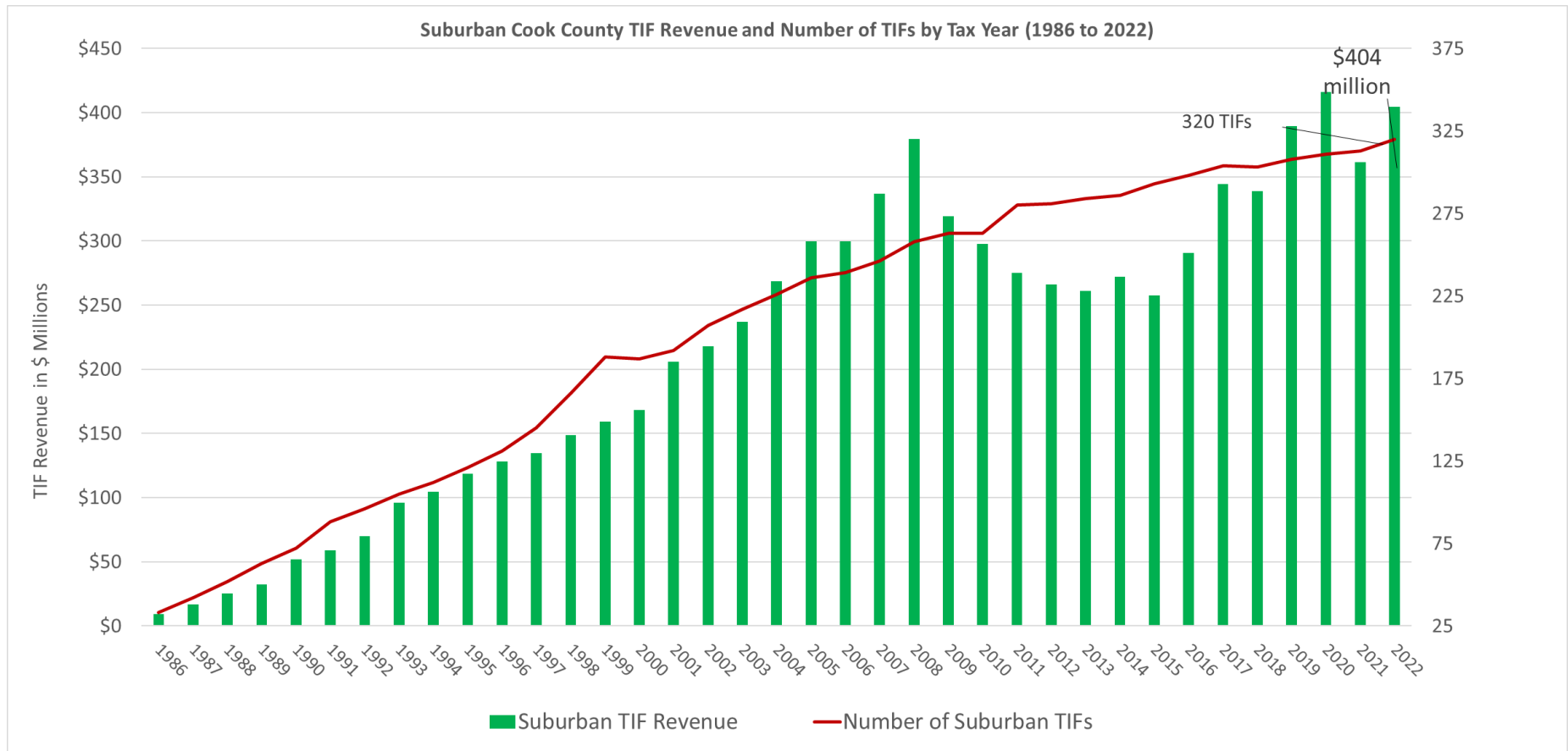


Suburban Cook County Tax Year 2022 TIF Overview



Suburban TIFs

- There are 320 active TIFs generating approximately \$404 million in property tax revenue in Suburban Cook County. There are TIFs in 75% of suburban Cook County municipalities.
- Approximately 1 in 24 properties in Suburban Cook County lie within TIF districts. Countywide, 1 in 6 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 2022				
Region	TIF Name		Parcels	2022 TIF Revenue
Northwest	Elk Grove Village – Arlington/Higgins	New TIF	9	\$0.00
Northwest	Elk Grove Village – Midway Court	New TIF	2	\$0.00
South	Village of Glenwood I-394	New TIF	19	\$0.00
Northwest	Hoffman Estates – Stonington Pembroke	New TIF	39	\$0.00
South	Lansing – Chicago Ave	New TIF	90	\$0.00
South	Markham – 159 th /Spaulding	New TIF	33	\$0.00
Southwest	McCook – 55 th Street	New TIF	4	\$0.00
Northwest	Mount Prospect – South Mount Prospect	New TIF	157	\$2,015,329
South	Oak Forest – Cicero/I-57 #8	New TIF	35	\$0.00
Far South	Olympia Fields – Governors Highway/Vollmer	New TIF	59	\$0.00

Expanded Suburban TIF(s) for Tax Year 2022					
Region	TIF NAME	First Year	Parcels Added	2021 TIF Revenue (Whole TIF)	2022 TIF Revenue (Whole TIF)
South	Lynwood – Vernon Park Village	2021	2	\$0.00	\$0.00

Most new and expanded TIFs in suburban Cook County did not generate revenue. This is primarily due to the fact that most of these TIFs have a “base” or “frozen” tax year 2020. This is primarily due to a 6.85% decrease in the state-issued Equalization Factor in 2021 and a subsequent 2.3% reduction in the equalization factor for tax year 2022.

Nine suburban TIFs expired this year.

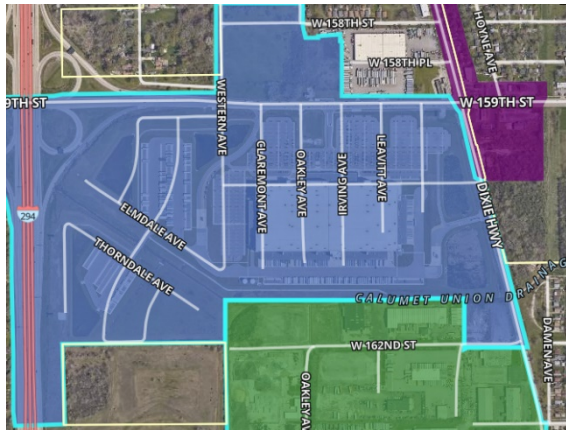
Terminated Suburban TIFs for Tax Year 2022					
Region	TIF Name		Parcels	Tax Year 2021 Revenue (Final Year)	Total TIF Revenue (All Years)
West	Bellwood – National Terminals	TIF Expired	3	\$183,065	\$2,495,616
Northwest	Elk Grove Village – Grove Mall	TIF Expired	7	\$1,342,725	\$23,970,403
Northwest	Franklin Park – West Mannheim Road	TIF Expired	121	\$ 1,284,364	\$ 21,766,031
South	Harvey – Cresco Business Park	TIF Expired	5	\$ 339,701	\$ 4,046,320
Northwest	Hoffman Estates - Barrington/Higgins	TIF Expired	13	\$ 716,625	\$16,225,971
West	Melrose Park - North Ave/25th Ave	TIF Expired	109	\$1,088,319	\$20,352,823
Northwest	Prospect Heights – Palatine Road	TIF Expired	6	\$137,886	\$1,735,750
Far South	Richton Park – Sauk Trail/I-57	TIF Expired	5	\$114,756	\$2,733,241
Northwest	Schiller Park -West Gateway	TIF Expired	2	\$180,737	\$1,659,510

TIF Revenue in Suburban Cook County

TIF Revenue in the north and northwest suburbs increased by 12.3% this year. This is primarily due to the triennial reassessment of all suburban property lying north of North Avenue this year.

The south and western suburbs were not reassessed this year and experienced an overall decrease in taxable values of 1.6%. Normally, a decrease in taxable value would result in a corresponding reduction in TIF revenue. However, despite taxable values decreasing in the south and western suburbs in tax year 2022, TIF revenues increased 11.55%. This is primarily due to two specific TIFs: the Village of Markham Interstate Crossings TIF, which includes the new Amazon distribution center at 159th Street and Dixie Highway, and the City of Chicago Heights East Industrial TIF, which includes a new XPO Logistics hub located at Cottage Grove and Lincoln Highway. Together, these south suburban TIFs increased from \$2.2 million in TIF revenue last year to a combined \$25.1 million this year.

Amazon Distribution Center, Markham

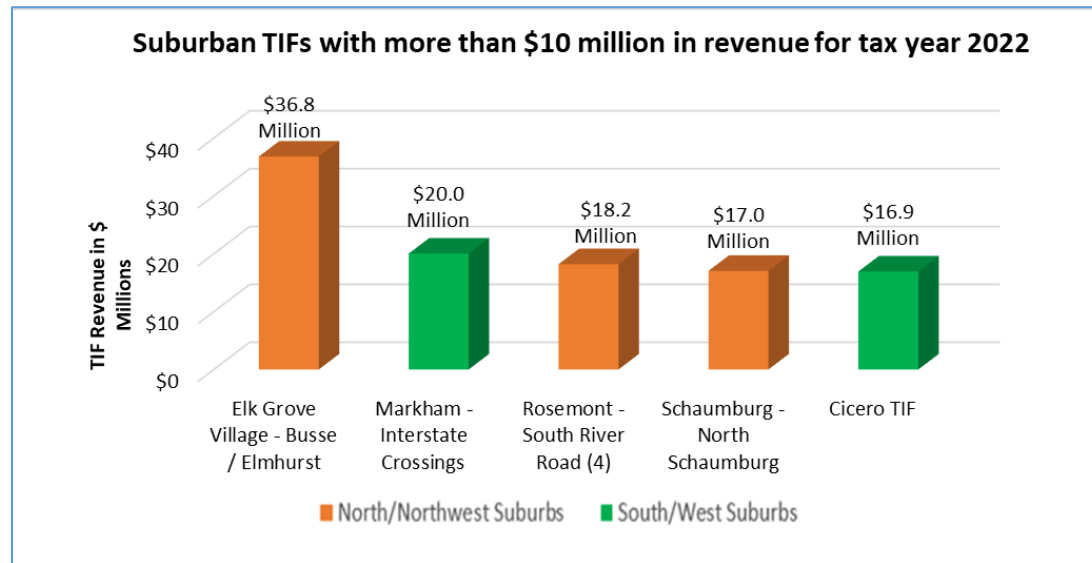


XPO Logistics, Chicago Heights



Five Suburban TIFs generated over \$10 million each

Three of the suburban TIFs generating over \$10 million this year were in the north or northwestern suburbs. TIFs in the Town of Cicero and Country Club Hills also generated over \$10 million this year.



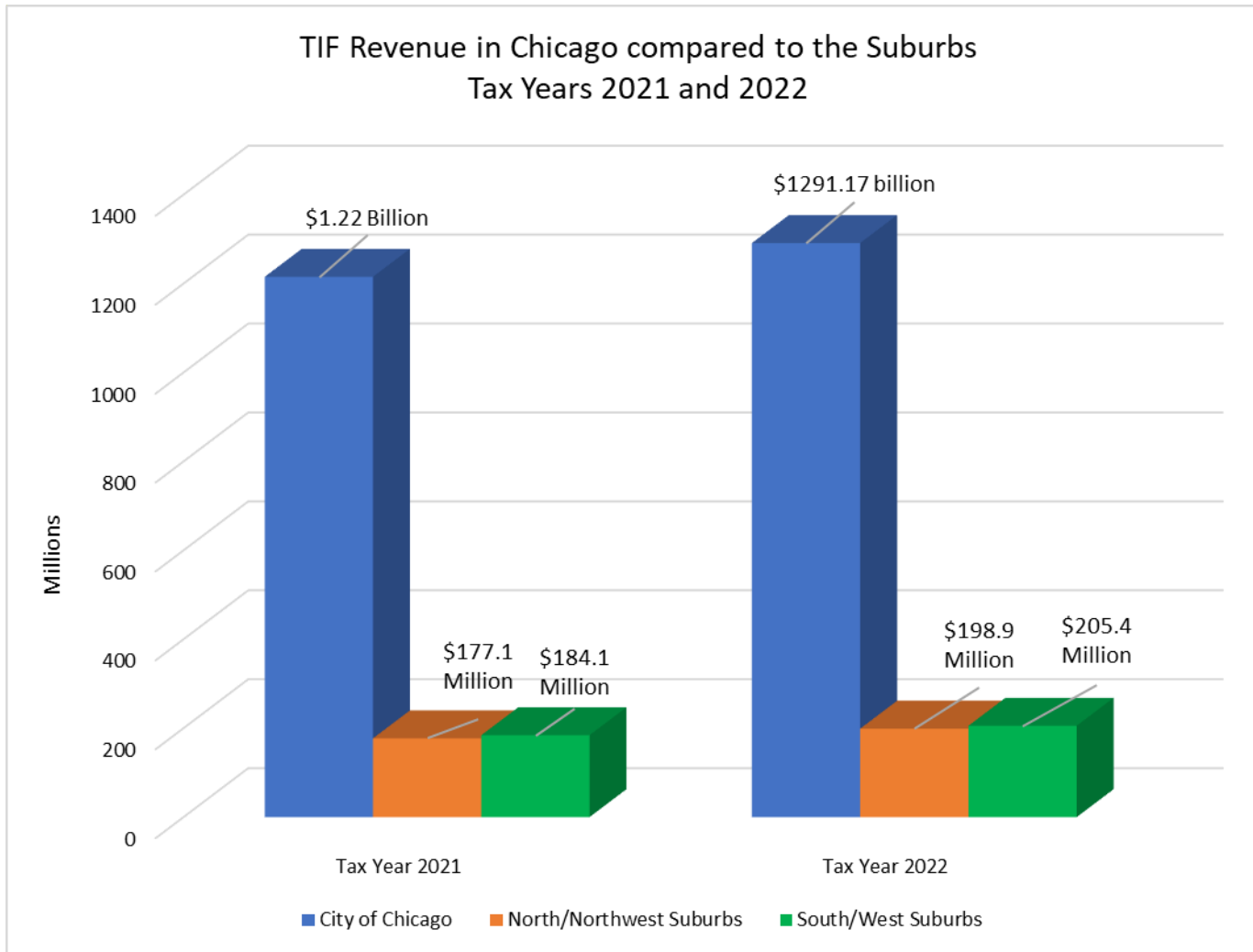
In the suburbs, 23 TIFs, including ten new TIFs, have generated no revenue over their lifetimes.

Suburban TIFs with no lifetime revenue			
TIF Name	Status	First Year	Total TIF Revenue (All Years)
Brookfield - Congress Park		2011	\$0.00
Burbank - Old Barn		2019	\$0.00
Dolton - West Sibley		2021	\$0.00
Elk Grove Village -Arlington/Higgins	<i>New 2022</i>	2022	\$0.00
Elk Grove Village – Midway Court	<i>New 2022</i>	2022	\$0.00
Elk Grove Village – Oakton/Higgins		2021	\$0.00
Glenwood – I-394	<i>New 2022</i>	2022	\$0.00
Glenwood - Town Center		2011	\$0.00
Harvey - Transit Oriented Dist		2021	\$0.00
Hodgkins - East Avenue		2011	\$0.00
Hoffman Estates – Stonington-Pembroke	<i>New 2022</i>	2022	\$0.00
Homewood - Kedzie Gateway		2021	\$0.00
Lansing – Chicago Ave	<i>New 2022</i>	2022	\$0.00
Lynwood - Vernon Park Village		2021	\$0.00
Markham – 159 th /Spaulding	<i>New 2022</i>	2022	\$0.00
McCook – 55 th Street	<i>New 2022</i>	2022	\$0.00
Oak Forest – 8 Cicero/I-57	<i>New 2022</i>	2022	\$0.00
Olympia Fields – Governors Hwy/Vollmer Road	<i>New 2022</i>	2022	\$0.00
Phoenix - 151st St/Wallace St		2013	\$0.00
Phoenix - Northern Phoenix		2014	\$0.00
River Grove – Northeast		2021	\$0.00
Schaumburg – Experior		2021	\$0.00
Westchester - Cermak/Oxford		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.

Largest Suburban TIFs

Of the 447 active TIFs in Cook County, 71.6% are in the suburbs, yet 76% of the TIF revenue in Cook County is generated by City of Chicago TIFs. North and northwest suburban TIFs comprise 11.7% of the total TIF revenue in Cook County. South suburban TIFs bring in 12.1% of the TIF revenue.



TIFs with the greatest lifetime revenue

Five active TIFs in suburban Cook County have generated at least \$100 million in lifetime revenue. Additionally, three closed TIFs in suburban Cook County also generated over \$100 million throughout their lifespans. Comparably, 23 active TIFs in the City of Chicago have generated at least \$100 million.

