular public reports about project progress, financial expenditures, and outcomes. An independent audit will be conducted annually and filed with the State's Comptroller's Office.

You can read each of the TIF Eligibility Studies Here:
Planning | Village of Franklin Park