

Winfield Voters Strongly Endorse Town Center Financing Plan while School District 34's Ill-Advised Lawsuit Stumbles in Court

This summer, the Village of Winfield picked up an early victory in court and favorable results at the polls in its effort to redevelop Town Center by using property tax revenue from the new Northwestern-Central DuPage Hospital (CDH) parking deck.

On the June 28 Primary ballot were two local advisory questions related to the proposed Tax Increment Financing (TIF) district. This responsible financial arrangement is the result of successful negotiations by the Village, which resulted in CDH agreeing to place the new parking deck on the tax rolls, even though as a nonprofit institution they were not obligated to do so.

- **Winfield voters voiced overwhelming support by a more than 5 to 1 margin (84% to 16%) for using this new revenue stream to revitalize downtown Winfield, rather than raising homeowner property taxes.**
- **This strong support held true with voters living within the boundaries of School District 34 and throughout other parts of town.**

Regrettably, in November 2021, School District 34 (SD 34) filed a lawsuit attempting to completely block the TIF and redirect the Village's Town Center development funds to other taxing bodies, primarily the schools. However, results from the ballot questions demonstrate that SD 34's lawsuit is dramatically out of step with the will of local voters.

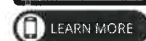
In a ruling delivered on June 14, an Illinois judge rejected one of the key arguments put forth by Winfield School District 34 seeking to prevent the Village from establishing Town Center TIF #2.

DuPage County Circuit Court Judge Bonnie Wheaton granted a partial summary judgment requested by the Village, ruling that state law does not prohibit the Village from establishing a new TIF with land parcels that were in a previously existing TIF.

The lawsuit has stymied redevelopment in Town Center and prevented the Village from constructing a badly needed police department/municipal center to address public safety needs. The judgement resolves a substantial portion of the case, but the remaining lawsuit could still drag on for years.

It is time for School District 34 to end this needless lawsuit and let Town Center development move forward.

Turn over to learn how your municipal tax rate could rise without TIF #2 ⇨

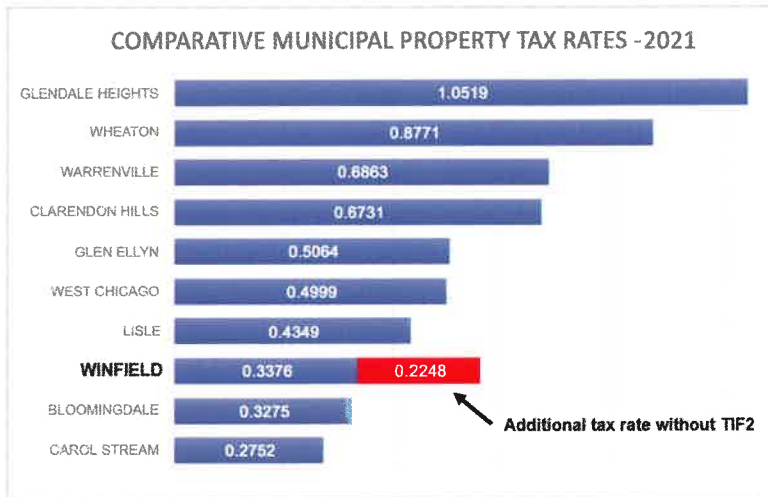


What You Pay in Winfield

The Village makes due with a modest property tax, but understands your total tax bill is quite large...

- School District 34, by far the highest taxing body in Winfield and surrounding towns, has sued the Village seeking to take the money secured from CDH to redevelop Town Center
- SD 34 insists the Village should forgo these TIF revenues and instead raise the municipal portion of your property taxes by over 65%
- This would raise the average municipal property tax bill by \$274, from \$413 to \$687 per year

Turn over to learn about recent TIF #2 advances in court and the ballot box ⇨



AVERAGE TAX BILL IN WINFIELD = \$9,500
Based on the current \$382,000 average sales price for a Winfield home



- \$6,623** School District(s)*
- \$683** Park District*
- \$657** Fire District
- \$413** Village of Winfield
- \$283** Winfield Library
- \$249** College of DuPage
- \$211** Township*
- \$371** Other Taxing Bodies
 - \$144 Forest Preserve
 - \$142 DuPage County
 - \$52 Health Department
 - \$18 Airport Authority
 - \$15 Mosquito District

*Residents may see D34 and D94, D33 and D94, or CUSD 200 on their tax bill, as well as Winfield, Carol Stream, or West Chicago Park District, and Winfield or Milton Township. As such, multiple districts were added together (if necessary) and averaged for equitable comparison.

Make Your Voice Heard!
If you want Town Center developed without raising your taxes, make your voice heard!

- **Contact the Village:**
cbarrett@villageofwinfield.com
- **Contact SD 34:** mrich@winfield34.org
OR via a Google form at tinyurl.com/winfield34boardcomment



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