

SUPPORTING DOCUMENT TAXING DISTRICT BENEFITS

Attached is a table indicating the likely benefit to taxing districts once improvements to the property are built out and uses are stabilized. It is likely that stabilization will occur within 5 to 7 years of commencement of development. This analysis represents a snapshot in time using full stabilization as a benchmark. Prior to that time significant tax revenue of a smaller amount is expected to benefit taxing districts as improvements are constructed. It is also estimated that revenues will increase in years subsequent to the benchmark.

Taxing Bodies - Real Estate Tax Revenue

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Taxing Body	% Tax Revenue	**Annual Revenue	Burden to the District
School District 95	69.1	\$1,560,400	No - no residential
County of Lake	8.2	\$185,600	
Fire District	7.9	\$176,800	
Library District	5.5	\$123,200	No - no residential
College of Lake County	3.6	\$80,000	No - no residential
Forest Preserve District	3.5	\$80,000	No - no residential
Township	3.5	\$33,600	
Ela Gravel	0.6	\$14,400	
Road and Bridge	0.1	\$2,800	
Total	100%	\$2,256,800	

** Assumes stabilized annual revenue, 800,000 square feet of commercial development; and taxable assessed value of \$50/sq ft based a survey of nearby commercial projects.