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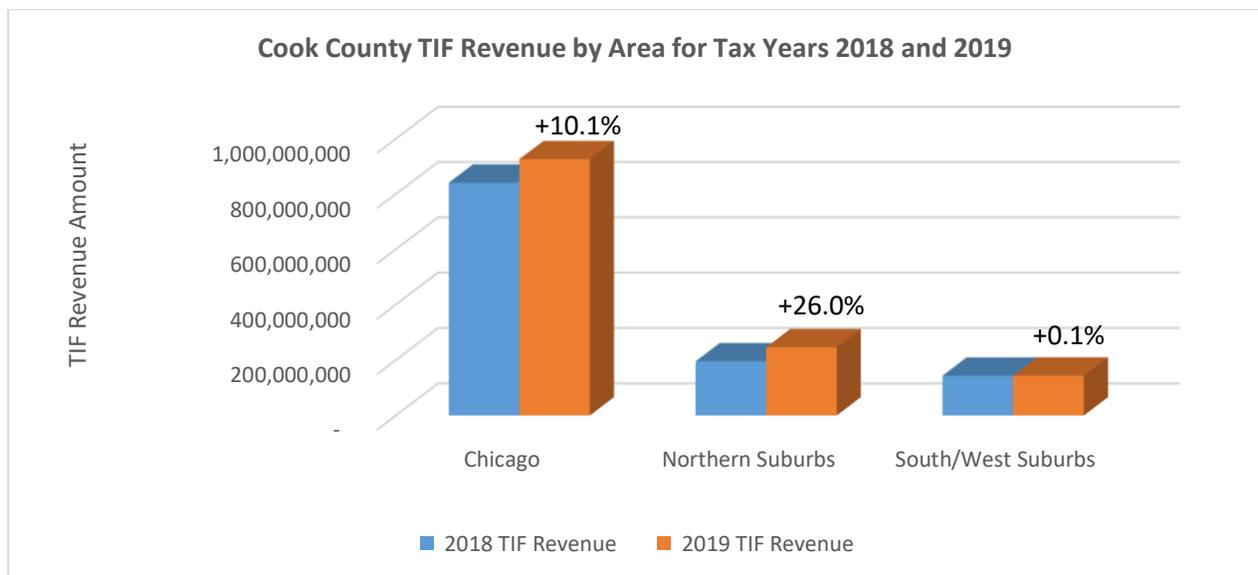
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Cook County TIFs to generate over \$1.3 Billion in Revenue

TIF revenue up 11.5% compared to last year

Tax Increment Financing (TIF) districts in Cook County will bring in over \$1.3 billion for tax year 2019, according to a report from Cook County Clerk Karen A. Yarbrough's office. This record-breaking amount is an 11.5% increase over last year, which holds the previous record of nearly \$1.2 billion. TIF revenue has increased 10% in the City of Chicago and 26% in the north and northwestern suburbs, which were reassessed for tax year 2019. TIF revenue remained flat in the southern and western suburbs compared to last year.

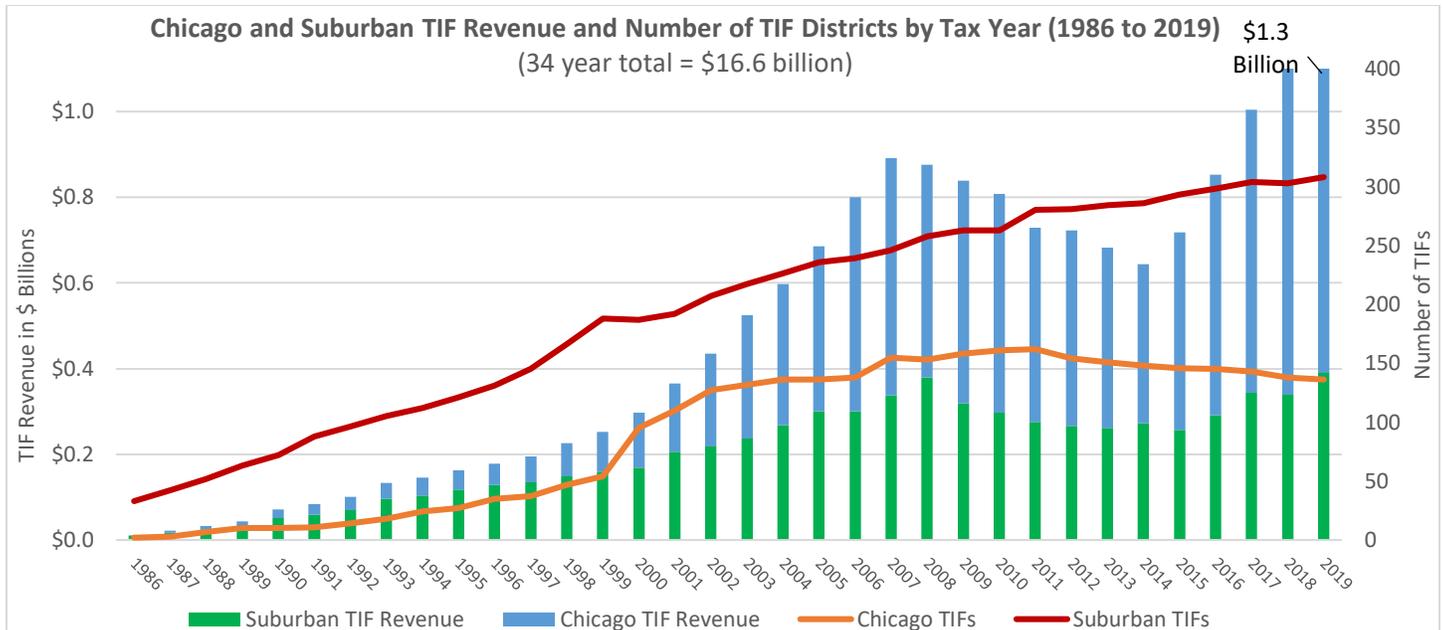


As part of the annual property tax process, the County Clerk has calculated the amount of property tax revenue generated by the 444 active TIF districts in Cook County for tax year 2019. The Clerk's full [2019 TIF Revenue Report](#) is available on the Cook County Clerk's website.

“Taxpayers and property owners in Cook County deserve to know where their tax dollars are going. Many don’t even know they live in a TIF District and how it affects where the tax revenue is distributed in their own communities,” Clerk Yarbrough said.

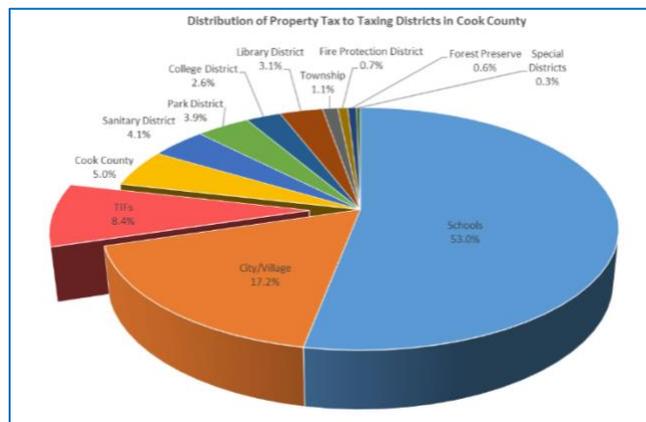
“The Clerk’s office is continuously committed to transparency and accountability for both suburban Cook County and Chicago taxpayers — and this annual TIF Report, along with the numerous tools on our website, allows everyone to have a better understanding of where their tax dollars are going.”

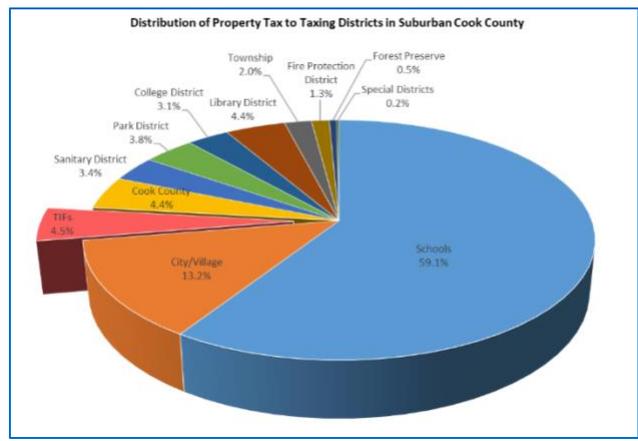
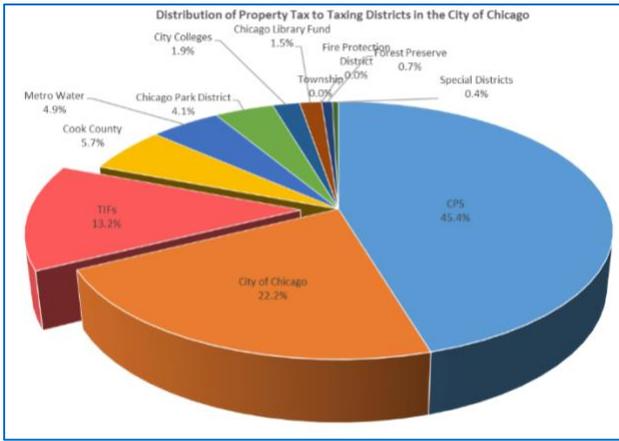
The graph below shows TIF Revenue and the number of TIFs in Chicago and the Suburbs for the past 34 years that TIF has been utilized in Cook County.



TIFs account for 8.4% of property taxes billed in Cook County

The \$1.3 billion derived from TIFs in Cook County amounts to 8.4% of the total property tax (\$15.6 billion) billed to Cook County taxpayers this year. Breaking that county total into the City and suburbs, in the City of Chicago, TIFs account for 13.2% of the total tax billed for all taxing districts in the City and 4.5% of the total tax billed for all taxing districts in the suburbs this year. These distributions are displayed on the following charts.





The Clerk's role in TIF tabulation

The process of calculating property taxes begins every year with municipalities and other taxing districts approving their annual property tax levies and submitting them to the County Clerk. The Clerk's office calculates a tax rate for each district by dividing the levy (the amount of property tax revenue requested by the taxing district) by the total taxable value or equalized assessed value (EAV) of that district. That rate is applied to all properties within that district to generate the respective tax bills.

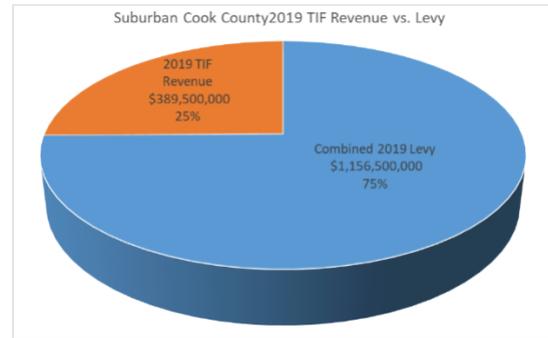
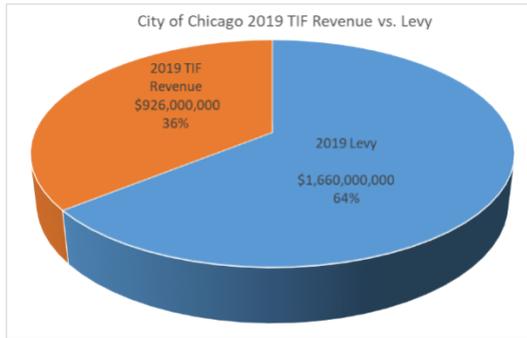
However, TIFs work differently. TIF revenue is not required to be included in a municipality's annual property tax levy. Pursuant to statute, TIFs follow their own approval process. Once a TIF is approved and an ordinance is passed, the municipality submits that documentation to the County Clerk's office. The Clerk determines the initial EAV within the TIF as of the date the TIF was adopted. This initial EAV, or base value, is then "frozen" for the life of the TIF (typically 23 years). Each subsequent year, if there is any growth in property values reflected in an increase in EAV (Incremental EAV), that value growth is multiplied by the composite tax rate of the properties inside the TIF to calculate the TIF incremental revenue. The property taxes generated by this increase in property value is distributed to the TIF. Whereas the property taxes generated by the value of the Frozen EAV go to the other taxing districts. See the chart below for an illustration of this process.



Pursuant to statute and ordinance, TIF revenue is not requested through a tax levy and therefore is not included in a municipality's yearly tax levy process. Thus, once a TIF ordinance is submitted to the Clerk's office for the initial creation of the TIF district, the TIF district will continue to receive TIF revenue for the duration of the TIF without requiring a yearly levy or further documentaion. A TIF district's revenue will continue by operation of law to be calculated in the manner shown above, unless the Clerk's office is provided with writtten direction from a municipality to terminate the TIF or alter the boundary of a TIF.

Breakdown of taxes billed by TIF revenue and Tax Levy revenue

As illustrated by the charts below, Chicago TIF revenue, when added to the property tax generated by the City's 2019 property tax levy, is 36% of the total tax to be collected by the City of Chicago. The combined total of all suburban TIF revenue accounts for 23% of the property tax revenue to be collected by suburban municipalities¹.

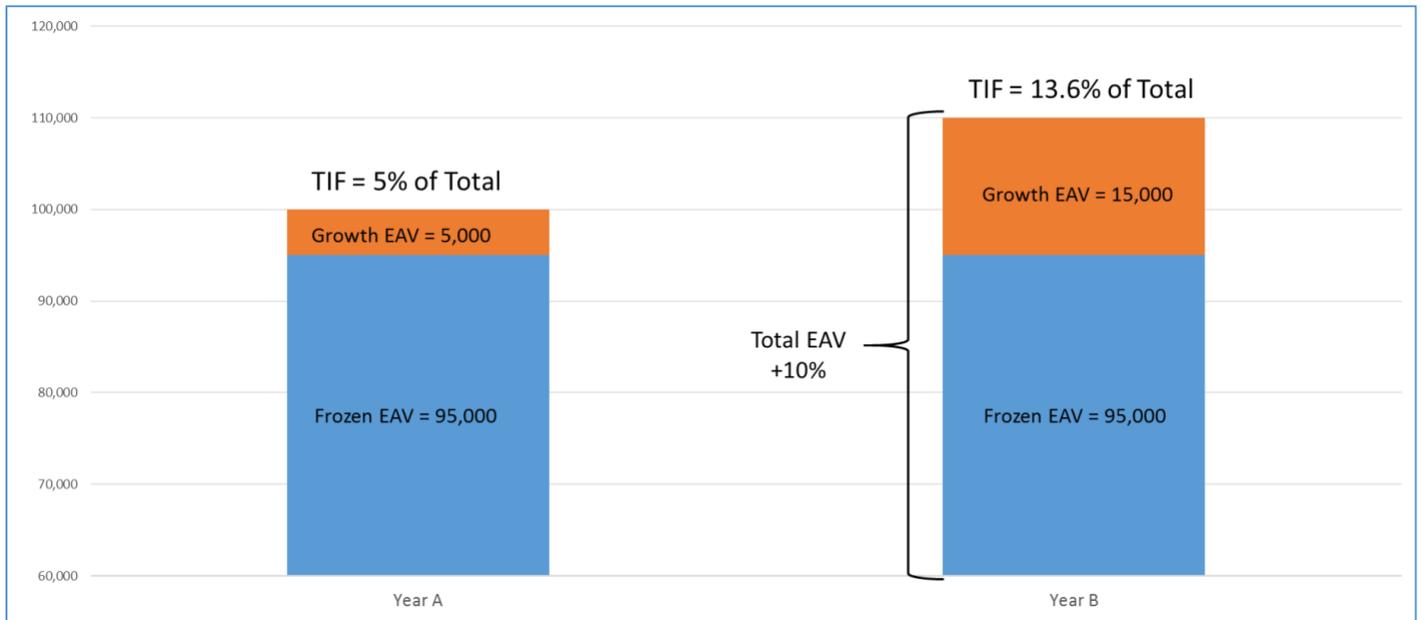


Factors that impact TIF revenue

Following the triennial reassessment in the north and northwestern suburbs this year, taxable values increased by approximately 15% in that area compared to last year. As a result of that increase in EAV, TIF revenue in that same area increased 26%.

As shown in the previous section, TIF revenue is a combination of the composite tax rate of the taxing districts within the TIF and the increase in EAV that has occurred since the TIF's inception at the Frozen EAV. Of these two factors, increases in EAV have the larger impact upon TIF revenue. This is due to the nature of the TIF and the benchmark of the Frozen EAV. If EAVs within a TIF go up, the entirety of the revenue generated by that EAV growth is allocated to the TIF rather than to other taxing districts.

The example below shows how a 10% increase in the total EAV of a taxing district from Year A to Year B could have a larger impact on TIF. In the example, the 10% increase of total EAV resulted in a 13.6% increase in the TIF's revenue share, as opposed to 5% the year before.



¹ Suburban TIF total as compared to total property tax extension for all suburban cities, towns, and villages, with or without TIF.

City of Chicago TIFs

There are 136 active TIF districts in the City of Chicago. While the City of Chicago TIFs account for 30% of the total number of TIFs in Cook County, they make up 84% of all of the TIF properties in Cook County.

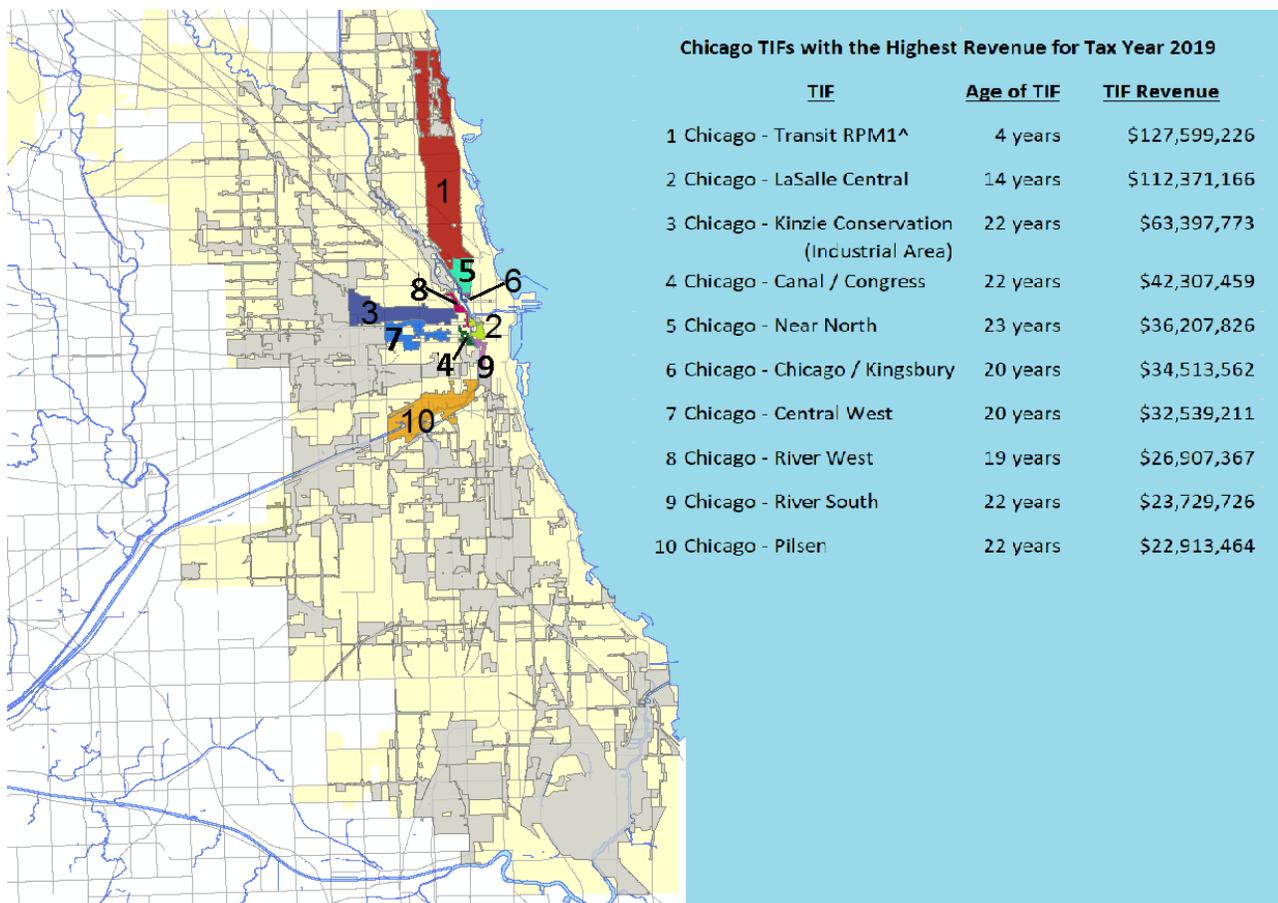
The total TIF revenue in the City of Chicago increased from \$841 million last year to \$926 million this year, a 10.1% increase.

The ten highest performing TIFs in the City of Chicago this year are located primarily in or around the downtown area with the exception of the Pilsen TIF which lies on the south side of the City and the Red Purple Modernization Phase 1 (RPM1) Transit TIF which is in the north side neighborhood of Lakeview. The RPM1 Transit TIF is the largest TIF both geographically and financially this year. For more specific information on transit TIFs, see [Transit TIF Fact Sheet](#), [Chicago TIF Overview](#) & [Chicago TIF Summary](#).

The following chart shows the 10 highest revenue TIFs in the City of Chicago this year. Each TIF will bring in more than \$20 million this year.

TIF	First Year	2019 Revenue	Total Revenue
Chicago - Transit RPM1^	2016	\$127,599,226	\$301,704,296
Chicago - LaSalle Central	2006	\$112,371,166	\$474,142,255
Chicago - Kinzie Conservation (Industrial Area)	1998	\$63,397,773	\$431,324,713
Chicago - Canal / Congress	1998	\$42,307,459	\$377,593,558
Chicago - Near North	1997	\$36,207,826	\$367,007,880
Chicago - Chicago / Kingsbury	2000	\$34,513,562	\$305,158,129
Chicago - Central West	2000	\$32,539,211	\$280,822,215
Chicago - River West	2001	\$26,907,367	\$238,875,960
Chicago - River South	1998	\$23,729,726	\$296,969,821
Chicago - Pilsen	1998	\$22,913,464	\$207,552,789

The map below shows the location of these TIFs, which account for 56% of the City's TIF revenue this year.



The RPM1 Transit TIF is a mile wide and extends from North Avenue to Devon Avenue along CTA's Red and Purple line tracks. Now in its fourth year, revenue generated by the Transit TIF has increased 10% compared to last year with close to \$127.6 million in property tax. Due to the unique distribution rules established by statute for Transit TIFs (65 ILCS 5/11-74.4-8), the TIF itself will net approximately \$49 million of this total. The balance of the revenue brought in by this TIF will be distributed to CPS and the other taxing districts such as the County, the Forest Preserve, Metropolitan Water Reclamation, Chicago Parks, City Colleges, and the City of Chicago. This Transit TIF revenue is in addition to the annual tax levies submitted by these taxing districts. See [Transit TIF Fact Sheet](#).

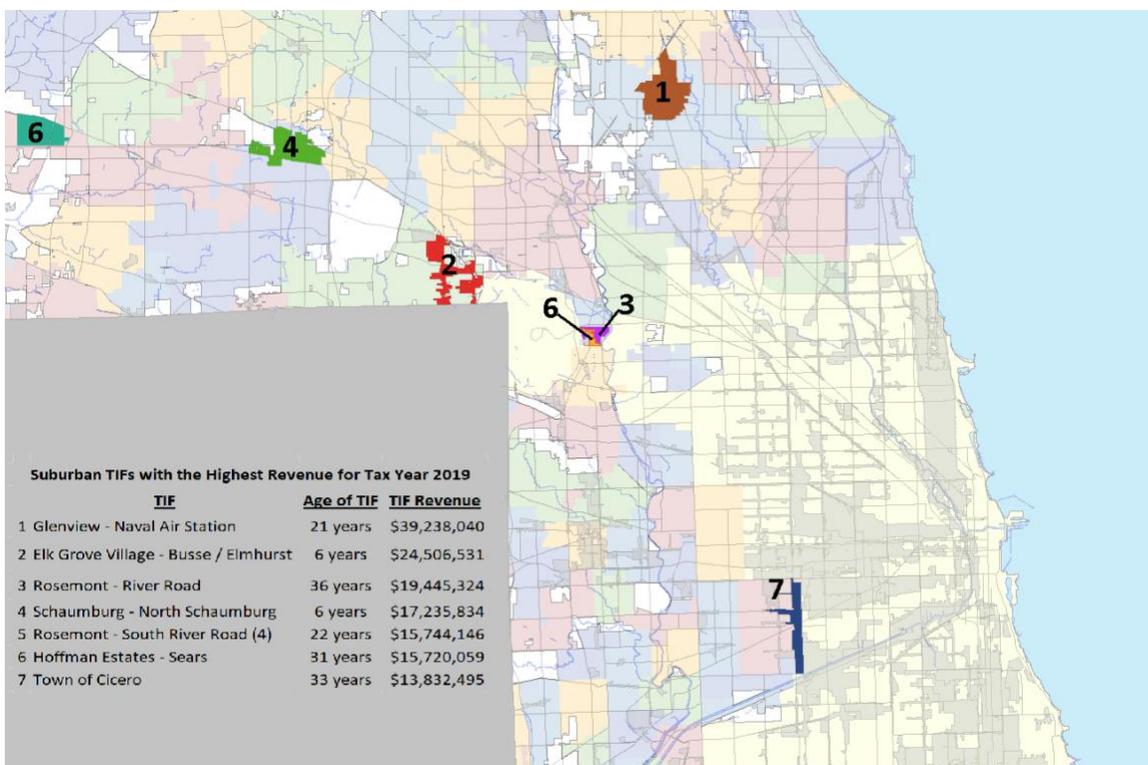
Suburban TIFs

There are currently 308 active TIFs in 97 suburban municipalities. This averages to three TIFs per municipality if a municipality is using TIF. Suburban TIFs account for 70% of the total number of TIFs in Cook County, and generate 30% of the total TIF revenue. Overall, TIF Revenue in the suburbs increased 15% this year. This is primarily due to increased taxable values in the northern suburbs this year due to the triennial reassessment. See the Clerk's [2019 Tax Rate Report](#) for more information.

The table below lists the seven suburban TIFs that generated over \$10 million each this year. Of these, five are in the northern or northwestern suburbs and two are in the near western suburbs. These seven TIFs account for 37% of the total TIF revenue generated in suburban Cook County this year.

TIF	First Year	2019 Revenue	Total Revenue
Glenview - Naval Air Station	1999	\$39,238,040.38	\$492,416,826.11
Elk Grove Village - Busse / Elmhurst	2014	\$24,506,531.20	\$47,951,208.64
Rosemont - River Road	1984	\$19,445,324.11	\$360,533,074.26
Schaumburg - North Schaumburg	2014	\$17,235,833.51	\$45,053,627.72
Rosemont - South River Road (4)	1998	\$15,744,146.23	\$81,899,023.10
Hoffman Estates - Sears	1989	\$15,720,058.53	\$625,152,210.72
Town of Cicero	1987	\$13,832,495.16	\$244,925,010.21

The map below shows the locations of these TIFs.



North Suburbs

Of the seven suburban TIFs generating more than \$10 million in revenue this year, six are located in the north and northwest suburbs. These are primarily older, established TIFs which have seen property values increase over many years, but also include TIFs in the Village of Schaumburg and the Village of Elk Grove Village which were established more recently.

The Village of Kenilworth, on the North Shore of Lake Michigan, established its first TIF this year for its business corridor along Green Bay Road.

North and northwest suburban TIFs account for 19% of the total TIF revenue generated in Cook County and make up 5% of the TIF properties in Cook County.

South/West Suburbs

The south suburbs were not reassessed for tax year 2019 and TIF revenue held steady at approximately \$143.5 million.

South and west suburban TIFs account for 11% of the total TIF revenue generated in Cook County and make up 11% of the TIF properties in Cook County.

The seventh largest suburban TIF by revenue last year, the Greater Mall Area TIF in Oak Park, expired this year. The Illinois TIF Act authorizes certain TIFs, including the Greater Mall TIF, to remain active for 35 years rather than the typical 23 years. Last year, in its final year, this TIF generated \$11.7 million, 8% of the total TIF revenue generated in the south and west suburbs last year.

The total TIF revenue of south and west suburban TIFs, excluding brand new TIFs and dissolved TIFs such as the Greater Mall Area TIF, increased 12% this year. This is primarily due to an average tax rate increase of 2.5% in this area. See [2019 Tax Rate Report](#) for more information about tax rates.

Additional TIF Information

To view data on each TIF district, see these PDF sections of the TIF Report: [Countywide summary](#), [Chicago summary](#), [Suburban summary](#), [Tax Increment Agency Report](#), [Chicago Overview](#), [Suburban Overview](#), [Transit TIF Fact Sheet](#), [TIF FAQs](#).

Visit [TIF Viewer](#), a mapping application, to see TIF data at the map level and search by municipality, ward, address or PIN.

For a brief overview and refresher regarding 2019 TIFs, view our [2019 TIF Quick Fact Sheet](#).

Previous TIF reports, the TIF property search tool, and TIF maps can be found at cookcountyclerk.com/agency/tifs-tax-increment-financing.