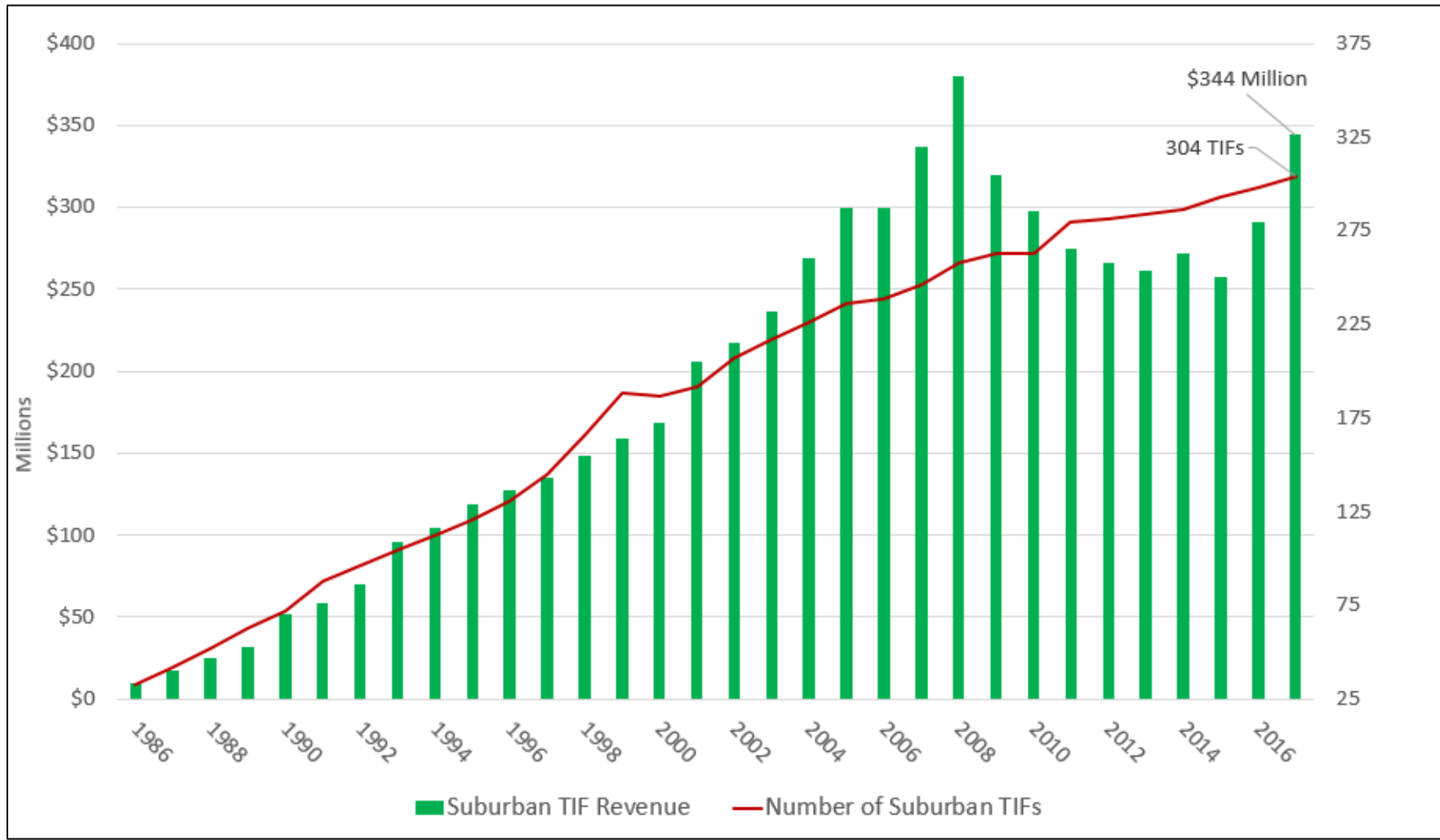


2017 Suburban Cook County TIF Overview

Suburban Cook County TIF Revenue and Number of TIF Districts by Year (1986 to 2017)



Scope of Suburban Cook County TIFs:

There are 304 active TIFs in Suburban Cook County. There are TIFs in 74% of suburban Cook County municipalities.

Approximately 1 in 22 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:			
TIF Name		Parcels	2017 Revenue
TIF City of Blue Island-7	Previously part of Blue Island TIF #3	160	\$152,638.11
TIF City of Burbank - Downtown Burbank	New TIF	118	\$83,440.10
TIF City of Burbank -79 th /Lavergne	New TIF	11	\$0.00
TIF City of Markham - Interstate Crossings	Previously part of Dixie Hwy /Western Ave	940	\$140,040.84
TIF Vil of Elk Grove Village - Higgins Rd Corridor	New TIF	98	\$180,592.92
Tif Vil of Glenwood - North Halsted	Partial replacement of Halsted TIF	11	\$89,144.47
TIF Vil of Glenwood - South Halsted	Partial replacement of Halsted TIF	128	\$128,272.17
TIF Vil of Homewood - Downtown TOD	New TIF	132	\$68,100.84
TIF Vil of LaGrange Park - 31 st /Barnsdale	New TIF	160	\$313,095.47
TIF Vil of LaGrange Park - Village Market	New TIF	26	\$220,064.82
TIF Vil of Lemont - Main St/Archer Ave	New TIF	13	\$1,928.06
TIF Vil of Mount Prospect - Prospect and Main	New TIF	247	\$473,687.82
TIF Vil of Oak Lawn - Patriot Station	Previously part of Commuter Parking & Triangle	25	\$98,591.56
TIF Vil of Thornton - Downtown #3	Previously part of Downtown TIF	103	\$60,476.77

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

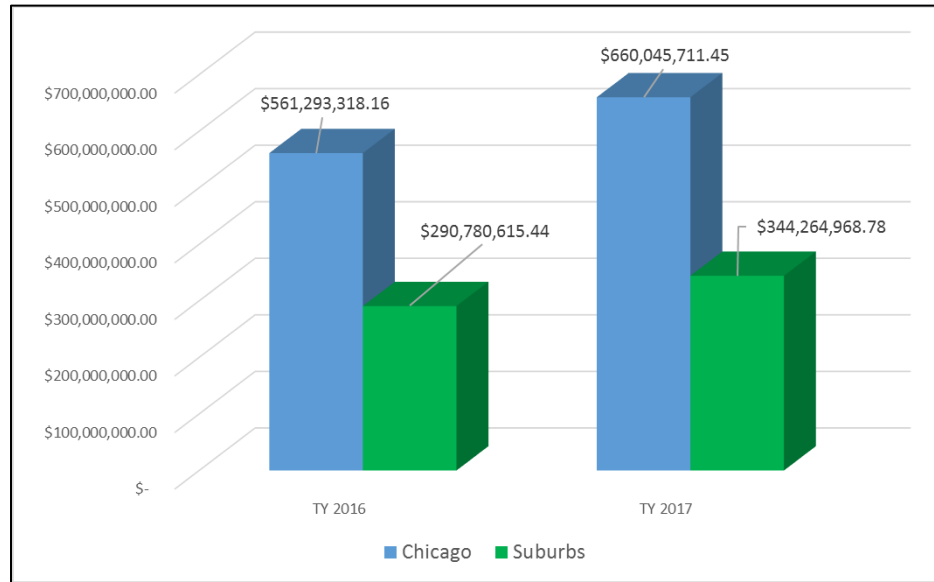
Terminated Suburban TIFs:				
TIF Name		Parcels	Total Revenue	2016 Revenue
TIF Vil of Alsip - 123 rd Street	Expired TIF	238	\$15,784,165.98	\$ 935,820.29
TIF Vil of Arlington Heights - 3	Expired TIF	3	\$5,917,310.66	\$ 342,892.87
TIF Vil of Bellwood - Northwest Railroad	Expired TIF	6	\$1,588,957.29	\$ 75,736.60
TIF City of Berwyn - Ogden Ave	Expired TIF	258	\$ 19,863,314.96	\$1,043,726.88
TIF Vil of Broadview - Cermak/17 th Ave	Expired & partially replaced by new TIF	21	\$79,936,248.32	\$ 3,736,060.84
TIF Vil of Forest Park - Mall Area	Expired TIF	2	\$13,375,846.93	\$ 727,567.74
TIF Vil of Glenwood - Halsted Street	TIF terminated early	139	\$0.00	\$ 0.00
TIF Vil of Oak Park - Harlem Ave/Garfield Ave	Expired TIF	9	\$1,872,075.56	\$ 193,401.25

Reduced Suburban TIFs:				
TIF Name		Removed Parcels	2017 Revenue (Whole TIF)	2016 Revenue (Whole TIF)
TIF City of Blue Island - 3	Removed land became TIF #7	106	\$638,813.52	\$805,884.59
TIF Vil of Oak Lawn - Commuter Parking	Removed land became Patriot Station TIF	16	\$473,359.56	\$432,817.39
TIF Vil of Oak Lawn - Triangle	Removed land became Patriot Station TIF	2	\$893,615.18	\$803,289.83
TIF Vil of Oak Park - Greater Mall Area	Land Removed from TIF	2	\$11,620,281.77	\$10,097,267.10
TIF Vil of Thornton - Downtown	Removed land became Downtown TIF #3	102	\$191,470.34	\$185,560.02

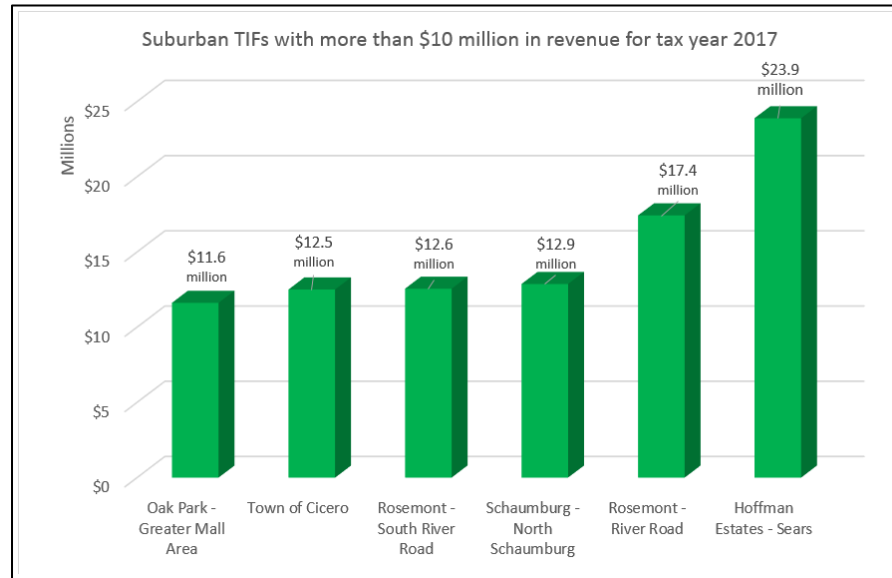
TIF Revenue in Suburban Cook County:

Revenue from suburban TIF districts increased from \$290 million last year to \$344 million this year. This 18.4% increase is driven primarily by increased taxable values due to a 5 percent increase in the state equalizer and reassessments in the southern suburbs. Countywide, \$1 billion in incremental TIF revenue was generated in the 447 active Chicago and Suburban TIF districts, a 17.9% increase over last year.

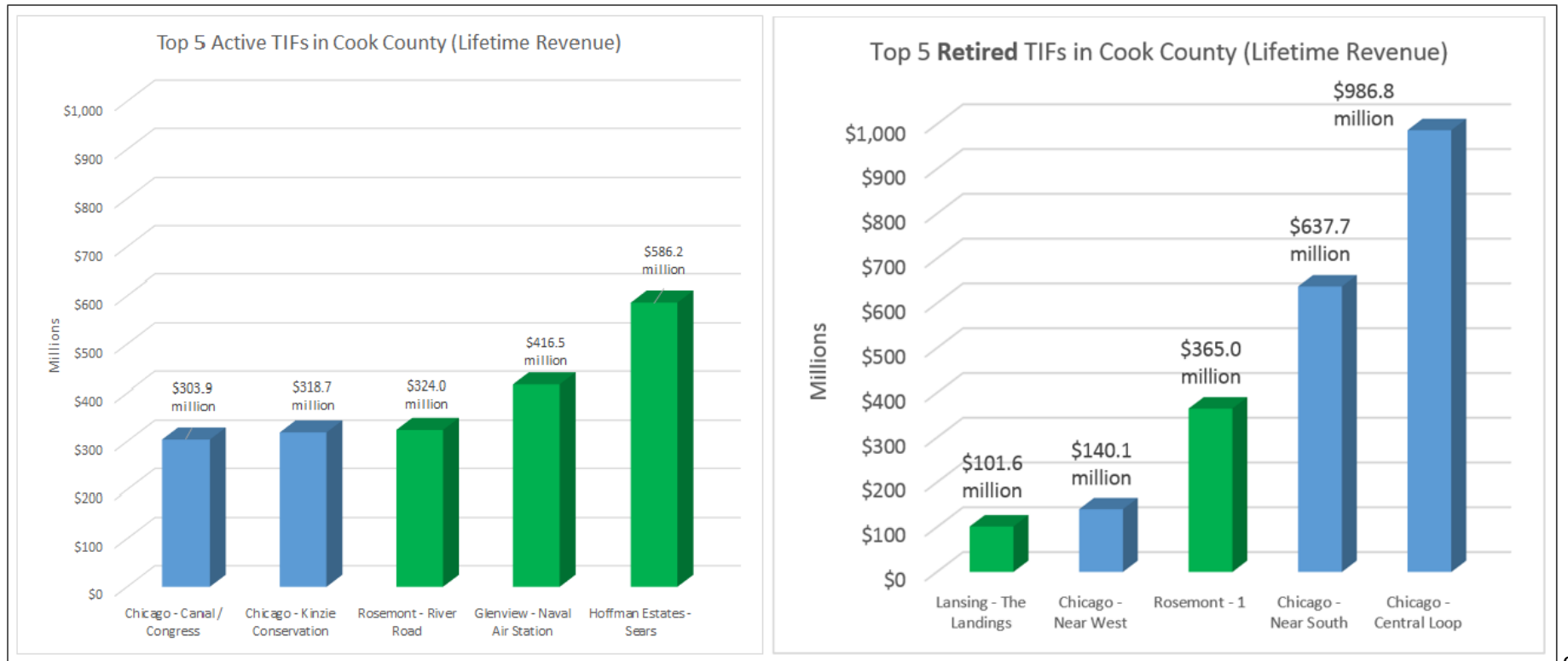
TIF Revenue in Chicago and Suburban Cook County in 2016 and 2017



Seven 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 15 suburban TIFs, including the new 79th & Lavergne TIF in Burbank, have generated no revenue over their lifetimes.

Most suburban TIFs, including 256 existing TIFs and 14 new TIFs had revenue increases. [2017 Suburban TIF Summary](#).