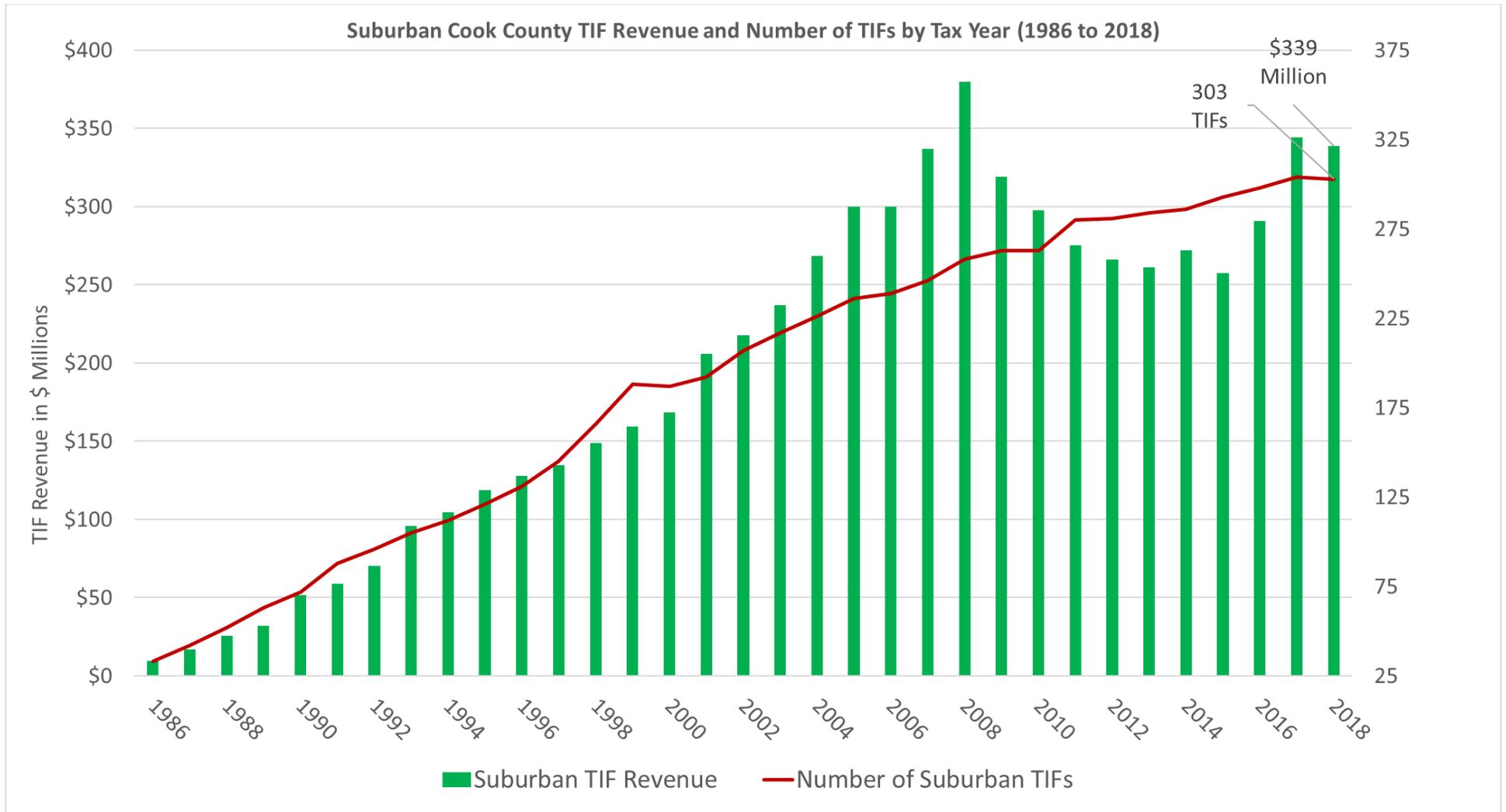


Suburban Cook County Tax Year 2018 TIF Overview



Suburban TIFs

- There are 303 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 for Tax Year 2018			
TIF Name		Parcels	2018 Revenue
Calumet City - River Oaks Mall TIF	New TIF	53	\$0.00
Chicago Heights - East Industrial TIF	New TIF	499	\$363,536.07
Cicero - 1400 S. Laramie TIF	Previously part of 54th Ave TIF	1	\$0.00
Elmwood Park - Grand Ave Corridor II TIF	Previously part of Grand Ave Corridor TIF	172	\$73,945.33
Lemont - Transit TOD TIF	Previously part of Downtown Canal 1 TIF	123	\$24,240.96
Niles - Milwaukee/Harlem TIF	New TIF	135	\$0.00
Niles - Oakton/Waukegan TIF	New TIF	15	\$20,858.76
Niles - Milwaukee/Oakton TIF	New TIF	130	\$1,722.09
Niles - Milwaukee/Dempster TIF	New TIF	77	\$0.00
River Forest - North Ave TIF	New TIF	366	\$0.00
Tinley Park - New Bremen TIF	Previously part of Main Street South TIF	274	\$162,143.86

Expanded Suburban TIFs for Tax Year 2018				
TIF Name		Added Parcels	2018 Revenue (Whole TIF)	2017 Revenue (Whole TIF)
Rosemont - Balmoral/Pearl 8 TIF	Previously part of River Road TIF	2	\$3,007,172.57	\$141,826.17

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

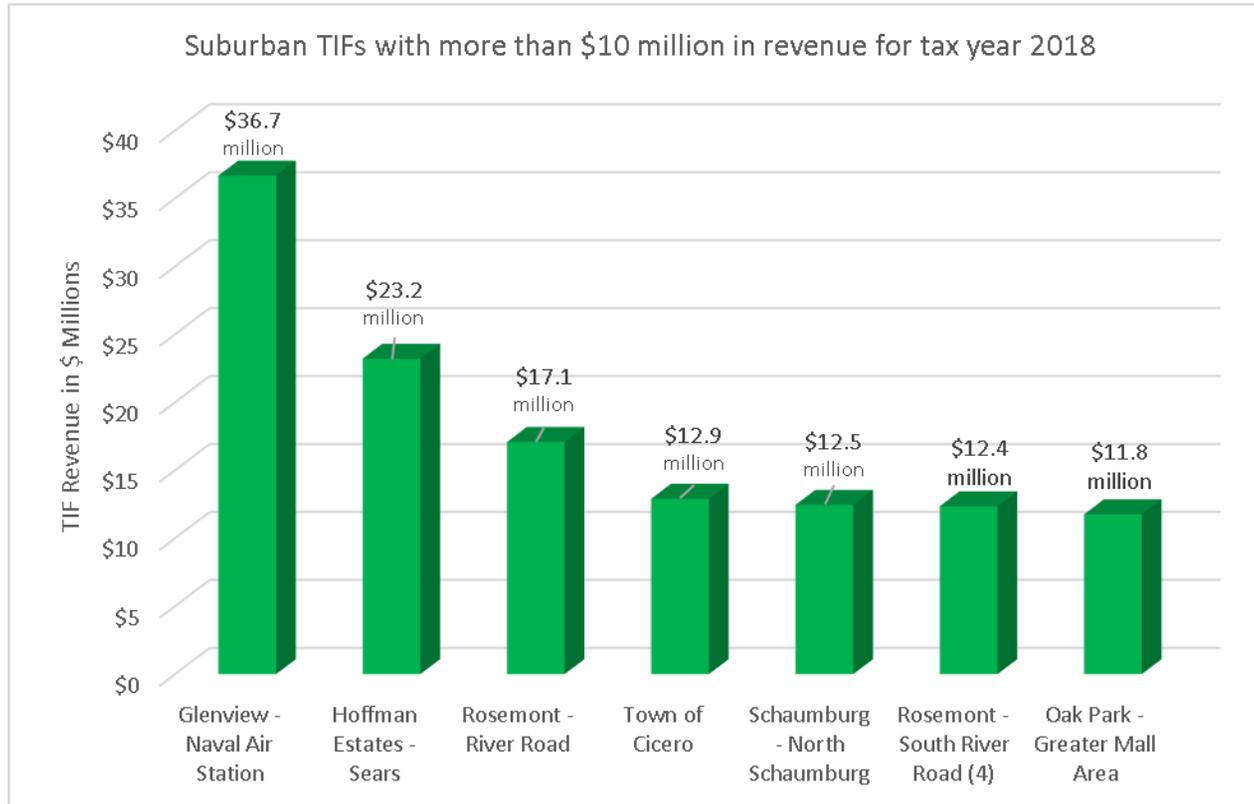
Terminated Suburban TIFs for Tax Year 2018				
TIF Name		Parcels	Total TIF Revenue (All Years)	Tax Year 2017 Revenue (Final Year)
Bellwood - C&NW Project 2 TIF	TIF Expired	2	\$1,058,023.68	\$42,430.28
Blue Island - 3 TIF	TIF Expired	377	\$12,176,042.74	\$638,813.52
Chicago Heights - 4 TIF	TIF Expired	1	\$1,003,897.43	\$0.00
Dixmoor TIF	TIF Expired	269	\$5,146,108.13	\$324,766.08
Evanston-Washington National TIF	TIF Expired	384	\$66,126,424.99	\$5,849,892.74
Northlake - North Ave/Wolf Rd SW Comm TIF	TIF Expired	81	\$23,555,718.28	\$971,999.96
Thornton - Downtown TIF	TIF Expired	44	\$5,495,646.21	\$191,470.34
Burbank - 79th/Lavergne TIF	TIF cancelled after 1 year	11	\$0.00	\$0.00
Chicago Heights - 8 TIF	TIF cancelled after 12 years	11	\$76,751.19	\$4,970.15
River Grove - 3 TIF	TIF cancelled after 7 years	14	\$0.00	\$0.00
Tinley Park (aka Oak Park Ave) TIF	TIF cancelled after 15 years	365	\$65,527,524.01	\$5,036,814.52
Tinley Park - Main Street South TIF	TIF Expired - land now part of New Bremen TIF	211	\$5,925,811.56	\$164,028.54

Reduced Suburban TIFs for Tax Year 2018				
TIF Name		Removed Parcels	2018 Revenue (Whole TIF)	2017 Revenue (Whole TIF)
Bellwood - Central Metro 2014 TIF	Land removed from TIF	2	\$1,104,466.76	\$242,465.60
Burbank - Downtown TIF	Land removed from TIF	23	\$368,822.03	\$83,440.10
Cicero - 54th Ave TIF	Removed land now in 1400 S. Laramie TIF	1	\$517,452.31	\$0.00
Elmwood Park - Grand Ave Corridor TIF	Removed land now in Grand Ave Corridor II TIF	172	\$0.00	\$189,680.90
Lemont - Downtown Canal 1 TIF	Removed land now in Transit TOD TIF	9	\$253,262.27	\$271,588.52
Rosemont - River Road TIF	Removed land now in Balmoral/Pearl 8 TIF	2	\$17,079,928.10	\$17,428,933.90

TIF Revenue in Suburban Cook County

Revenue from suburban TIF districts decreased from \$344 million last year to \$339 million this year. This 1.6% decrease is driven primarily by decreased taxable values (equalized assessed values or EAVs) due to a 2 percent decrease in the state equalizer.

Seven Suburban TIFs generated over \$10 million each



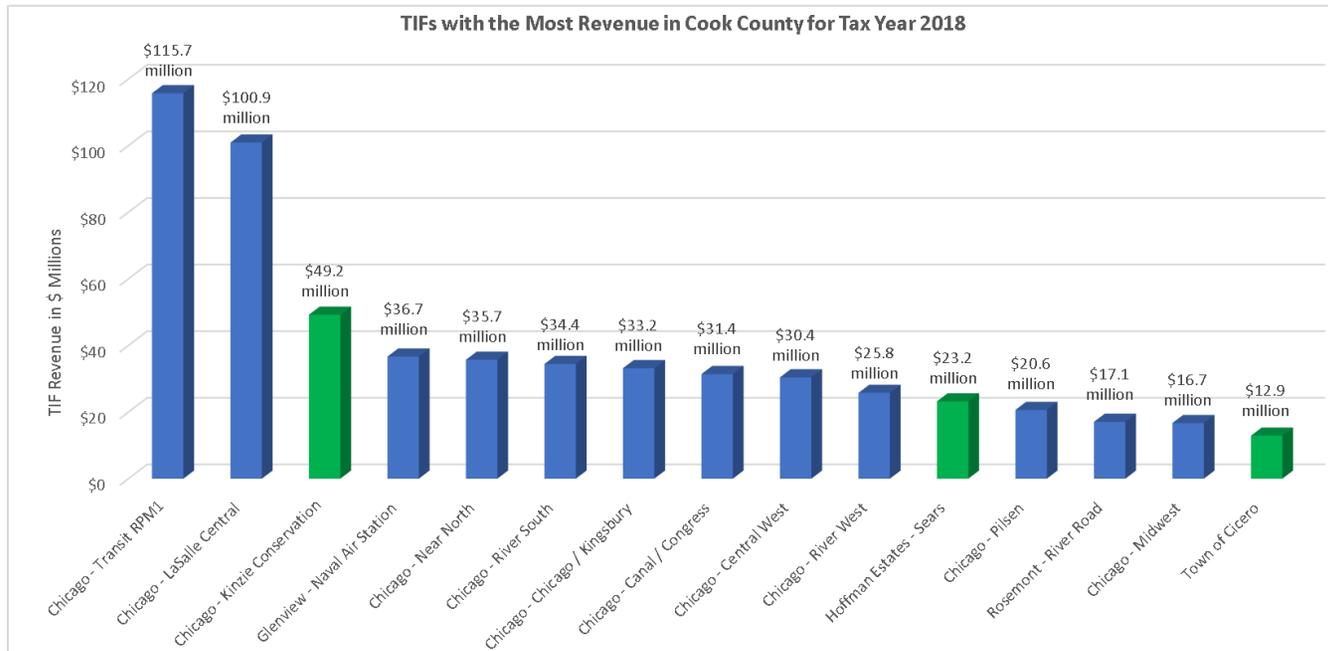
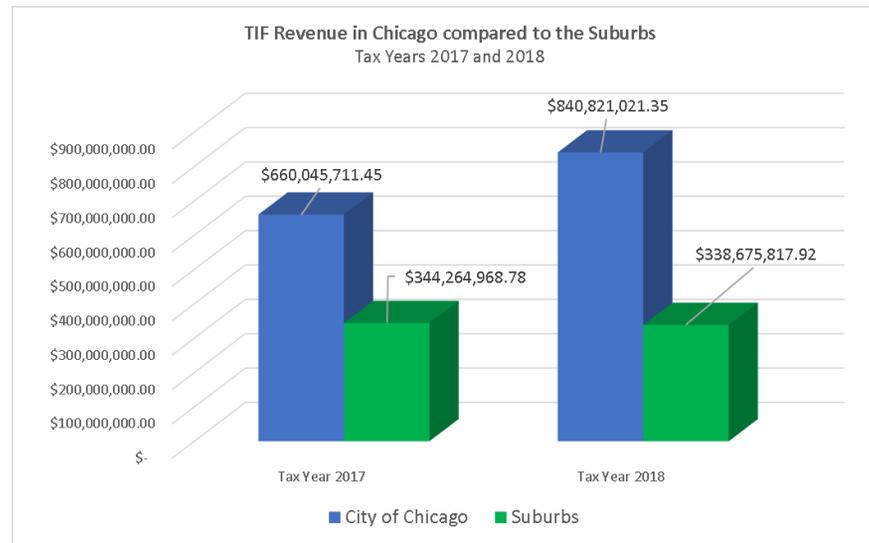
In the suburbs, 18 TIFs, including five new TIFs, have generated no revenue over their lifetimes.

Suburban TIFs with no lifetime revenue			
TIF NAME		First Year	Total TIF Revenue (All Years)
Bridgeview - 78th Ave TIF		2016	\$0.00
Brookfield - Congress Park TIF		2011	\$0.00
East Hazel Crest - Halsted St TIF		2016	\$0.00
Franklin Park - Centrella / Seymour TIF		2011	\$0.00
Glenwood - Town Center TIF		2011	\$0.00
Harvey - Dixie Hwy Corridor TIF		2013	\$0.00
Hodgkins - East Avenue TIF		2011	\$0.00
Homewood - East CBD TIF		2011	\$0.00
Lincolnwood - Lincoln / Touhy TIF		2011	\$0.00
Olympia Fields - Lincoln Hwy / Western Ave TIF		2010	\$0.00
Phoenix - 151st St/Wallace St TIF		2013	\$0.00
Phoenix - Northern Phoenix TIF		2014	\$0.00
Calumet City - River Oaks Mall TIF	<i>New 2018</i>	2018	\$0.00
Cicero - 1400 S. Laramie TIF	<i>New 2018</i>	2018	\$0.00
Niles - Milwaukee/Dempster TIF	<i>New 2018</i>	2018	\$0.00
Niles - Milwaukee/Harlem TIF	<i>New 2018</i>	2018	\$0.00
River Forest - North Ave TIF	<i>New 2018</i>	2018	\$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: [2018 Suburban TIF Summary](#).

Suburban Cook County TIFs compared to the City of Chicago

TIFs in the City of Chicago generated the most revenue this year, but suburban TIFs account for three of the top 15 grossing TIFs for tax year 2018.



TIFs with the greatest lifetime revenue

Of the active TIFs in Cook County with the highest lifetime revenue, three 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 Rosemont – River Road is number five, after two Chicago TIFs: Kinzie Conservation and LaSalle Central.

