

Suburban Cook County TIF Overview

Scope of Suburban Cook County TIFs:

There are 298 active TIFs in Suburban Cook County. There are TIFs in 73% of suburban Cook County municipalities.

Approximately 1 in 23 properties in Suburban Cook County lie within TIF districts. Countywide, 1 in 8 properties are in TIF districts.

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

New Suburban TIFs:			
TIF Name		Parcels	2016 Revenue
TIF City of Oak Forest-7	Previously part of Oak Forest 3	178	\$40,213.91
TIF Vil of Bridgeview - 78th Ave	New TIF	2	\$0
TIF Vil of Brookfield - 8 Corners	New TIF	98	\$26,557.25
TIF Vil of Calumet Park - 6 Train Station	New TIF	4	\$0.00
TIF Vil of East Hazelcrest - Halsted St	Previously part of Tollway	8	\$0.00
TIF Vil of Glenwood - State Street	New TIF	47	\$42,354.45
TIF Vil of Justice - 5	Partial replacement of TIF #3	33	\$129,661.70
TIF Vil of River Forest - Madison St	New TIF	98	\$0
TIF Vil of River Grove-Grand/Thatcher	Partial replacement of Downtown/Grand Ave	248	\$193,293.34
TIF Vil of Rosemont - Balmoral/Pearl 8	Previously part of South River Rd	44	\$17,061.93
TIF Vil of South Holland - Gateway West	New TIF	106	\$76,672.06
TIF Vil of Steger - Chicago Road	New TIF	322	\$0.00
TIF Vil of Thornton - Blackstone	New TIF	28	\$754,231.92
TIF Vil of Tinley Park - Legacy	New TIF	430	\$156,644.02

Expanded Suburban TIFs:				
TIF Name		Added Parcels	2015 Revenue (Whole TIF)	2016 Revenue (Whole TIF)
TIF Vil of Rosemont-Higgins/River Rd 6	Add land to TIF	3	\$1,560,610.18	\$2,238,478.52

Nine suburban TIFs were terminated, including five TIFs which were dissolved ahead of schedule, and four suburban TIFs were reduced in size.

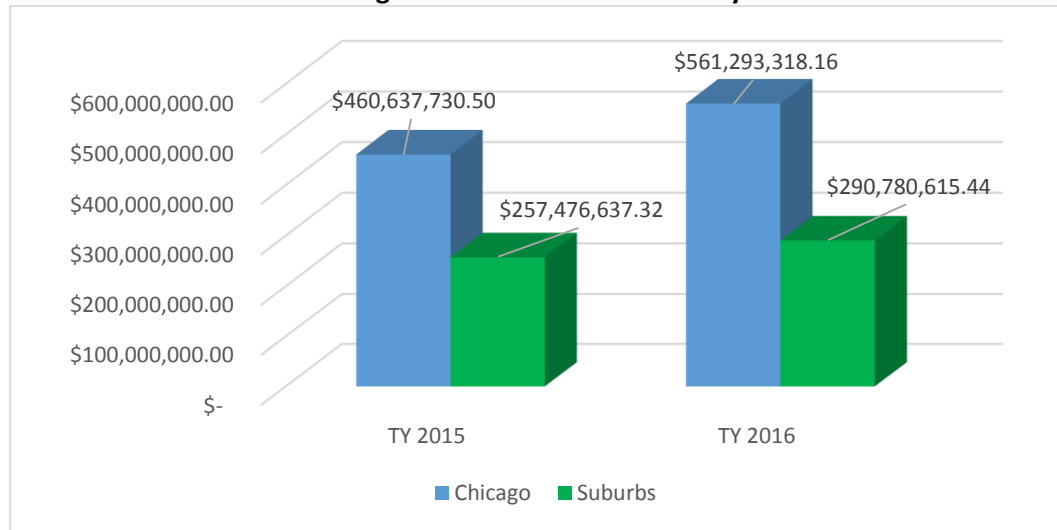
Terminated Suburban TIFs:				
TIF Name		Parcels	Total Revenue	2015 Revenue
TIF City of Evanston - Howard/Hartrey	Expired TIF	17	\$23,322,570.15	\$1,232,995.94
TIF Vil of Bedford Park - 72 nd /Cicero Ave	Expired TIF	4	\$28,801,744.12	\$1,128,357.40
TIF Vil of Dolton - I-94/Sibley Blvd	TIF terminated early	24	\$15,924,452.61	\$782,763.53
TIF Vil of Forest Park - Harlem/Harrison	TIF terminated early	9	\$109,346.40	\$0.00
TIF Vil of Justice - 3	Terminated early & partially replaced by TIF #5	23	\$144,868.76	\$27,231.57
TIF Vil of Melrose Park - 9th Ave/North Ave	Expired TIF	9	\$16,785,006.27	\$854,721.64
TIF Vil of Melrose Park - Joyce Bros Storage	Expired TIF	1	\$2,377,044.61	\$84,047.80
TIF Vil of Mount Prospect - Downtown 1	TIF terminated early	828	\$39,125,243.56	\$2,360,038.79
TIF Vil of River Grove-Downtown/Grand	Terminated early & partially replaced by Grand/Thatcher TIF	102	\$181,547.60	\$0.00

Reduced Suburban TIFs:				
TIF Name		Removed Parcels	2015 Revenue (Whole TIF)	2016 Revenue (Whole TIF)
TIF City of Oak Forest - 3	Removed land became TIF #7	85	\$411,078.89	\$458,564.60
TIF Vil of East Hazelcrest - Tollway	Removed land became Halsted Street TIF	7	\$72,028.69	\$102,574.99
TIF Vil of Lemont - Gateway	Land removed from TIF	47	\$0.00	\$28,338.43
TIF Vil of Rosemont - South River Rd	Removed land became Balmoral/Pearl 8 TIF	44	\$9,358,870.06	\$11,516,963.15

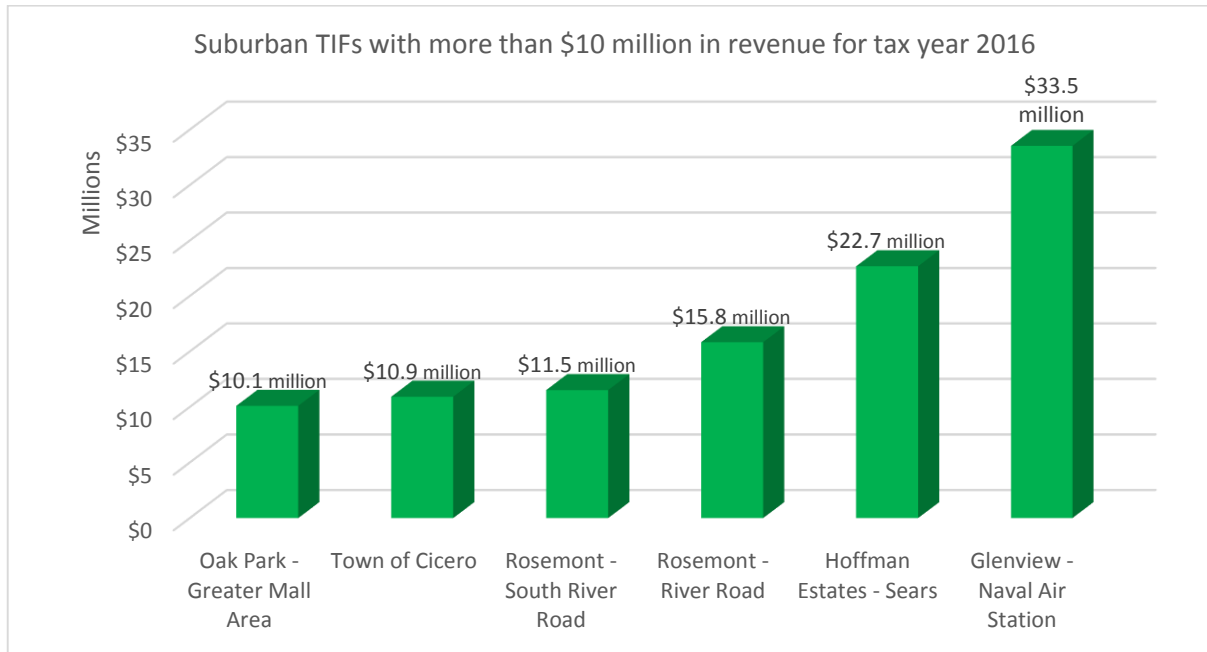
TIF Revenue in Suburban Cook County:

Revenue from suburban TIF districts increased from \$257 million last year to \$291 million this year. This 12.9 percent increase is driven primarily by increased taxable values due to a 5 percent increase in the state equalizer and reassessments in the northern suburbs. Countywide, \$852 million was collected in the 443 active Chicago and Suburban TIF districts, a 18.7 percent increase over last year.

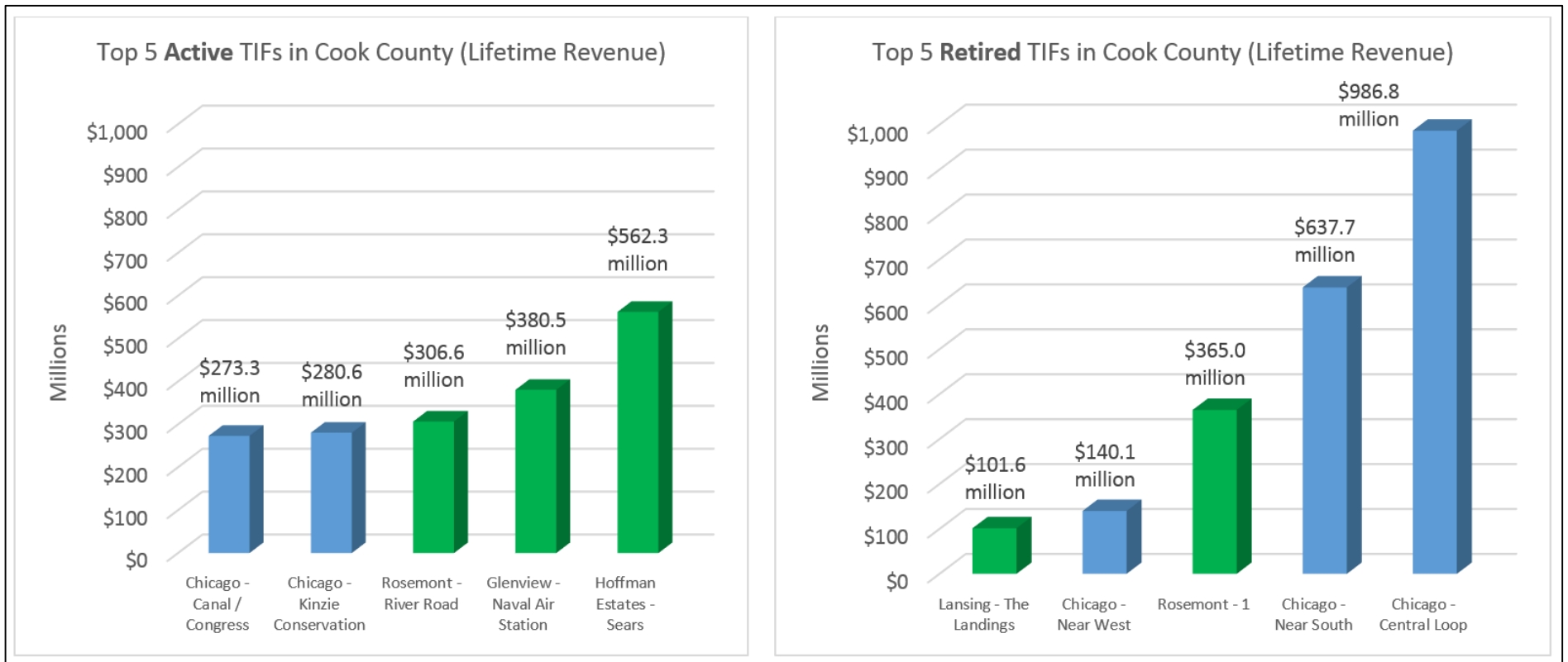
TIF Revenue in Chicago and Suburban Cook County in 2015 and 2016



Six Suburban TIFs generated over \$10 million each:



The three largest active TIFs in Cook County, by overall lifetime revenue, are all in suburban Cook County. Hoffman Estates Sears TIF has generated the most revenue over its life, followed by Glenview Naval Air Station and Rosemont – River Road. Historically, however, the two largest revenue TIFs were located in the City of Chicago. Both the Central Loop TIF and the Near South TIF, which combined generated over \$1.6 billion in incremental revenue, have now retired.



A total of 23 suburban TIFs, including 5 new TIFs, have generated no revenue over their lifetimes.

Suburban TIFs with no lifetime revenue			
TIF Name		First Year	Total TIF Revenue (All Years)
Bellwood - Addison Creek 'D' 2014		2014	\$0.00
Bellwood - Central Metro 2014		2014	\$0.00
Berkeley - McDermott/St Charles 2		2015	\$0.00
<i>Bridgeview - 78th Ave</i>	<i>New 2016</i>	<i>2016</i>	<i>\$0.00</i>
Brookfield - Congress Park		2011	\$0.00
<i>Calumet Park - 6 Train Station</i>	<i>New 2016</i>	<i>2016</i>	<i>\$0.00</i>
<i>East Hazel Crest - Halsted Street</i>	<i>New 2016</i>	<i>2016</i>	<i>\$0.00</i>
Franklin Park - Centrella / Seymour		2011	\$0.00
Franklin Park - Seymour/Waveland		2015	\$0.00
Glenwood - Halsted		2011	\$0.00
Glenwood - Town Center		2011	\$0.00
Harvey - Dixie Hwy Corridor		2013	\$0.00
Hillside - Rossevelt Road		2014	\$0.00
Hodgkins - East Avenue		2011	\$0.00
Homewood - East CBD		2011	\$0.00
Lincolnwood - Lincoln / Touhy		2011	\$0.00
Oak Forest - 4		2012	\$0.00
Olympia Fields - Lincoln Hwy / Western Ave		2010	\$0.00
Phoenix - 151st St/Wallace St		2013	\$0.00
Phoenix - Northern Phoenix		2014	\$0.00
<i>River Forest - Madison Street</i>	<i>New 2016</i>	<i>2016</i>	<i>\$0.00</i>
River Grove - 3		2011	\$0.00
<i>Steger - Chicago Road</i>	<i>New 2016</i>	<i>2016</i>	<i>\$0.00</i>

Most suburban TIFs, including 209 existing TIFs and 9 new TIFs had revenue increases. [2016 Suburban TIF Summary](#)