



efforts and economic opportunity. To explore the topic and help educate local elected officials, decision makers, and the public on this complex topic, the Chicago Metropolitan Agency for Planning (CMAP) released two interactive web-based issue briefs this summer:

- [Cook County Property Tax Classification](#) drills deeper into the issue with case studies to show where phasing out Cook County's classification system over time could help attract businesses to neighborhoods sorely in need of economic development. By exploring a clickable map and related data, the user can compare how residential, commercial, and industrial property tax rates vary across West Cook and South Cook communities.

Unfortunately, the property tax classification system in Cook County makes the areas in most need of redevelopment less appealing for new businesses to locate in comparison with other locations in the region. As explored in the second issue brief, while the collar counties offer effective commercial and industrial property tax rates below 4 percent (as a percent of market value), in Cook County those effective rates can be as high as 8.7 percent in west Cook and 11.3 percent in south Cook. High tax rates can perpetuate a cycle where new businesses do not locate in the very communities that are most in need of economic development. As CMAP will continue to investigate through its [Policy Updates blog](#), phasing out the property tax classification system in Cook County may help to break this cycle.

