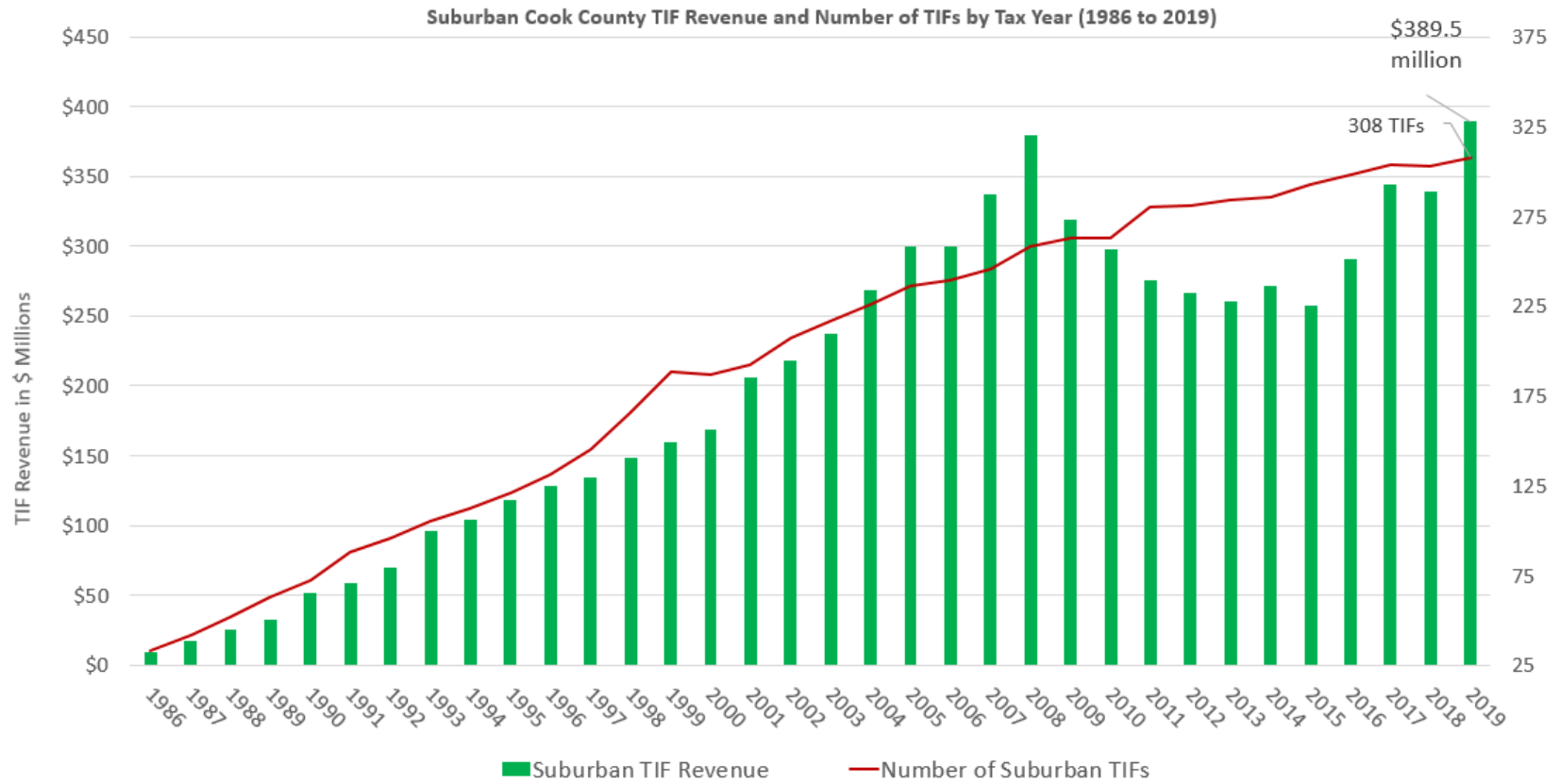


Suburban Cook County Tax Year 2019 TIF Overview



Suburban TIFs

- There are 308 active TIFs generating approximately \$389.5 million in property tax revenue in Suburban Cook County. There are TIFs in 73% of suburban Cook County municipalities.
- Approximately 1 in 21 properties in Suburban Cook County lie within TIF districts. Countywide, 1 in 7 properties are in TIF districts.

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

New Suburban TIFs for Tax Year 2019			
TIF Name		Parcels	2019 Revenue
Burbank – Burbank Station	New TIF	5	\$0.00
Burbank – East 79 th Street	New TIF	8	\$0.00
Burbank – Old Barn	New TIF	23	\$0.00
Countryside – 55 th Street Commercial	New TIF	27	\$0.00
Des Plaines – Oakton Street	New TIF	239	\$1,281,557.12
Kenilworth – Green Bay Road	New TIF	67	\$124,539.64
Lansing – Torrence / 172 nd Street	New TIF	3	\$76,221.99
Lincolnwood – North Lincoln	Previously part of Lincoln Ave / Touhy Ave TIF	10	\$65,078.07
Morton Grove – Sawmill Station	Previously part of Morton Grove & Dempster Waukegan TIF	73	\$690,369.85
Northbrook – Northbrook Court	New TIF	4	\$398,464.82
Skokie -Oakton / Niles	New TIF	12	\$529,073.51
South Holland – Interstate 294 Tollview	Previously part of Interstate 80 TIF	12	\$459,169.38
Summit – South Harlem TIF	New TIF	62	\$161,817.97
Western Springs – Downtown North	New TIF	76	\$11,216.89
Willow Springs – District No. 2	New TIF	23	\$0.00

Expanded Suburban TIF(s)				
TIF NAME	First Year	Parcels Added	2019 TIF Revenue (Whole TIF)	2018 TIF Revenue (Whole TIF)
Evanston - Area 5 (Howard / Ridge)	2003	54	\$1,240,695.41	\$695,537.79

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

Terminated Suburban TIFs for Tax Year 2019				
TIF Name		Parcels	Total TIF Revenue (All Years)	Tax Year 2018 Revenue (Final Year)
Broadview – 27 th Ave	TIF Expired	2	\$2,865,574.54	\$108,007.48
Calumet Park – 2 Vermont / Ashland	TIF Expired	60	24,333,010.43	\$1,153,800.84
Oak Lawn – Triangle	TIF Expired	163	\$8,109,021.71	\$886,064.71
Oak Park – Greater Mall Area	TIF Expired	596	\$193,354,621.55	\$11,756,171.44
Oak Park – Madison Street Business Corridor	TIF Expired	360	\$40,315,476.98	\$2,739,586.74
Palatine – Dundee Road	TIF Expired	21	\$57,776,579.84	\$3,319,687.25
Wheeling – Milwaukee Ave Corridor	TIF Expired	421	\$58,247,950.74	\$2,869,888.55
Morton Grove – Dempster / Waukegan	TIF cancelled after 7 years	55	\$301,099.41	\$219,155.44
Lincolnwood – Lincoln Ave / Touhy Ave	TIF cancelled after 8 years – land now part of North Lincoln TIF	13	\$0.00	\$0.00
Morton Grove	TIF Expired – land now part of Sawmill Station	53	\$10,283,271.23	\$661,498.78

The Oak Park Greater Mall TIF, which was terminated this year, was the seventh largest suburban TIF last year and the largest TIF in the south and west suburbs. This TIF accounted for 8% of the total TIF revenue in the south and west suburbs last year.

The total revenue of TIFs which persisted from last year to this year in the south and west suburbs increased 12% this year, primarily due to a 2.5% increase in the average tax rate in this area for tax year 2019 compared to 2018.

Reduced Suburban TIFs for Tax Year 2019				
TIF Name		Removed Parcels	2019 Revenue (Whole TIF)	2018 Revenue (Whole TIF)
Calumet City – River Oaks Mall	Land removed from TIF	2	\$0.00	\$0.00
Skokie – Downtown Science & Tech	Land removed from TIF	15	\$5,291,413.51	\$3,504,026.55
South Holland – Interstate 80	Removed land now in Interstate 294 Tollview TIF	1	\$880,890.12	\$784,063.23

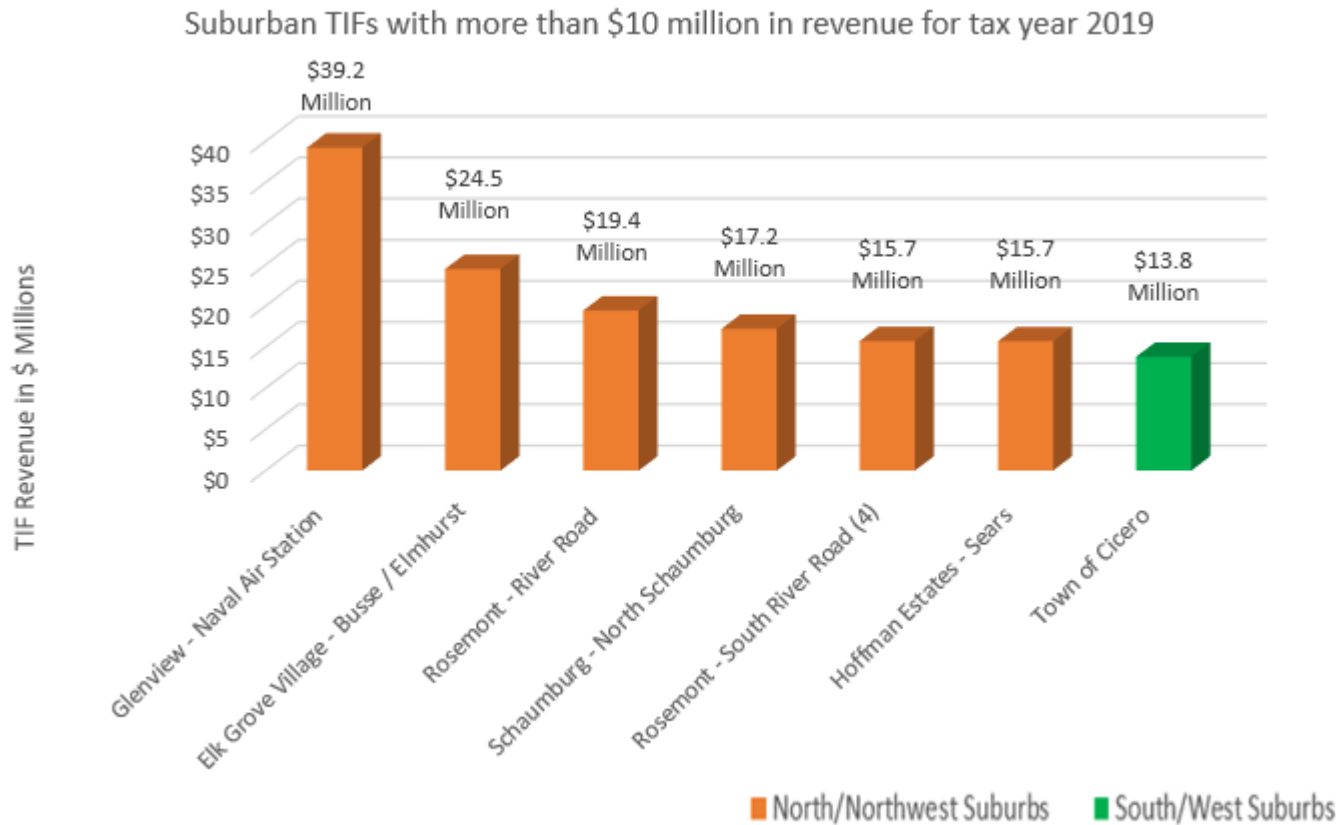
TIF Revenue in Suburban Cook County

Revenue from suburban TIF districts increased from \$338.7 million last year to \$389.5 million this year. This 15% increase is driven primarily by increased taxable values (equalized assessed values or EAVs) in the north and northwest suburbs, which were reassessed for tax year 2019.

Revenue from north/northwest suburban TIFs increased 26% from \$195.3 million last year to \$246 million this year. South and western TIF remained flat at approximately \$143 million both last year and this year.

Seven 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 which will be included in the upcoming reassessment of the south and west suburbs for tax year 2020.



In the suburbs, 17 TIFs, including five new TIFs, have generated no revenue over their lifetimes.

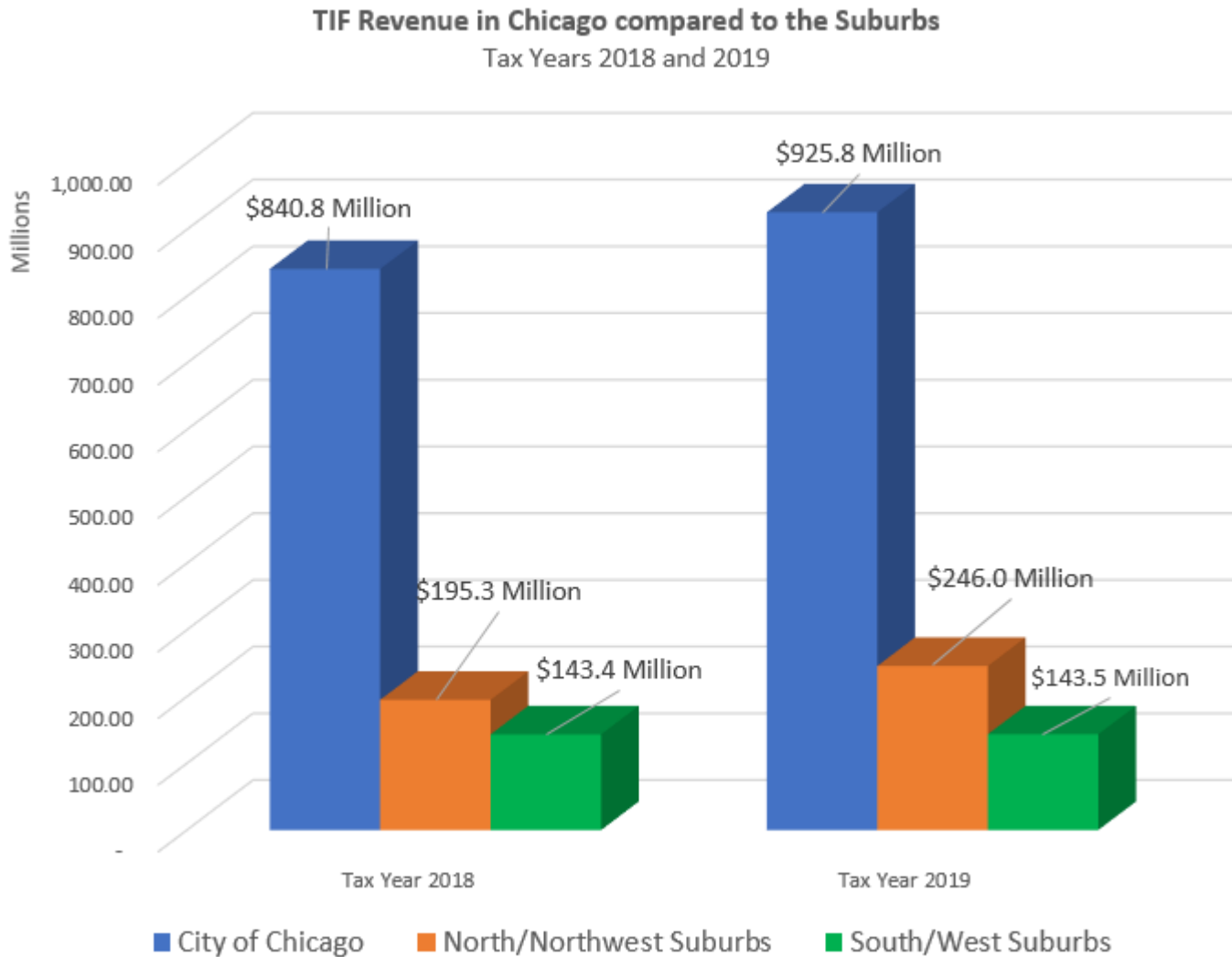
All of the TIFs with no revenue generation as of tax year 2019 have been in the south or west suburbs with the exception of the Centrella/Seymour TIF in the Village of Franklin Park which was reassessed with the northwest suburbs.

Suburban TIFs with no lifetime revenue			
TIF NAME		First Year	Total TIF Revenue (All Years)
Bridgeview - 78th Ave		2016	\$0.00
Brookfield - Congress Park		2011	\$0.00
Calumet City - River Oaks Mall		2018	\$0.00
East Hazel Crest - Halsted St		2016	\$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
Olympia Fields - Lincoln Hwy / Western Ave		2010	\$0.00
Phoenix - 151st St/Wallace St		2013	\$0.00
Phoenix - Northern Phoenix		2014	\$0.00
River Forest - North Ave		2018	\$0.00
Burbank - Old Barn	<i>New 2019</i>	2019	\$0.00
Burbank - East 79th Street	<i>New 2019</i>	2019	\$0.00
Burbank - Burbank Station	<i>New 2019</i>	2019	\$0.00
Countryside - 55th Street Commercial	<i>New 2019</i>	2019	\$0.00
Willow Springs - District No. 2	<i>New 2019</i>	2019	\$0.00

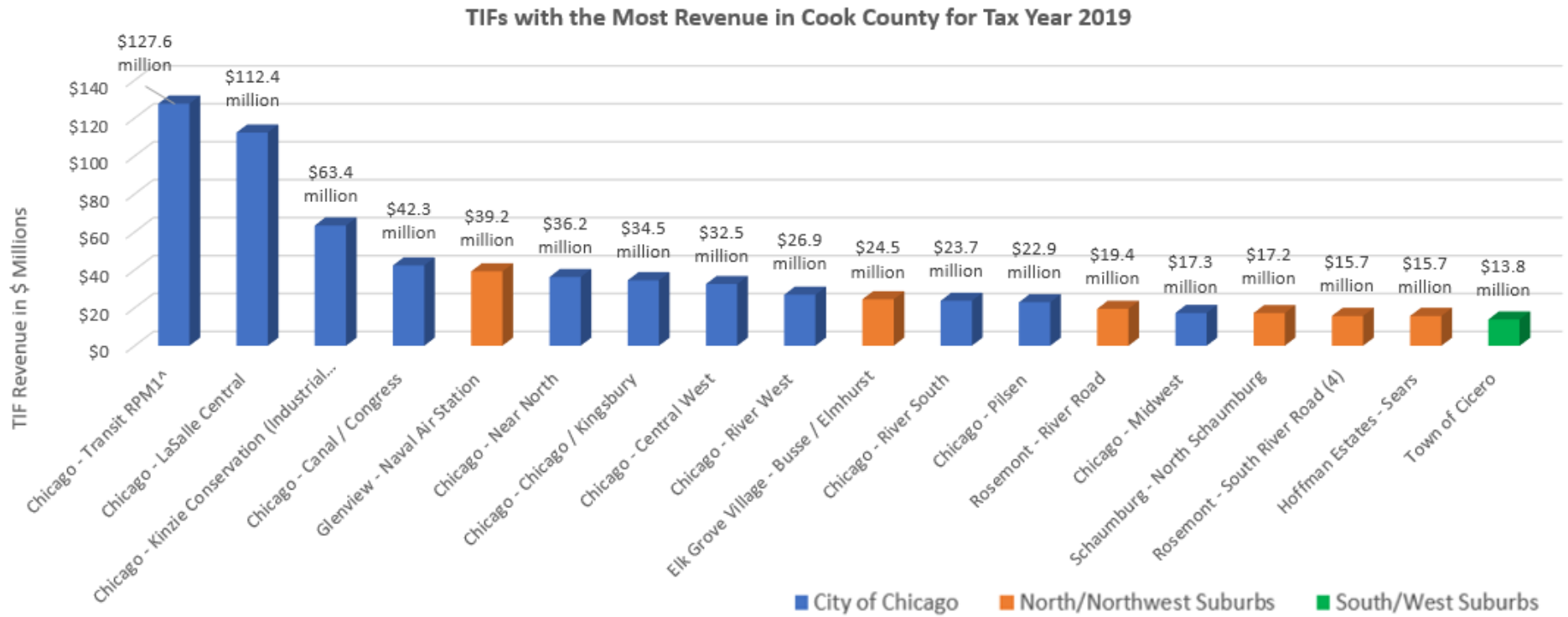
Suburban TIFs experienced fluctuations this year, primarily due to increases or decreases in taxable value (equalized assessed value or EAV) growth or declines within their boundaries. For more information about individual suburban TIF revenue, see: [Link to 2019 Suburban TIF Summary](#)

Suburban Cook County TIFs compared to the City of Chicago

Of the 444 active TIFs in Cook County, 70% are in the suburbs, yet 70% of the TIF revenue in Cook County is generated by City of Chicago TIFs. North 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 19% of the total TIF revenue in Cook County. South suburban TIFs account for nearly 50% of the total number of TIFs in Cook County, but only bring in 11% of the TIF revenue.



TIFs in the City of Chicago generated the most revenue this year, but north/northwest suburban TIFs account for six of the top 15 grossing TIFs for tax year 2019 and one south/west suburban TIF is included on this list.



TIFs with the greatest lifetime revenue

Of the active TIFs in Cook County with the highest lifetime revenue, two of the five are in suburban Cook County. Hoffman Estates Sears TIF has generated the most revenue over its life, followed by Glenview Naval Air Station. The remaining three top-five TIFs are located in the City of Chicago. These five TIFs have generated a combined \$2.4 billion in revenue.

