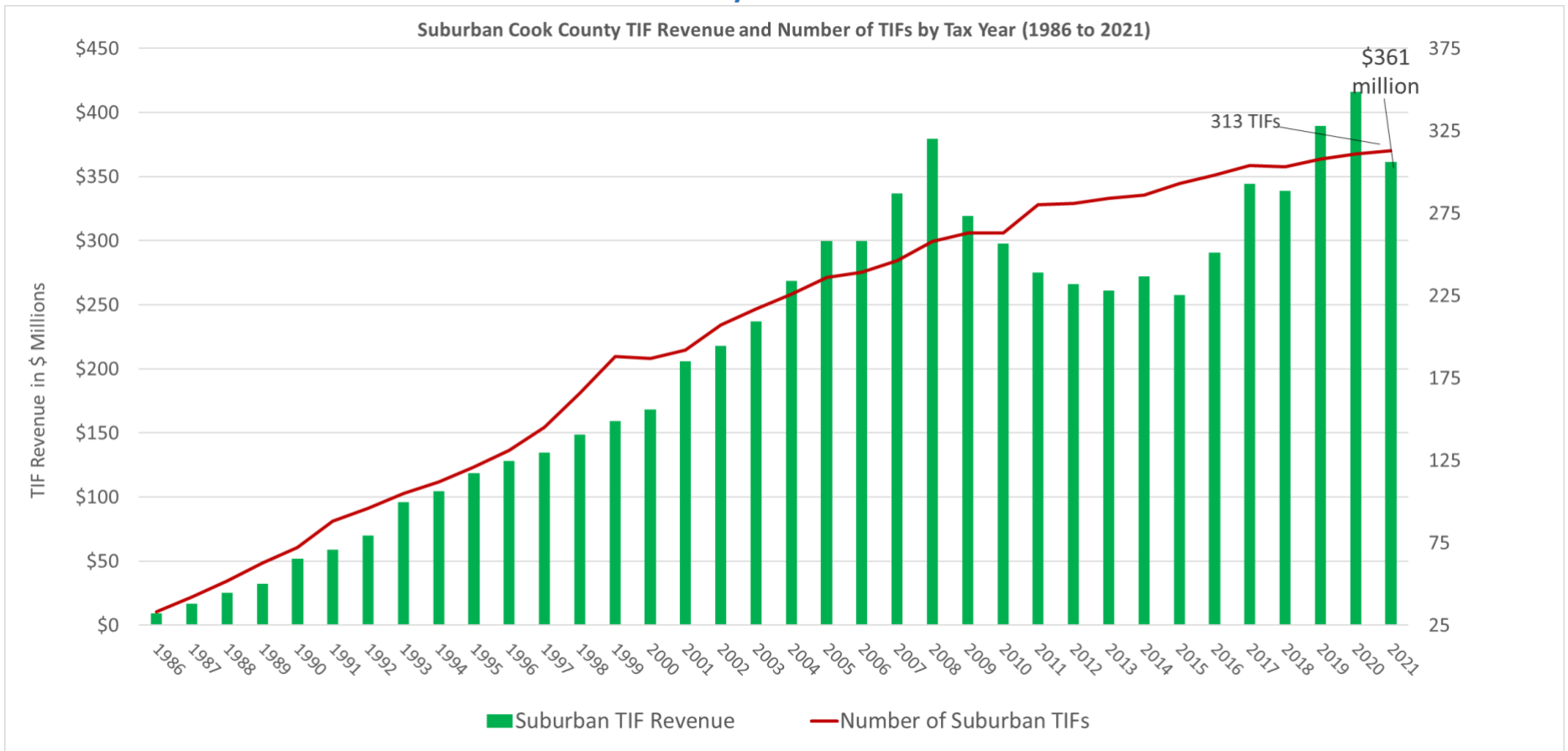


## Suburban Cook County Tax Year 2021 TIF Overview



### Suburban TIFs

- There are 313 active TIFs generating approximately \$361 million in property tax revenue in Suburban Cook County. There are TIFs in 75% of suburban Cook County municipalities.
- Approximately 1 in 24 properties in Suburban Cook County lie within TIF districts. Countywide, 1 in 7 properties are in TIF districts.

Fourteen new TIFs were created in the Suburbs, and one suburban TIF was expanded.

New Suburban TIFs for Tax Year 2021				
Region	TIF Name		Parcels	2021 TIF Revenue
Southwest	Chicago Ridge – Town Center	New TIF	113	\$164,790
Southwest	Dolton – West Sibley	New TIF	1	\$0.00
Northwest	Elk Grove Village – Oakton/Higgins	New TIF	8	\$0.00
North	Evanston – Area 9 Five Fifths	New TIF	248	\$0.00
South	Harvey – Transit Oriented District	New TIF	458	\$0.00
South	Homewood – Kedzie Gateway	New TIF	27	\$0.00
South	Lynwood – Vernon Park Village	New TIF	8	\$0.00
Southwest	Matteson – 8 Harlem & Rte 30	New TIF	15	\$2,382
Southwest	Midlothian – Downtown	New TIF	358	\$532,749
North	Morton Grove – Lincoln/Lehigh	New TIF	48	\$0.00
Northwest	Prospect Heights – Prospect Point/Muir Park	New TIF	29	\$0.00
West	River Grove - Northeast	New TIF	3	\$0.00
Northwest	Schaumburg - Experior	New TIF	3	\$0.00
West	Stickney – Cicero & Pershing	New TIF	46	\$1,041,137

Expanded Suburban TIF(s) for Tax Year 2021					
Region	TIF NAME	First Year	Parcels Added	2020 TIF Revenue (Whole TIF)	2021 TIF Revenue (Whole TIF)
Southwest	Oak Lawn – Patriot Station TIF	2011	42	\$999,335	\$136,618

Most new and expanded TIFs in suburban Cook County did not generate revenue. This is primarily due to the fact that most of these TIFs have a “base” or “frozen” tax year 2020. Equalized Assessed Values (EAVs) in the suburbs declined countywide following a 6.85% decrease in the state-issued Equalization Factor. The north and northwestern suburbs are currently being reassessed for next year (tax year 2022) and these young TIFs may see more incremental revenue in future years.

Six suburban TIFs expired this year, and two suburban TIFs were reduced in size.

Terminated Suburban TIFs for Tax Year 2021					
Region	TIF Name		Parcels	Tax Year 2020 Revenue (Final Year)	Total TIF Revenue (All Years)
Northwest	Des Plaines - Downtown	TIF Expired	1213	\$7,136,664	\$112,740,210
North	Glenview - Naval Air Station	TIF Expired	1848	\$41,009,843	\$533,426,669
Northwest	Hoffman Estates - Sears	TIF Expired	97	\$16,871,758	\$642,023,969
South	Markham - Jevic Business Park	TIF Expired	6	\$649,835	\$8,769,612
South	Riverdale - 3	TIF Expired	197	\$1,062,284	\$12,953,508
South	South Holland - Interstate 80	TIF Expired	16	\$805,563	\$20,632,151

Three of the six suburban TIFs that closed for tax year 2021 have been among the largest revenue-generating TIFs in Cook County. The three northern/northwestern TIFs (Des Plaines, Glenview, and Hoffman Estates) together generated over \$1.2 billion in tax revenue over the course of their lifetimes.

Reduced Suburban TIFs for Tax Year 2021					
Region	TIF Name		Removed Parcels	2020 Revenue (Whole TIF)	2021 Revenue (Whole TIF)
Southwest	TIF Village of Chicago Ridge - 3	Removed land now in Town Center TIF	9	\$118,198	\$67,879
North	TIF Vil of Morton Grove - Ferris/Leigh	Removed land now in Lincoln/Lehigh TIF	32	\$3,637,807	\$3,736,708

## TIF Revenue in Suburban Cook County

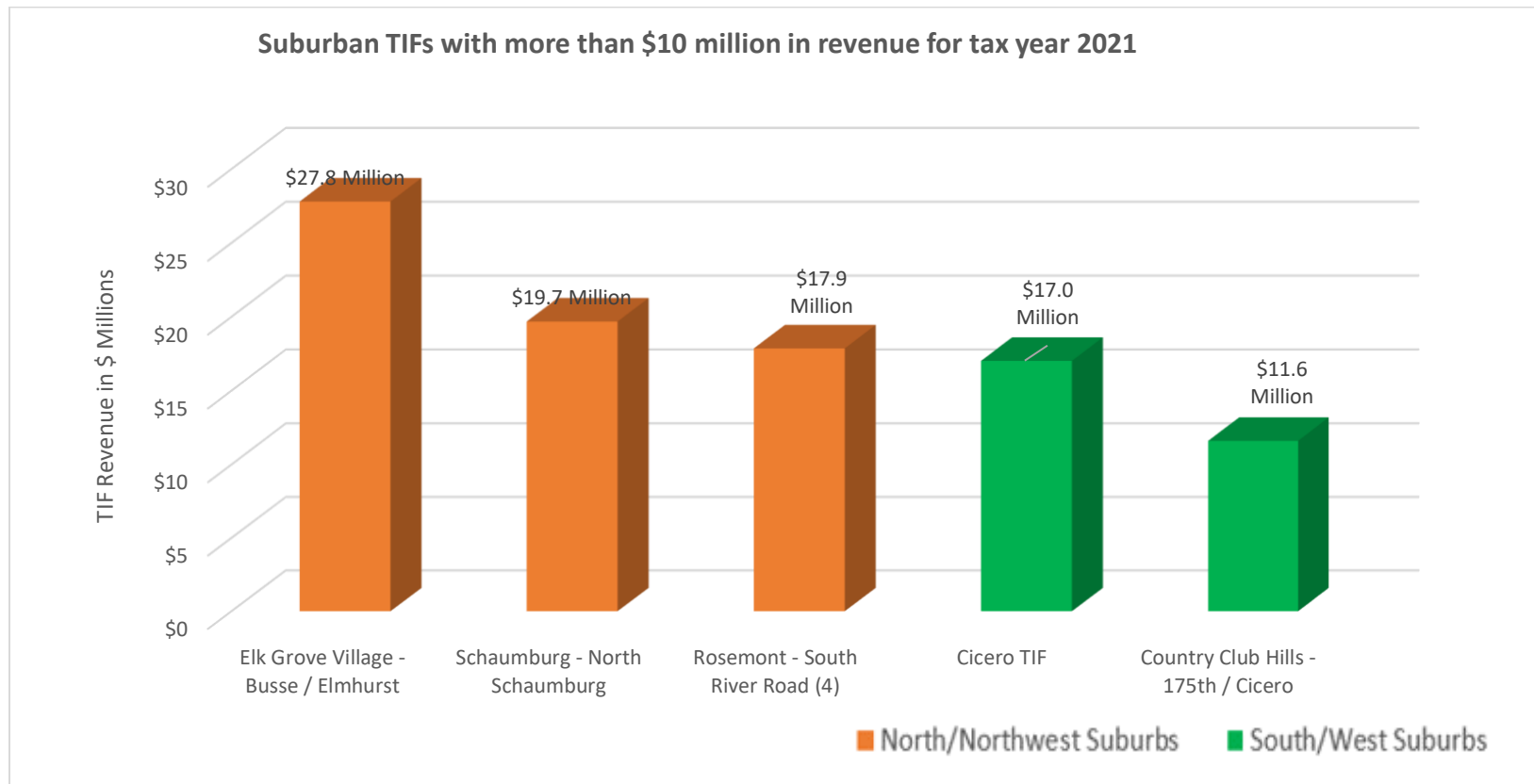
Revenue from suburban TIF districts decreased from \$416 million last year to \$361 million this year. This 13.2% decrease is driven primarily by decreased taxable values (equalized assessed values or EAVs) in the suburbs which were not reassessed for tax year 2021 and were thus more heavily influenced by the 6.85% reduction in the state-issued Equalization Factor.

Revenue from north/northwest suburban TIFs decreased 23.7% from \$232 million last year to \$177 million this year. This is driven largely by the three large TIFs which closed in Des Plaines, Glenview, and Hoffman Estates.

Revenue from south and western suburban TIFs stayed nearly flat at \$184 million both last year and this year.

### Five Suburban TIFs generated over \$10 million each

Three of the suburban TIFs generating over \$10 million this year were in the north or northwestern suburbs. TIFs in the Town of Cicero and Country Club Hills also generated over \$10 million this year.



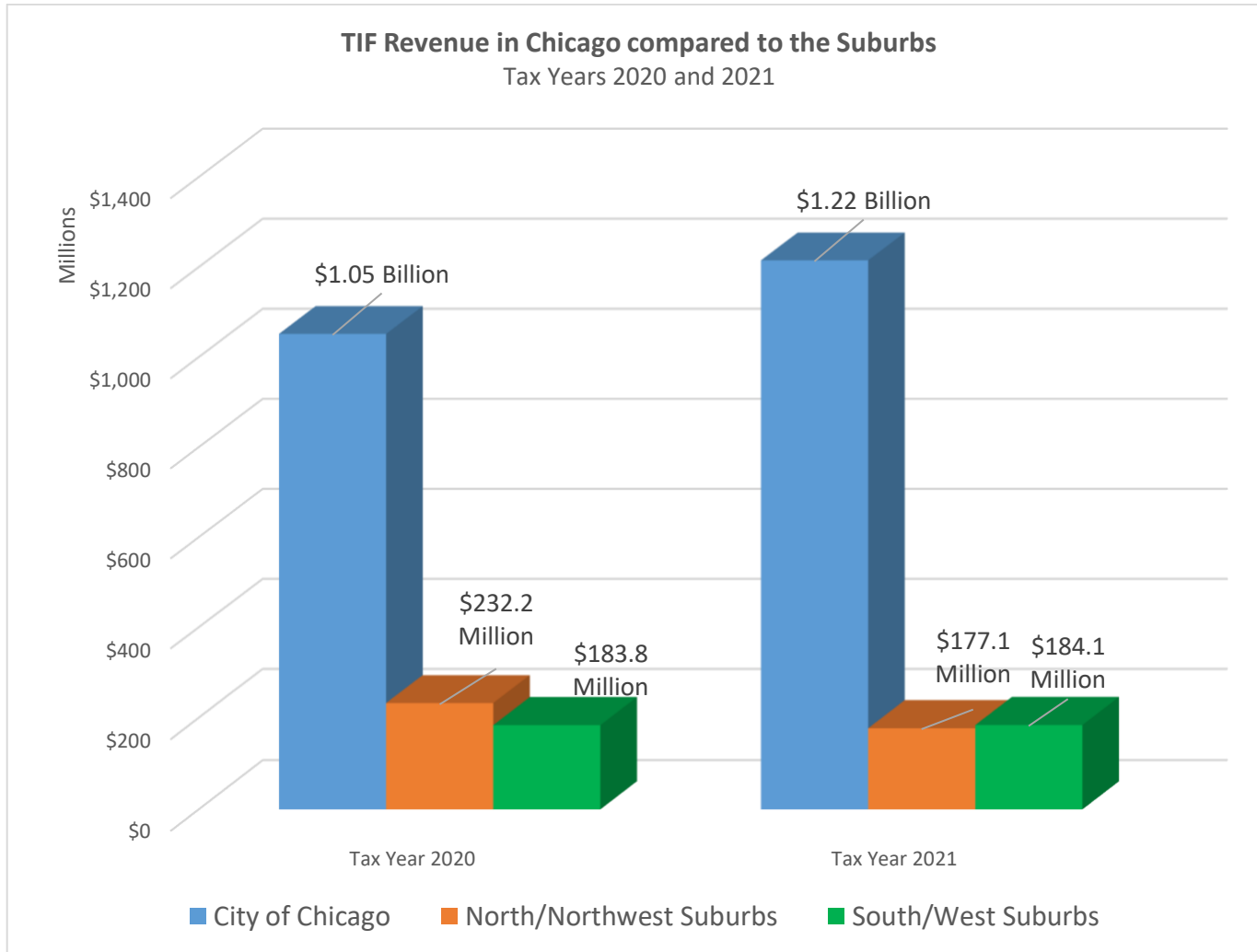
In the suburbs, 18 TIFs, including ten new TIFs, have generated no revenue over their lifetimes.

<b>Suburban TIFs with no lifetime revenue</b>			
<b>TIF Name</b>	<b>Status</b>	<b>First Year</b>	<b>Total TIF Revenue (All Years)</b>
Brookfield - Congress Park		2011	\$0.00
Burbank - Old Barn		2019	\$0.00
Dolton - West Sibley	<i>New 2021</i>	2021	\$0.00
Elk Grove Village - Oakton/Higgins	<i>New 2021</i>	2021	\$0.00
Evanston - Area 9 Five Fifths	<i>New 2021</i>	2021	\$0.00
Glenwood - Town Center		2011	\$0.00
Harvey - Transit Oriented Dist	<i>New 2021</i>	2021	\$0.00
Hodgkins - East Avenue		2011	\$0.00
Homewood - East CBD		2011	\$0.00
Homewood - Kedzie Gateway	<i>New 2021</i>	2021	\$0.00
Lynwood - Vernon Park Village	<i>New 2021</i>	2021	\$0.00
Morton Grove - Lincoln/Lehigh	<i>New 2021</i>	2021	\$0.00
Phoenix - 151st St/Wallace St		2013	\$0.00
Phoenix - Northern Phoenix		2014	\$0.00
Prospect Heights - Pros Pt/Muir	<i>New 2021</i>	2021	\$0.00
River Grove - Northeast	<i>New 2021</i>	2021	\$0.00
Schaumburg - Exuperior	<i>New 2021</i>	2021	\$0.00
Westchester - Cermak/Oxford		2020	\$0.00

Suburban TIFs experienced fluctuations this year, primarily due to increases or decreases in taxable value (equalized assessed value or EAV) growth or declines within their boundaries. For more information about individual suburban TIF revenue, see: [Link to 2021 Suburban TIF Summary](#)

## Largest Suburban TIFs

Of the 448 active TIFs in Cook County, 71% are in the suburbs, yet 77% of the TIF revenue in Cook County is generated by City of Chicago TIFs. North and northwest suburban TIFs comprise 11.2% of the total TIF revenue in Cook County. South suburban TIFs bring in 11.6% of the TIF revenue.



## TIFs with the greatest lifetime revenue

Four active TIFs in suburban Cook County have generated at least \$100 million in lifetime revenue. Additionally, three TIFs which closed this year in suburban Cook County also generated over \$100 million throughout their lifespans. Comparably, 22 active TIFs in the City of Chicago have generated at least \$100 million.

