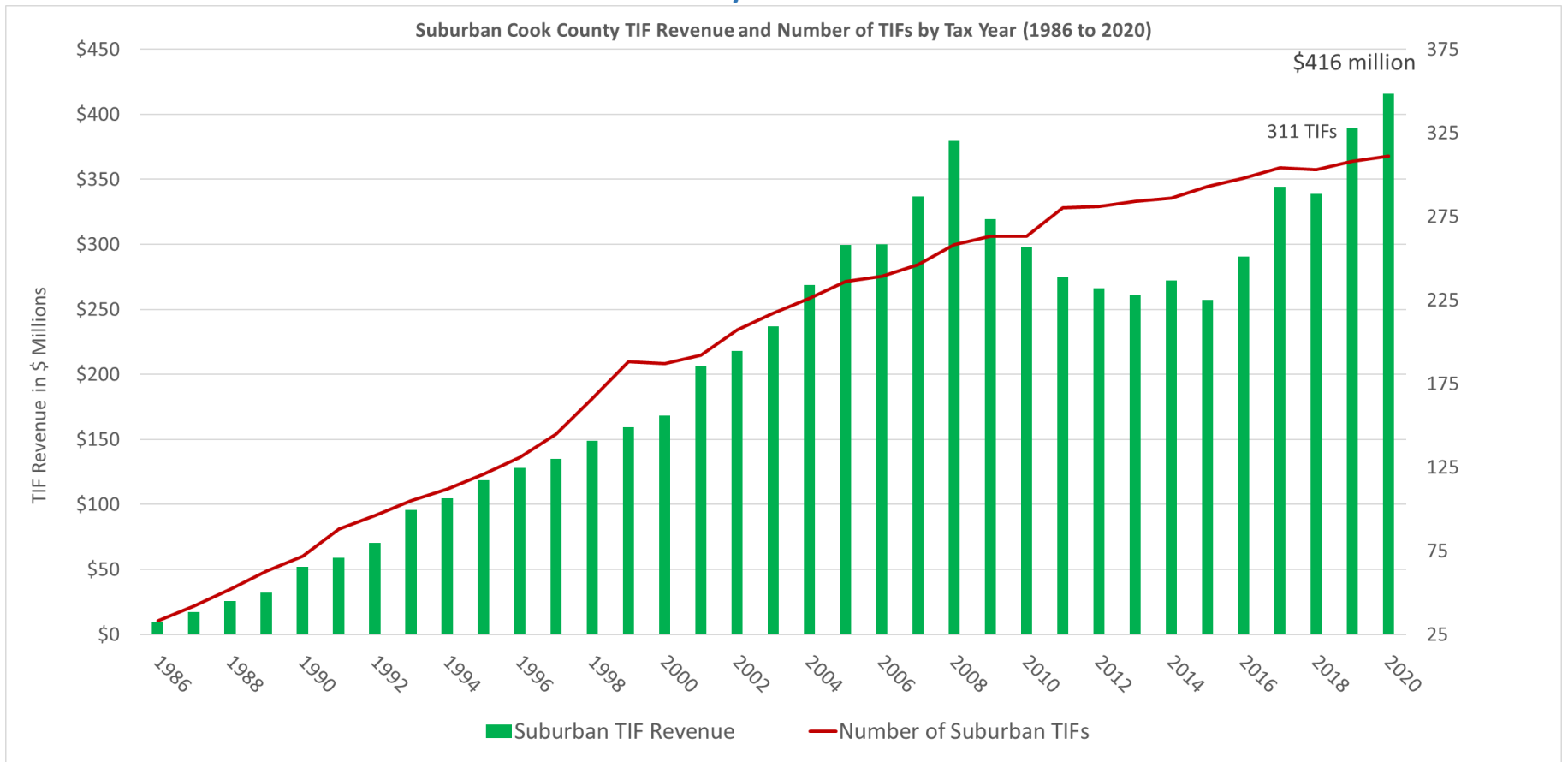


Suburban Cook County Tax Year 2020 TIF Overview



Suburban TIFs

- There are 311 active TIFs generating approximately \$416 million in property tax revenue in Suburban Cook County. There are TIFs in 75% of suburban Cook County municipalities.
- Approximately 1 in 23 properties in Suburban Cook County lie within TIF districts. Countywide, 1 in 7 properties are in TIF districts.

Thirteen new TIFs were created in the Suburbs, and three suburban TIFs were expanded.

New Suburban TIFs for Tax Year 2020				
Region	TIF Name		Parcels	2020 Revenue
Northwest	Arlington Heights – South Arlington Heights Road	New TIF	33	\$586,998.37
West	Berwyn – Ridgeland Ave	New TIF	13	\$13,175.10
West	Brookfield – Grand Blvd	New TIF	101	\$35,754.77
Northwest	Buffalo Grove – Lake Cook Road	New TIF	18	\$30,840.40
South	Calumet City – Sibley/Torrence/State	New TIF	546	\$1,389,486.24
South	Country Club Hills I-57/183 rd St	New TIF	3	\$0.00
Northwest	Hoffman Estates – Higgins/Old Sutton	New TIF	2	\$65,131.63
Northwest	Hoffman Estates –Lakewood Center	New TIF	4	\$598,795.90
South	Homewood – Dixie Highway/Miller Court	New TIF	13	\$18,053.74
Southwest	Lemont – I&M	New TIF	92	\$83,782.65
South	Tinley Park – 159 th /Harlem	New TIF	52	\$874,283.51
West	Westchester – Cermak/Oxford	New TIF	3	\$0.00
West	Westchester – Roosevelt Road	New TIF	183	\$420,824.28

Expanded Suburban TIF(s)					
Region	TIF NAME	First Year	Parcels Added	2019 TIF Revenue (Whole TIF)	2020 TIF Revenue (Whole TIF)
West	Berwyn – Harlem Ave	2011	130	\$2,021,408.22	\$2,498,997.76
West	Bridgeview -78 th Ave	2016	3	\$ 0.00	\$335,526.14
West	Brookfield – 8 Corners	2016	8	\$180,064.35	\$302,294.08

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

Terminated Suburban TIFs for Tax Year 2020					
Region	TIF Name		Parcels	Tax Year 2019 Revenue (Final Year)	Total TIF Revenue (All Years)
South	Calumet City - 2	TIF Expired	241	\$467,858.23	\$6,751,986.85
Northwest	Franklin Park - 5	TIF Expired	7	\$1,141,752.20	\$13,535,528.44
South	Harvey - 1	TIF Expired	18	\$839,206.93	\$12,352,790.03
South	Harvey – Center Street	TIF Expired	406	\$3,242,712.37	\$33,352,491.81
North	Lincolnwood – Northeast industrial	TIF Expired	86	\$2,963,291.03	\$29,647,305.32
North	Niles – 4	TIF Expired	759	\$ 3,299,180.07	\$47,054,293.68
South	Oak Forest - 2	TIF Expired	43	\$812,547.64	\$16,887,392.10
Northwest	Palatine – Rand / Dundee Center	TIF Expired	4	\$351,432.28	\$2,456,436.60
North	Prospect Heights	TIF Expired	173	\$1,435,924.48	\$18,408,892.88
Northwest	Rosemont – River Road	TIF Expired	77	\$19,445,324.11	\$360,533,074.26

The Rosemont – River Road TIF, which was terminated this year, was the third largest suburban TIF last year. The elimination of this and four other TIFs in the north and northwest suburbs resulted in a net decrease of 5.6% in total TIF revenue in that region. However, the total TIF revenue of TIFs which persisted from last year to this year in the north and northwest suburbs increased 5.9% this year.

Reduced Suburban TIFs for Tax Year 2020					
Region	TIF Name		Removed Parcels	2019 Revenue (Whole TIF)	2020 Revenue (Whole TIF)
Southwest	Lemont – Downtown Canal 1	Land removed from TIF	22	\$334,292.32	\$331,001.43
Southwest	Lemont – Transit TOD	Land removed from TIF	9	\$50,779.39	\$123,121.04

In the chart above, TIF revenue from the Lemont - Downtown Canal 1 TIF decreased 1% following the removal of 22 parcels. However, the Lemont -Transit TOD TIF revenue increased in 2020 compared to 2019 even though it reduced in size. This is because the removal of these parcels reduced the frozen EAV of this TIF while the current EAV of the remaining 114 parcels in the TIF increased.

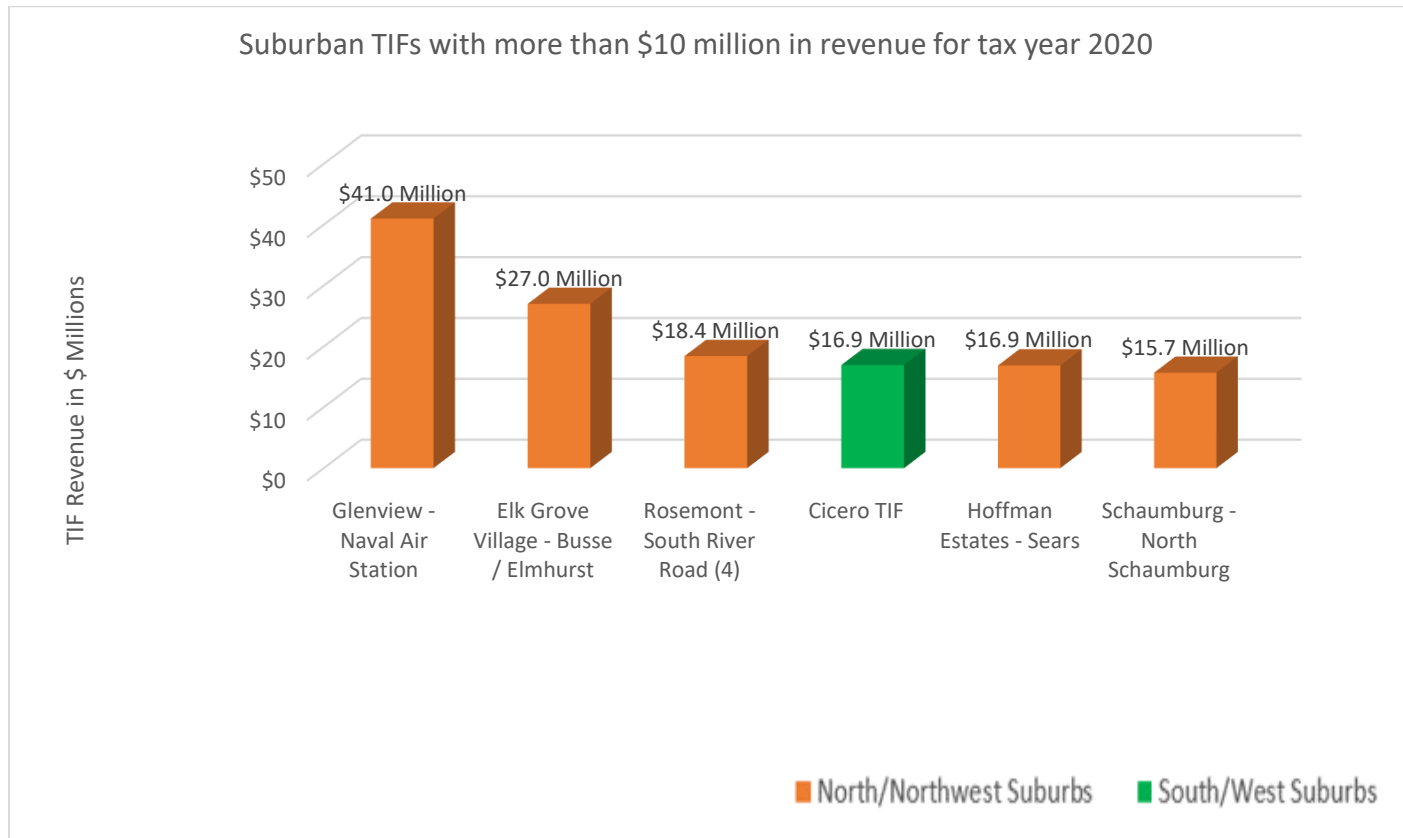
TIF Revenue in Suburban Cook County

Revenue from suburban TIF districts increased from \$389.5 million last year to \$416 million this year. This 6.8% increase is driven primarily by increased taxable values (equalized assessed values or EAVs) in the south and west suburbs, which were reassessed for tax year 2020.

Revenue from north/northwest suburban TIFs decreased 5.6% from \$246 million last year to \$232 million this year. South and western TIF increased 28.1% from \$143 million last year to \$184 million this year.

Six Suburban TIFs generated over \$10 million each

All but one of the suburban TIFs generating over \$10 million this year were in the north or northwestern suburbs. The exception is the Town of Cicero TIF.



In the suburbs, 11 TIFs, including five new TIFs, have generated no revenue over their lifetimes.

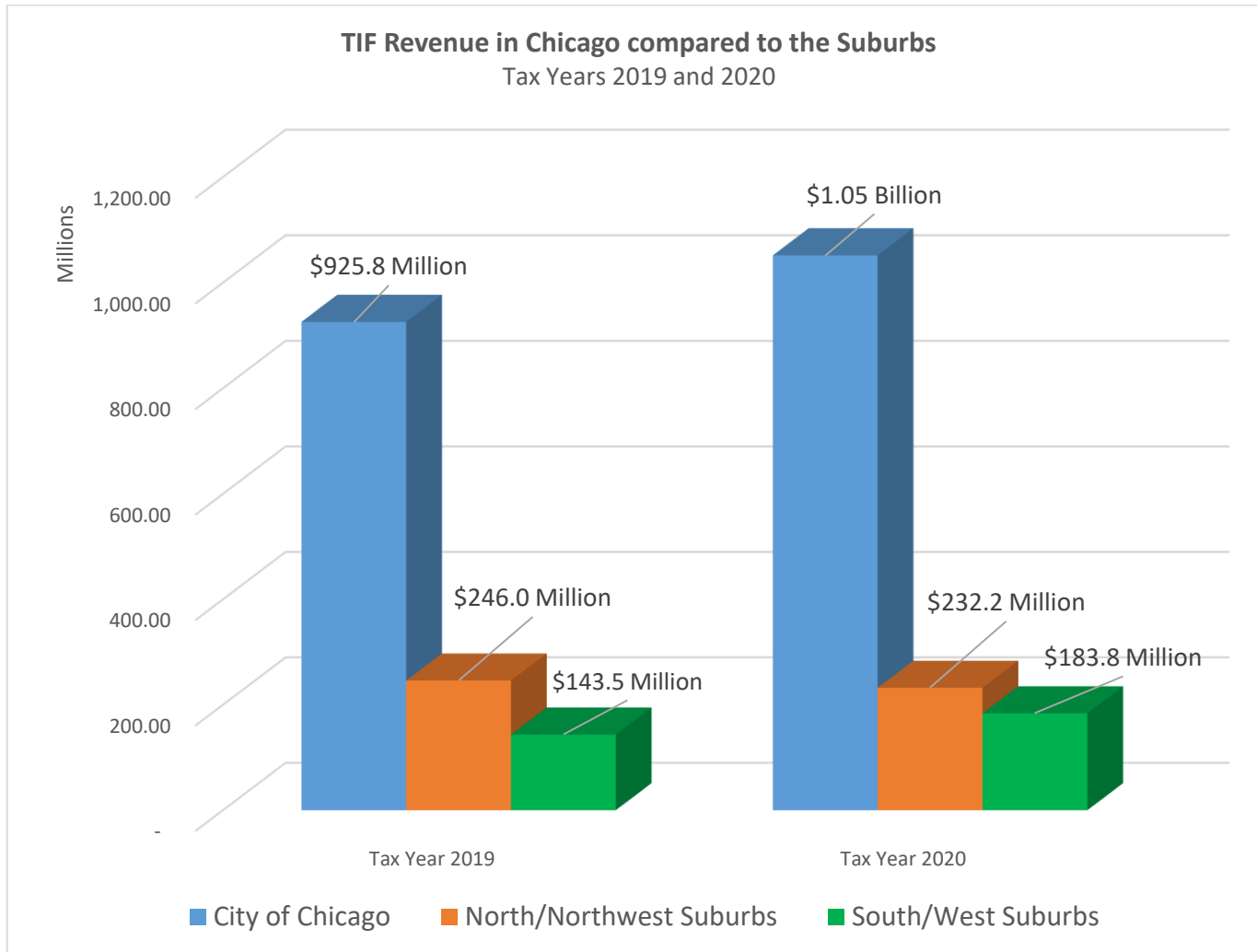
All of the TIFs with no revenue generation as of tax year 2020 have been in the south or west suburbs with the exception of the Centrella/Seymour TIF in the Village of Franklin Park which lies in the northwest suburbs.

Suburban TIFs with no lifetime revenue			
TIF NAME		First Year	Total TIF Revenue (All Years)
Brookfield - Congress Park		2011	\$0.00
Burbank - Old Barn		2019	\$0.00
Burbank - Burbank Station		2019	\$0.00
Country Club Hills - I-57/183rd Street	<i>New 2020</i>	2020	\$0.00
Franklin Park - Centrella / Seymour		2011	\$0.00
Glenwood - Town Center		2011	\$0.00
Hodgkins - East Avenue		2011	\$0.00
Homewood - East CBD		2011	\$0.00
Phoenix - 151st St/Wallace St		2013	\$0.00
Phoenix - Northern Phoenix		2014	\$0.00
Westchester - Cermak/Oxford	<i>New 2020</i>	2020	\$0.00

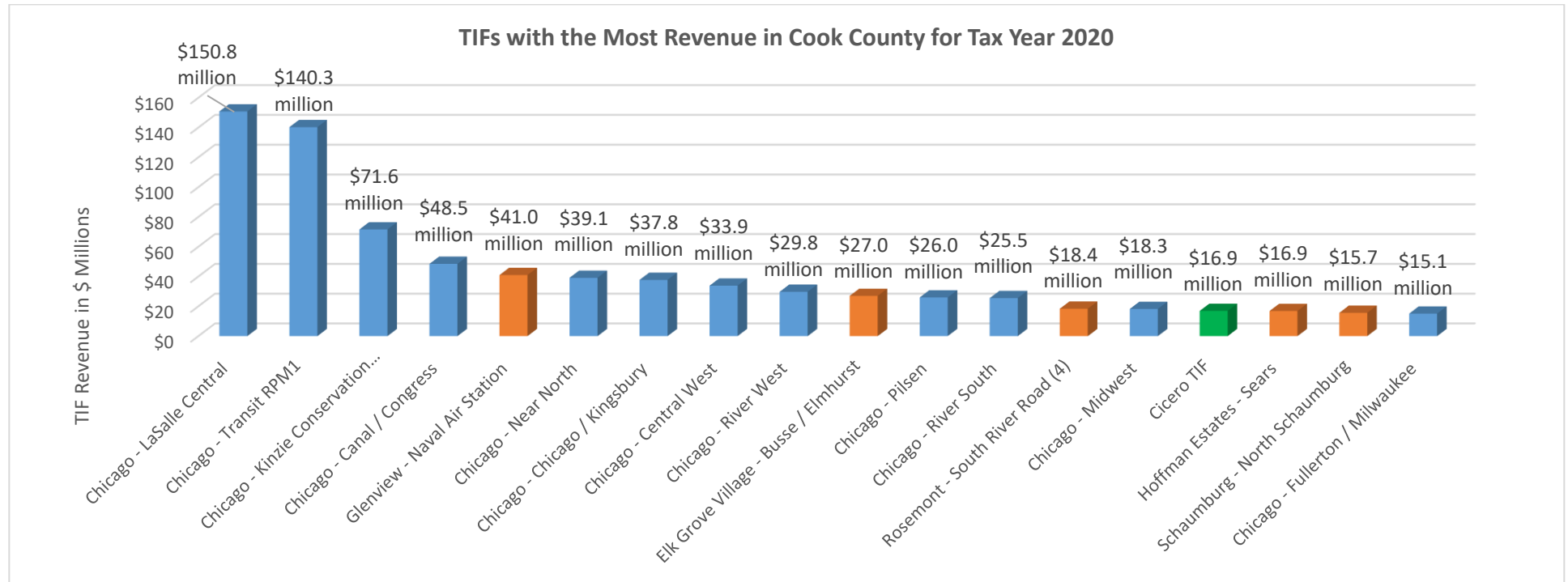
Suburban TIFs experienced fluctuations this year, primarily due to increases or decreases in taxable value (equalized assessed value or EAV) growth or declines within their boundaries. For more information about individual suburban TIF revenue, see: [2020 Suburban TIF Summary](#)

Suburban Cook County TIFs compared to the City of Chicago

Of the 443 active TIFs in Cook County, 70% are in the suburbs, yet 72% of the TIF revenue in Cook County is generated by City of Chicago TIFs. North/northwest suburban TIFs account for 20% of the TIFs in Cook County but only 5% of the total TIF properties in Cook County. North and northwest suburban TIFs comprise 15.8% of the total TIF revenue in Cook County. South suburban TIFs account for nearly 51% of the total number of TIFs in Cook County, but only bring in 12.5% of the TIF revenue.

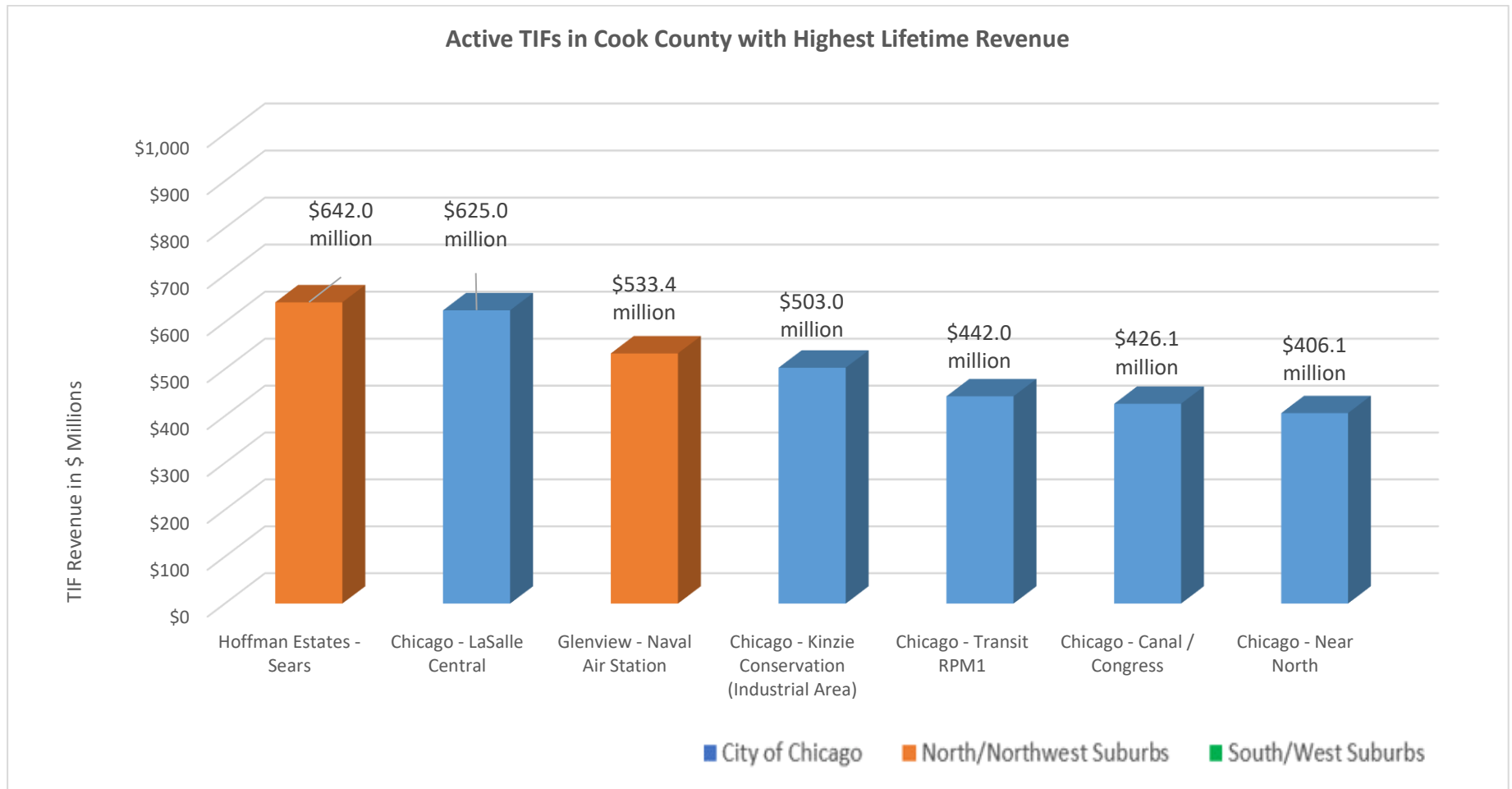


Eighteen TIFs in Cook County grossed at least \$15 million this year. Twelve of these lie in the City of Chicago. Five are in the north/northwest suburbs and one is in the western suburbs.



TIFs with the greatest lifetime revenue

Seven active TIFs in Cook County have generated at least \$400 million in lifetime revenue. Two of these TIFs are in the north/northwest suburbs. The Hoffman Estates Sears TIF has generated the most revenue over its life, followed by the City of Chicago LaSalle Central TIF and then the Glenview Naval Air Station TIF. The remaining four highest-grossing active TIFs are located in the City of Chicago.



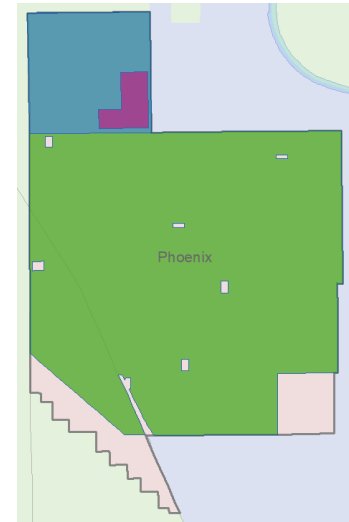
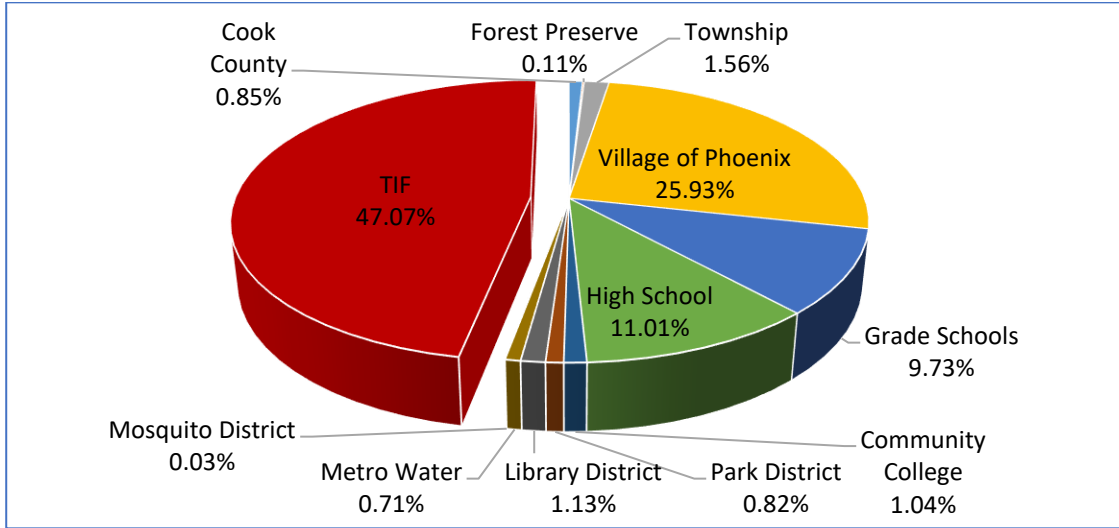
Proportion of Suburban Property Tax Directed to TIF

Nearly 14.5% of property tax billed in the City of Chicago goes to TIF. This percentage is higher in twelve Cook County suburbs.

South & West Suburbs

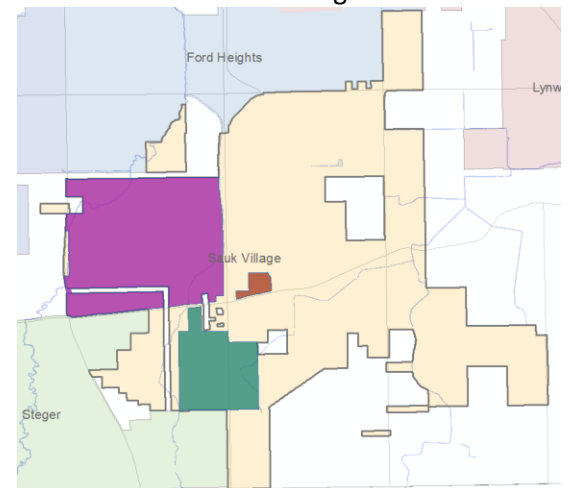
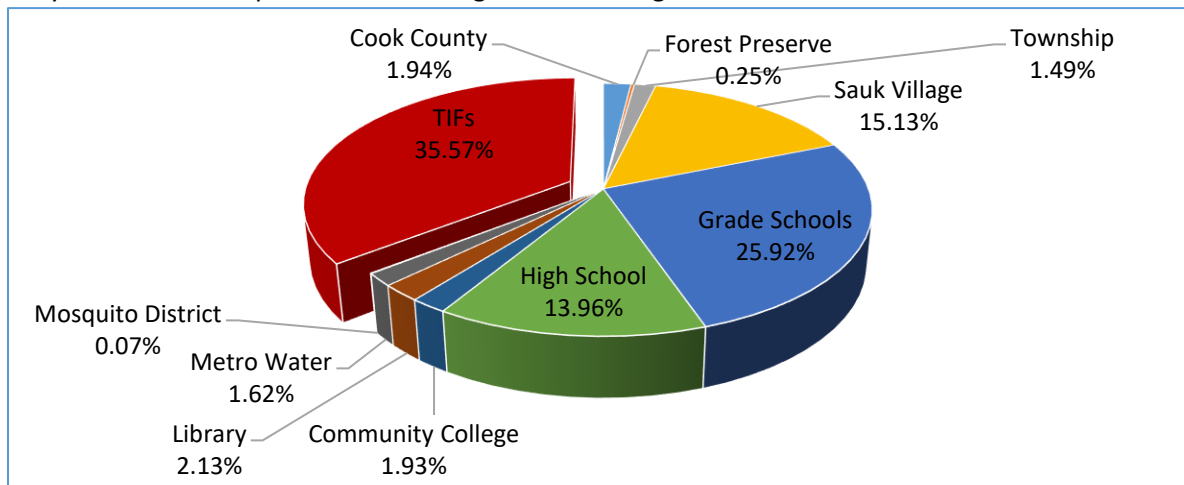
Phoenix – 47.1% of total property tax goes to TIF

Over 98% of the Village of Phoenix lies within its 3 TIFs. Only the largest and oldest TIF generates TIF revenue, but this accounts for 47.1% of the property tax billed in the Village.



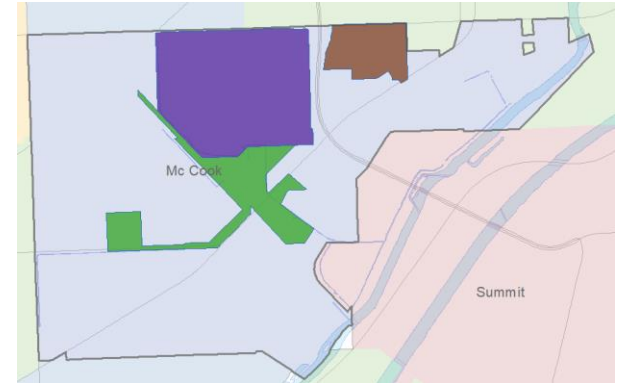
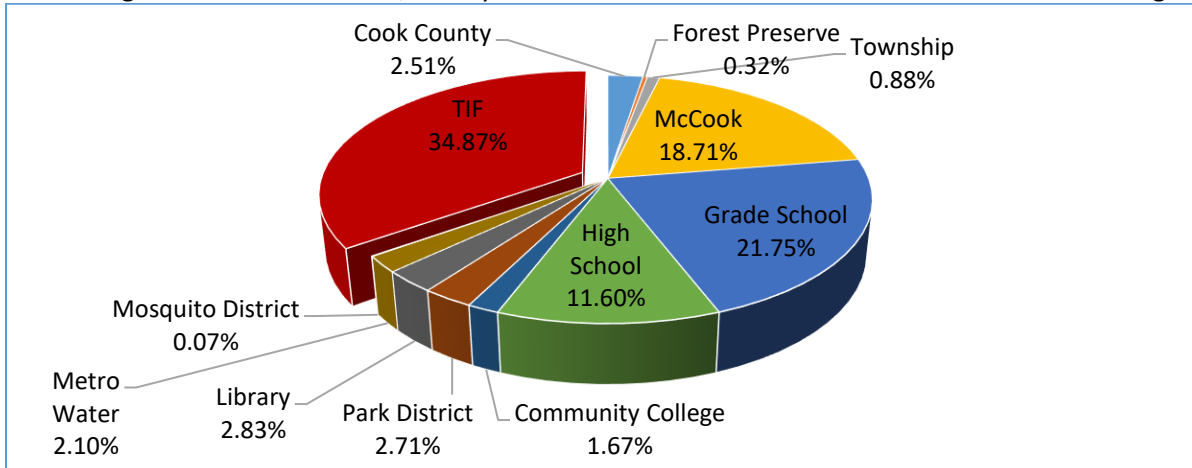
Sauk Village – 35.6% of total property tax goes to TIF

Only 4.6% of the tax parcels in the Village of Sauk Village lie within its 3 TIFs but this TIF accounts for 35.6% of the total tax billed in the Village.



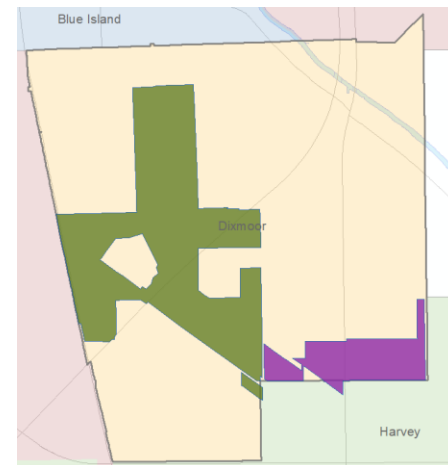
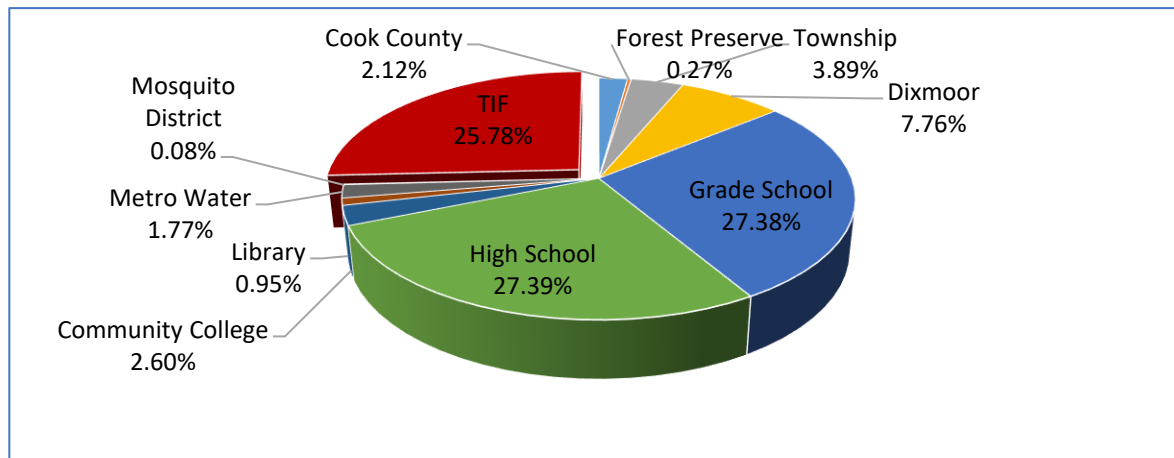
McCook – 34.9% of total property tax goes to TIF

The Village of McCook is a small, mostly industrial western suburb with three active TIFs which generate 34.9% of the total property tax within the Village.



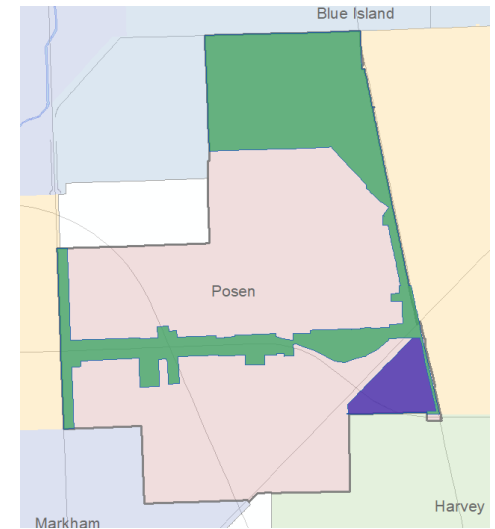
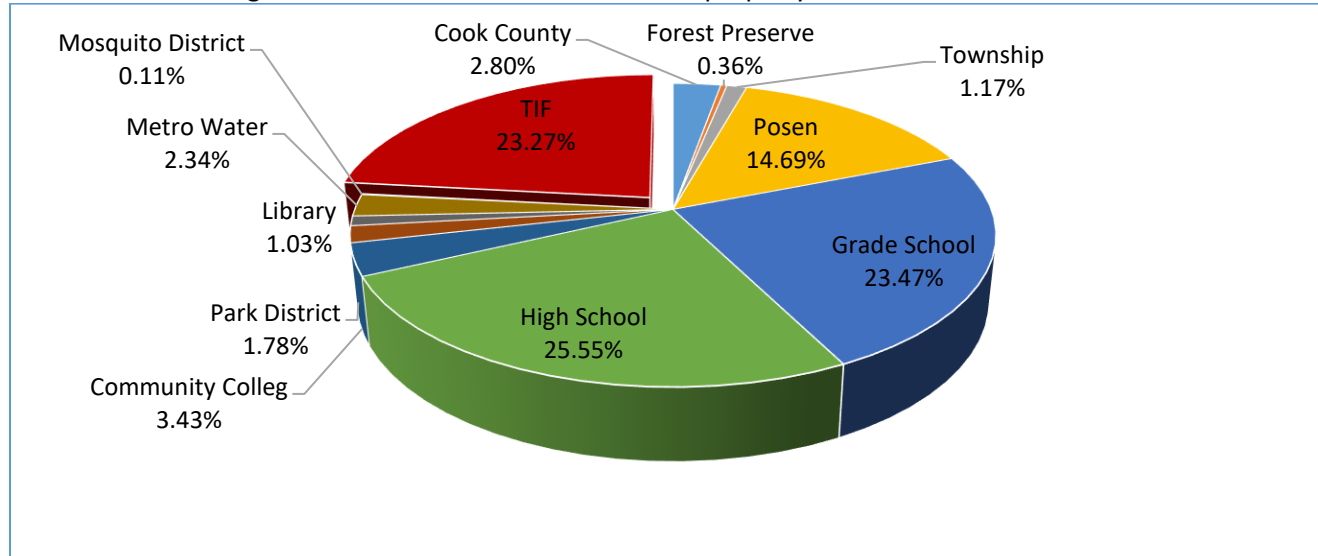
Dixmoor – 25.8% of total property tax goes to TIF

Two TIFs receive 25.8% of the total property tax revenue collected in the Village of Dixmoor.



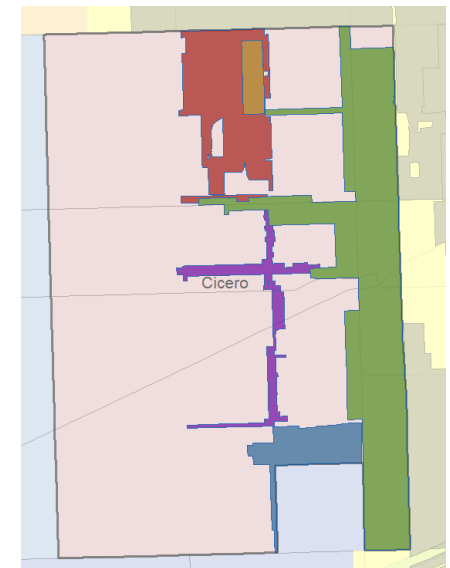
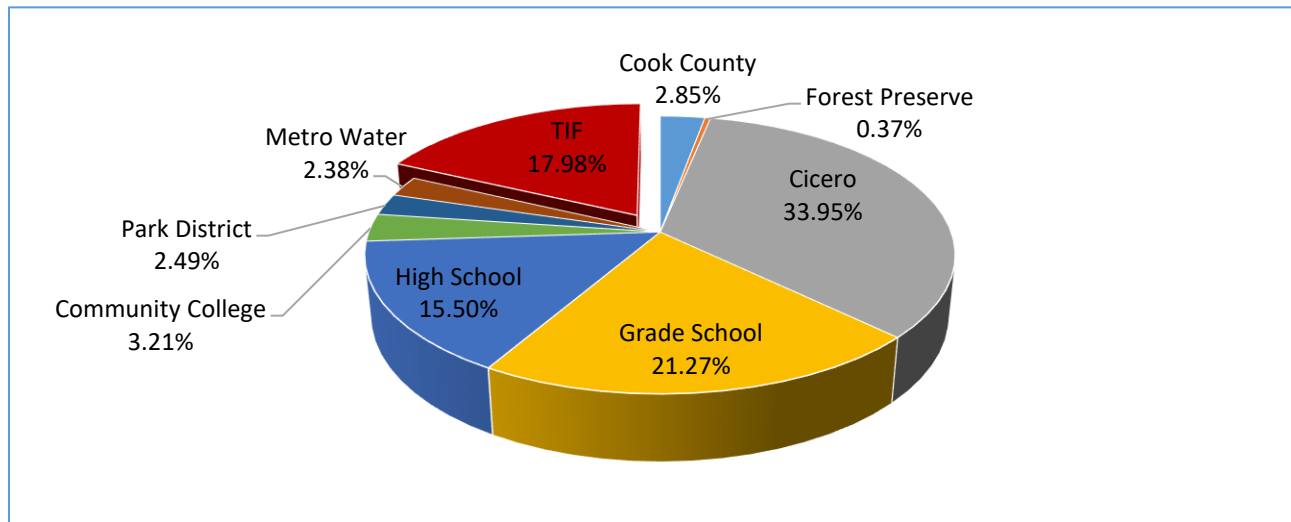
Posen – 23.3% of total property tax goes to TIF

Two TIFs in the Village of Posen receive 23.3% of the total property tax billed.



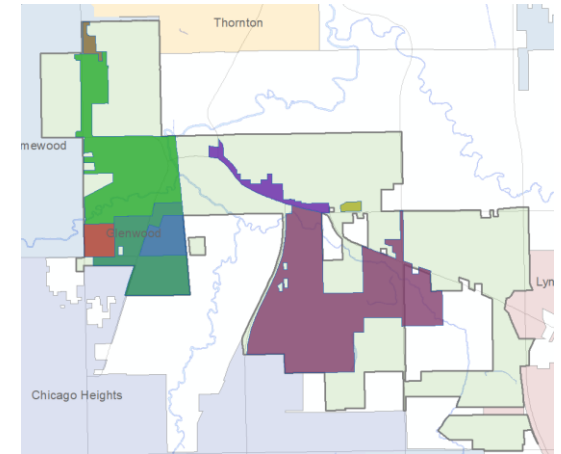
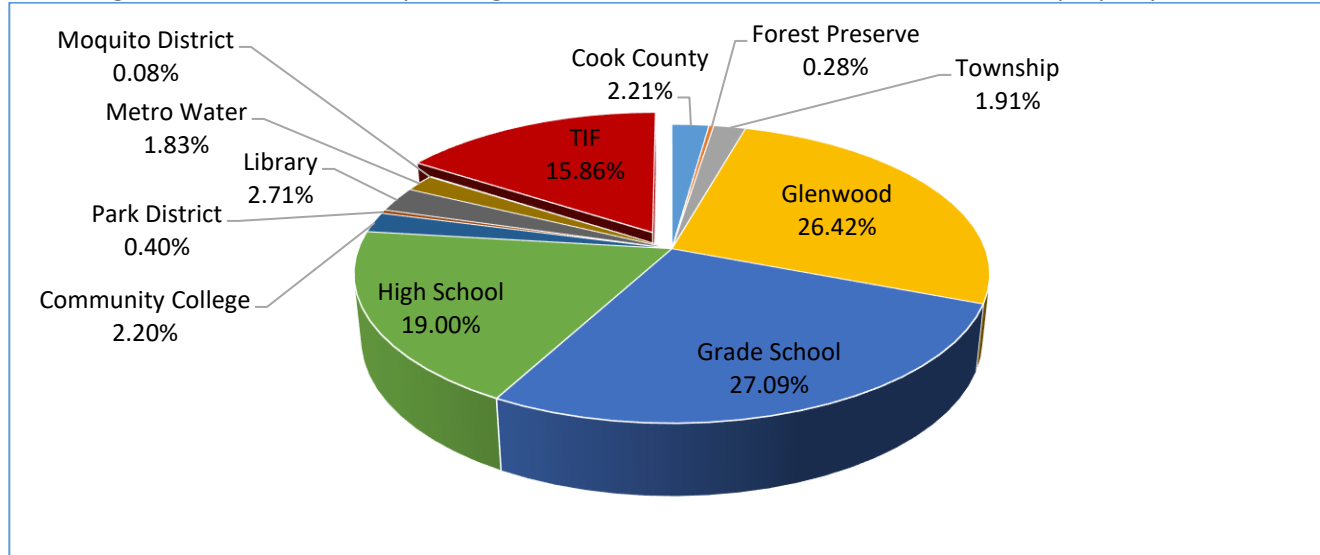
Cicero – 18.0% of total property tax goes to TIF

There are five TIFs in the Town of Cicero which take in 12% of the tax parcels and receive 18% of the total tax collected.



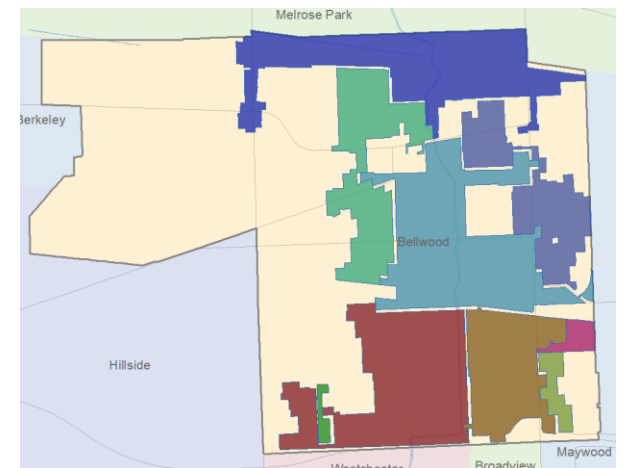
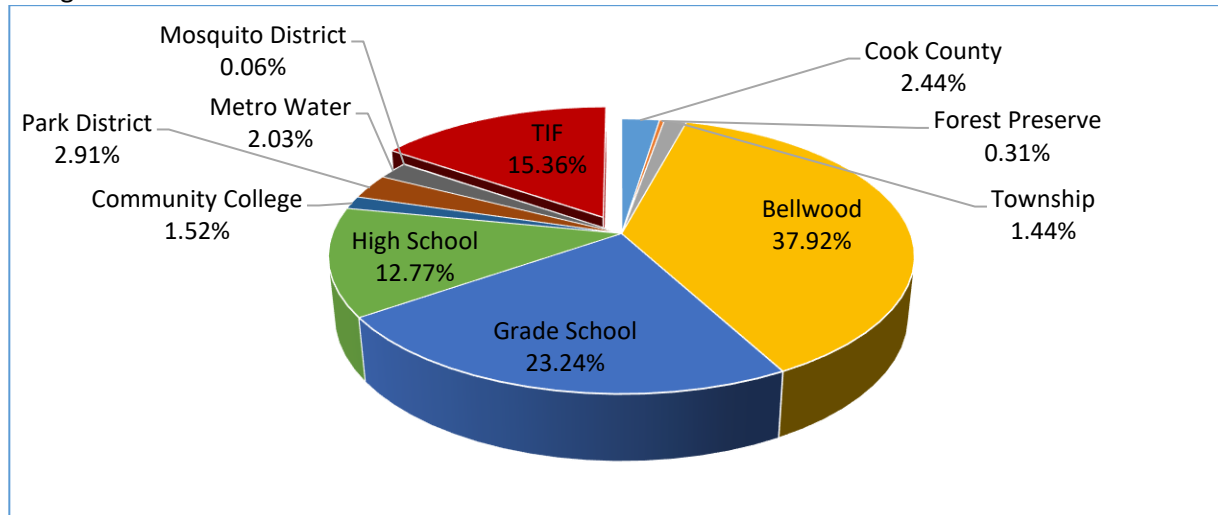
Glenwood – 15.9% of total property tax goes to TIF

The Village of Glenwood currently has eight active TIFs which receive 15.9% of the total property tax billed in the Village.



Bellwood – 15.4% of total property tax goes to TIF

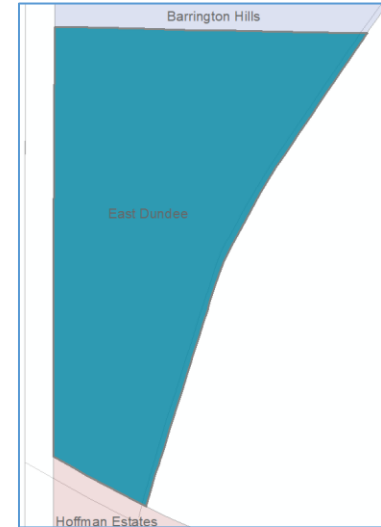
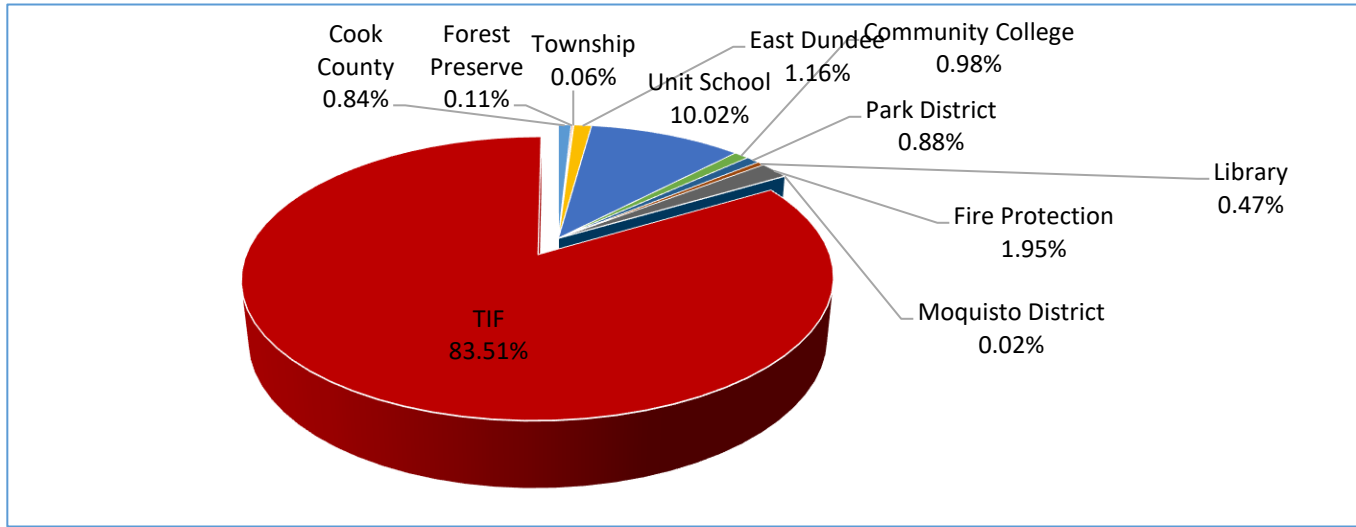
The Village of Bellwood has nine active TIFs. These TIFs take in over 35% of the tax parcels in the Village and collect 15.4% of the property taxes billed in the Village.



North & Northwest Suburbs

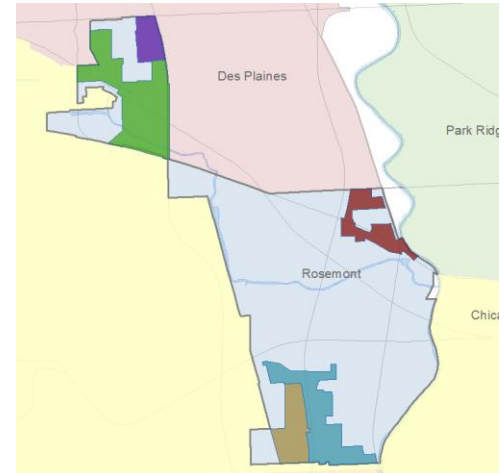
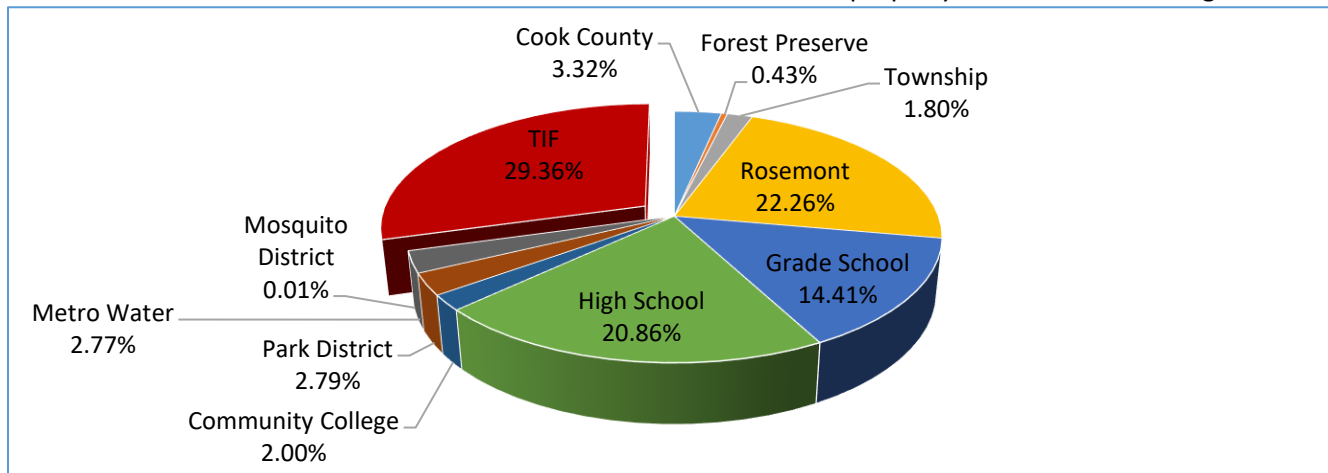
East Dundee – 83.5% of total property tax goes to TIF

In northwestern suburban East Dundee, 83.5% of the Cook County property tax revenue collected is directed to the East Dundee TIF. This statistic may be misleading, however, without context. Only two parcels (1.1% of the total taxable value) in East Dundee lie within Cook County, and both are in the East Dundee TIF. The other 98.9% of the taxable value in East Dundee lies in Kane County. The two properties which make up this TIF have grown in taxable value by nearly 460% in the past 9 years the TIF has been active.



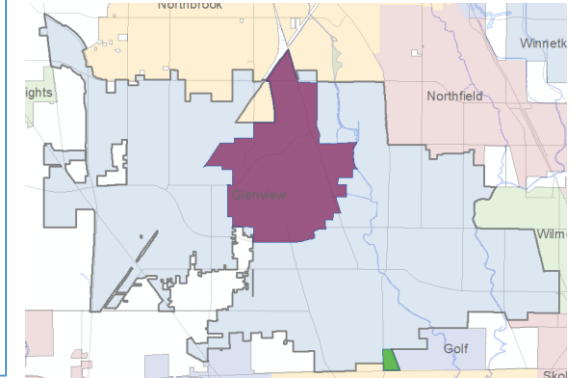
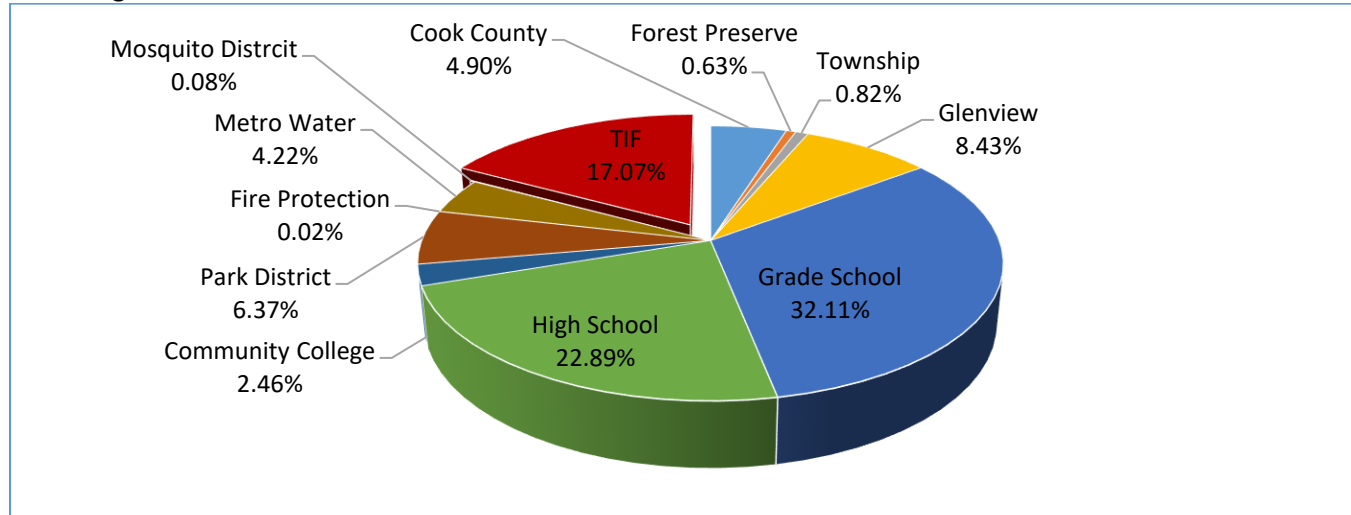
Rosemont – 29.4% of total property tax goes to TIF

There are five active TIFs in Rosemont which collect 29.4% of the total property tax billed in the Village.



Glenview – 17.1% of total property tax goes to TIF

The Village of Glenview has two TIFs with collect 17.1% of the taxes billed.



Elk Grove Village – 14.8% of property tax goes to TIF

The four TIFs in the Village of Elk Grove Village account for 14.8% of the property tax billed in that Village.

