



## Memorandum

To: Honorable Mayor and Members of the City Council  
From: Lara Biggs, City Engineer  
CC: Edgar Cano, Public Works Agency Director  
Subject: 2100 Ridge Avenue Discussion  
Date: February 24, 2025

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Recommended Action:

Staff will provide information on city hall and 2100 Ridge Avenue options for discussion by the City Council.

CARP:

Municipal Operations

Council Action:

For Discussion

Summary:

On February 10, 2025, the City Council approved a motion to discuss the Civic Center as a special order of business at the City Council meetings on February 24, 2025, and March 10, 2025. The focus of the two meetings was directed to be as follows:

- 2/24/25 - Discussion regarding whether or not to continue considering a renovated 2100 Ridge Avenue as a viable location for city hall services and potentially consider the next steps if it is determined not to be a viable option
- 3/10/25 - Provide guidance to staff on how to proceed regarding 2100 Ridge Avenue as a potential option for renovation.

A draft resolution is provided as an attachment for the City Council to consider as part of their discussion.

Background:

The existing Civic Center was built in 1901 and expanded in 1924. For most of its lifetime, it served as a convent and a catholic girls' school called the Marywood Academy. The City purchased the building in the mid-1970s and began occupation in 1981, following a renovation.

As early as 1997, the City began looking at the cost of renovation. Multiple studies were completed between 1998 and 2010, indicating a significant renovation cost. However, because of public opposition to the sale of the civic center, a decision was made to keep city hall services at 2100 Ridge Avenue. The roof was replaced, and the 3rd and 4th floor men's restrooms were renovated, but no other substantial improvements were made.

In 2019, the City worked with Grumman-Butkus to complete a study on options for replacing the HVAC, which had been determined to be at the end of its useful life in 1998. Although this evaluation did not include meeting goals from the City's Climate Action Resilience Plan (CARP), the cost of the HVAC replacement was estimated to be significant, approximately \$8M - \$10M. Meeting CARP goals was expected to raise the costs further. The study also identified the need to replace a significant portion of the electrical equipment (switchgear and distribution panels), which were aged and not installed in compliance with modern building codes. A separate effort to update the City's ADA Transition Plan identified approximately \$3M in ADA improvements were needed. The cost of updating the building to modern building codes and installing needed security improvements was expected to increase further.

Because the cost of needed improvements grew significantly, it was decided to reopen the discussion of potentially relocating city hall services. With the Police/Fire Headquarters in a similar situation and understanding the potential synergies of potentially combining these operations, a study was developed to look at the relocation of both operations simultaneously. On October 25, 2021, the City Council approved the contract award for the Civic Center and Police/Fire Headquarters Relocation Feasibility Study to AECOM. This study is currently being finalized.

Recent Public Engagement:

As part of the AECOM study, the following public engagement activities occurred to understand how the residents wanted to interact and use city hall and the associated services. The engagement included the following:

Engagement Method	No. of Participants	How do People Prefer to Access Government?	Key Findings of Community Concerns
Poll	755	Online	1. Nearby free public parking 2. Minimizing costs with a focus on primary services (balancing costs and quality) 3. Nearby access to transit
Listening Sessions	79		
Statistical Poll	400	Online	1. Low cost to taxpayers 2. Nearby public parking 3. Nearby access to transit

Facilities Capital Improvement Needs:

The City has identified other facilities owned by the City that are experiencing significant failures in multiple building systems. During the 2025 budget discussion, staff presented the following table summarizing the estimated capital costs of six “legacy facilities” that needed substantial investment as follows:

	Systems in Failure	Future Capital Costs	Future Plan
Police Fire HQ	Building Insufficiency, Security, Electrical, Envelope	\$75M - \$96M <sup>2</sup>	
Civic Center	HVAC, Electrical, Envelope	\$65M - \$75M <sup>2</sup>	
Service Center <sup>1</sup>	Fuel System, Structural, HVAC, Electrical	\$28M	Master Plan On File
Noyes <sup>1</sup>	HVAC, Electrical, Envelope	\$22M	Modernization Plan On File
Animal Shelter <sup>1</sup>	Building Insufficiency, HVAC		Regular Maintenance Investment
Ecology Center <sup>1</sup>	Structural Subfloor, Security, Crawl Space Moisture		Regular Maintenance Investment
<b>TOTAL</b>		<b>\$175M - \$221M</b>	

Notes:

1. These facilities are “below the line” in that the City Council has provided guidance on a plan to renovate or replace these facilities that is currently being implemented.
2. Costs have been updated to include construction inflation.

The City also owns approximately 45 other facilities that continue to need regular capital investment. Although 2100 Ridge Avenue is a visually impressive building on the National Register of Historic Buildings from the exterior, renovation of this facility will divert financial resources from other City capital needs.

Future City Hall Location Options:

The AECOM study has looked at a number of options for future city hall locations. Most recently, the options under consideration include the following:

1. Renovate 2100 Ridge Avenue as City Hall
2. Lease 909 Davis Street as City Hall
3. Renovate the Main Library as a joint Library/City Hall
4. Include Multi-Floor City Hall as part of 900 Clark Street Planned Unit Development

In order to compare the capital construction and operations/maintenance costs of the different options, staff looked at the total costs over a 20-year horizon, with 2026 as the first year of expenditures. The detailed analysis is included as an attachment. A net present value equivalent is also included for comparison. This summary is included in the table below. Note that the numbers have been modified from the information presented on February 10, 2024; updates incorporate additional information to provide a more accurate 20-year projection. Additional periodic capital costs have been included in the costs to continue to occupy 2100 Ridge Avenue. Approximate energy and security contract costs have been added to both Options 1 and 2.

<b>City Hall Options - 20 Year Total Cost (2026 - 2045)</b>					
	<b>Description</b>	<b>Estimated Capital Cost / Rent<sup>1</sup></b>	<b>O&amp;M Costs<sup>1</sup></b>	<b>Total</b>	<b>Net Present Value<sup>3</sup> (20 yr)</b>
1	Renovate 2100 Ridge Avenue as City Hall	\$94.7M	\$21.1M <sup>2</sup>	\$115.8M	\$90.1M
2	Lease 909 Davis as City Hall	\$28.8M	\$34.2M <sup>2</sup>	\$63.0M	\$42.9M
3	Renovate Main Library as a joint Library/City Hall	Under Investigation		TBD	
4	Include Multi-Floor City Hall as part of 900 Clark Street Planned Unit Development	Under Investigation		TBD	

- Notes:
1. Updated to include additional information.
  2. Based on actual costs with a 3% annual cost escalation.
  3. Net Present Value (NPV) is a financial calculation that brings all of the costs over time back to a single amount in today's dollars.

Option No. 2 in the above table does not include the potential sale of 2100 Ridge in the costs. If the property were to be sold, the asset price, approximately \$8M, would be subtracted from the 20-year total cost, reducing the overall cost of that option.

A 50-year total cost was developed to consider a longer timeline that is more in line with the time needed for the next major renovation of the Civic Center, reflecting a more complete long-term cost of building ownership versus space rental. The detailed analysis is included as an attachment. The summary (including net present value) is included in the table below:

<b>City Hall Options - 20 Year Total Cost (2026 - 2045)</b>					
	<b>Description</b>	<b>Estimated Capital Cost / Rent<sup>1</sup></b>	<b>O&amp;M Costs</b>	<b>Total</b>	<b>Net Present Value<sup>3</sup> (20 yr)</b>
1	Renovate 2100 Ridge Avenue as City Hall	\$550.1M	\$88.5M <sup>1</sup>	\$639.4M	\$202.4M
2	Lease 909 Davis as City Hall	\$109.7M	\$143.6M <sup>2</sup>	\$253.3M	\$91.0M
3	Renovate Main Library as a joint Library/City Hall	Under Investigation		TBD	
4	Include Multi-Floor City Hall as part of 900 Clark Street Planned Unit Development	Under Investigation		TBD	

- Notes:
1. Updated to include additional information.
  2. Based on actual costs with a 3% annual cost escalation.
  3. Net Present Value (NPV) is a financial calculation that brings all of the costs over time back to a single amount in today's dollars.

Similar to the 20-year table, Option 2 does not consider potential revenue from the sale of 2100 Ridge Avenue. In both the 20-year and 50-year tables, the option to renovate the Civic Center includes estimates of additional capital expenditures that would be needed to maintain the Civic Center in operation. Looking at the Net Present Value, in the first 20 years, the City would save approximately \$47.2M over 20 years by renting at 909 Davis, a savings of 52%. In the 50-year timeline, the number increases to \$111M (55%).

Value of 2100 Ridge Avenue Property:

The 2100 Ridge Avenue property was appraised in 2022. According to that report, its estimated appraised value was \$6,250,000 - \$8,005,000. Please see the attached appraisal.

Future Options for 2100 Ridge:

The determination of non-city hall options for 2100 Ridge has been included in several previous studies. Potential identified uses include:

- Residential (affordable housing as well as market rate)
- Congregate housing
- Commercial

These studies are on the City website. The link to each study that provided this type of discussion is included below.

- [2100 Ridge Avenue - Evanston Adaptive Reuse and Programming Feasibility Analysis \(Doyle, 1998\)](#)
- [2003 Preliminary Analysis of Potential Civic Center Alternatives \(U.S. Equities Realty, 2003\)](#)
- [Updated Analysis of Potential Civic Center Alternatives \(U.S. Equities Realty, 2006\)](#)
- [Portfolio Assessment Report Phase 1 \(Jones Lang Lasalle, 2020\)](#)

Potential Property Tax Generation:

It was requested that information on potential property tax revenue generation for 2100 Ridge Avenue be provided. It is difficult to provide a precise estimate without knowing the final disposition of the property. Staff estimated the following property tax generation for residential and commercial uses using area-comparable properties. A summary of this analysis is shown below.

<b>Property Use</b>	<b>Annual Total Tax Generated</b>	<b>Annual City Tax Generated</b>
Residential	\$82,000 - \$194,000	\$15,000 - \$37,000
Commercial	\$472,000 - \$865,000	\$89,000 - \$164,000

More detailed calculations are included as an attachment.

Next Steps:

Staff will update the draft resolution with feedback from the City Council and, if directed, will return for consideration on March 10, 2025.

Staff will continue investigating costs for moving city hall to the Main Library building and 900 Clark Street.

Attachments:

- [Draft of Resolution 21-R-25](#)
- [Present Value Calculations](#)
- [Property Tax Estimates - 2100 Ridge](#)
- [Appraisal - 2100 Ridge Avenue \(2022\)](#)

**21-R-25 - DRAFT**

**A RESOLUTION**

**Authorizing the City Manager to Direct Staff to Move Forward with Permanently Relocating Evanston City Hall to a Downtown Evanston Location and to Begin Identifying Options for a Non-Municipal Use or Exploration of an Adaptive Reuse of the Building and Property at 2100 Ridge Avenue**

**WHEREAS**, the Lorraine H. Morton Civic Center (“Civic Center”) located at 2100 Ridge Avenue in Evanston has experienced significant deterioration of multiple building systems over decades of regular use, several of which are no longer considered to be reliable for long-term operation; and

**WHEREAS**, although the City of Evanston is committed to the equitable delivery of programs and services, due to its age and physical condition, the Civic Center is at risk of falling out of compliance with the Illinois Accessibility Code and the federal American with Disabilities Act; and

**WHEREAS**, the Civic Center is substantially not in compliance with modern building codes, including those for fire safety; and

**WHEREAS**, the Civic Center has limited accessibility through public transportation; and

**WHEREAS**, because of its layout, the Civic Center continues to be a challenge to provide adequate security for building occupants and visitors; and

**WHEREAS**, the antiquated building layout of public services at the Civic Center provides a poor customer service experience for community members; and

**WHEREAS**, the City of Evanston is committed to climate action and resiliency for all City infrastructure, and the current Civic Center building does not align with multiple goals from the City's adopted Climate Action Resilience Plan (2018), including goals for net zero greenhouse gas emissions by 2035, 100% LED lighting, and water efficiency; and

**WHEREAS**, because the layout is inefficient, the Civic Center includes an estimated 40,000 square feet that would not be needed (or could be repurposed to an alternate use) if the building were laid out more appropriately for office use, and the City is utilizing significant energy to heat and condition the extra space as well as resources to maintain and operate the space; and

**WHEREAS**, the community has been discussing this issue since 1998 without a resolution that includes adequate funding for the necessary improvements, and during which time significant staff resources and funds have been consumed in studying potential options versus other productive work on behalf of the City of Evanston; and

**WHEREAS**, without allocation of adequate funds to renovate failing building systems, the building has continued to further deteriorate while the cost of renovation continues to increase; and

**WHEREAS**, the cost to renovate the Civic Center to resolve the above issues is currently estimated at approximately \$71.1M million and there are multiple potential options for permanently relocating the Civic Center into Downtown Evanston at an estimated cost of **\$XX - \$55M**; and

**WHEREAS**, it has been determined that the City of Evanston should provide a safe, accessible, inclusive and productive city hall space for staff and community members as soon as is practicable; and

**WHEREAS**, permanently relocating the city hall services into Downtown Evanston aligns with priorities identified by the public to have city hall be centrally located in the City of Evanston with easy access by car with free parking, and access to active transportation options, such as rail and bus transit, the bicycle network, and be walkable to as many community members as feasible; and

**WHEREAS**, city hall services are currently being temporarily relocated into Downtown Evanston to provide a safe, secure and productive environment for city staff and the public, leaving the building at 2100 Ridge Avenue vacant; and

**WHEREAS**, the City of Evanston does not desire to continue to spend resources maintaining the building and property at 2100 Ridge Avenue indefinitely as these resources could be used to provide services to residents and further stated City Council goals; and

**WHEREAS**, the building and property at 2100 Ridge have potential value for adaptive reuse and property tax generation, both of which could have a significant benefit to the City of Evanston.

**NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:**

**SECTION 1.** The City Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

**SECTION 2.** The City Manager is hereby authorized and directed to evaluate different options for permanent city hall relocation into Downtown Evanston and to cease the evaluation of options to renovate the building at 2100 Ridge for the purpose of municipal services.

**SECTION 3.** The City Manager is hereby authorized and directed to evaluate options for the non-municipal use and exploration of an adaptive reuse of the building and property at 2100 Ridge Avenue considering City Council goals such as the development of affordable housing and considering possibilities to create long-term income generation for the City of Evanston (for example, through property tax generation).

**SECTION 4.** The resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.

\_\_\_\_\_  
Daniel Biss, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Stephanie Mendoza, City Clerk

\_\_\_\_\_  
Alexandra B. Ruggie, Corporation Counsel

Adopted: \_\_\_\_\_, 2025

**Future City Hall Options  
Lifecycle Cost Calculations**

Option 1 - Civic Center Renovation - Years 0-19 (20-year lifecycle)

	Year	Capital - A&E	Capital - FFE	Capital - Const	Capital - Total	O&M	Reno - Sub-total	Present Value
2026	0	\$921,690			\$921,690	\$785,000	\$1,706,690	\$1,706,690
2027	1	\$921,690			\$921,690	\$808,550	\$1,730,240	\$1,663,692
2028	2	\$921,690		\$21,945,000	\$22,866,690	\$832,807	\$23,699,497	\$21,911,517
2029	3	\$921,690		\$21,945,000	\$22,866,690	\$857,791	\$23,724,481	\$21,090,977
2030	4	\$921,690	\$668,270	\$21,945,000	\$23,534,960	\$883,524	\$24,418,484	\$20,873,023
2031	5					\$910,030	\$910,030	\$747,978
2032	6					\$937,331	\$937,331	\$740,786
2033	7					\$965,451	\$965,451	\$733,663
2034	8					\$994,415	\$994,415	\$726,609
2035	9					\$1,024,247	\$1,024,247	\$719,622
2036	10					\$1,054,974	\$1,054,974	\$712,703
2037	11					\$1,086,624	\$1,086,624	\$705,850
2038	12					\$1,119,222	\$1,119,222	\$699,063
2039	13					\$1,152,799	\$1,152,799	\$692,341
2040	14			\$10,657,759	\$10,657,759	\$1,187,383	\$11,845,142	\$6,840,274
2041	15					\$1,223,004	\$1,223,004	\$679,091
2042	16					\$1,259,695	\$1,259,695	\$672,561
2043	17					\$1,297,485	\$1,297,485	\$666,094
2044	18					\$1,336,410	\$1,336,410	\$659,690
2045	19			\$12,966,793	\$12,966,793	\$1,376,502	\$14,343,295	\$6,807,937
	<b>Total - 20 year</b>	<b>\$4,608,450</b>	<b>\$668,270</b>	<b>\$89,459,552</b>	<b>\$94,736,272</b>	<b>\$21,093,244</b>	<b>\$115,829,516</b>	<b>\$90,050,162</b>

Option 1 - Civic Center Renovation - Years - 20-49 (50-year lifecycle)

	Year	Capital - A&E	Capital - FFE	Capital - Const	Capital - Total	O&M	Sub-total	Present Value
2046	20				\$0	\$1,417,797	\$1,417,797	\$647,064
2047	21				\$0	\$1,460,331	\$1,460,331	\$640,842
2048	22				\$0	\$1,504,141	\$1,504,141	\$634,680
2049	23				\$0	\$1,549,265	\$1,549,265	\$628,578
2050	24				\$39,440,217	\$1,595,743	\$41,035,960	\$16,009,009
2051	25				\$0	\$1,643,616	\$1,643,616	\$616,548
2052	26				\$0	\$1,692,924	\$1,692,924	\$610,620
2053	27				\$0	\$1,743,712	\$1,743,712	\$604,748
2054	28				\$0	\$1,796,023	\$1,796,023	\$598,933
2055	29				\$19,194,022	\$1,849,904	\$21,043,926	\$6,747,764
2056	30				\$0	\$1,905,401	\$1,905,401	\$587,471
2057	31				\$0	\$1,962,563	\$1,962,563	\$581,822
2058	32				\$0	\$2,021,440	\$2,021,440	\$576,228
2059	33				\$0	\$2,082,083	\$2,082,083	\$570,687
2060	34				\$23,352,462	\$2,144,546	\$25,497,008	\$6,719,790
2061	35				\$0	\$2,208,882	\$2,208,882	\$559,765
2062	36				\$0	\$2,275,148	\$2,275,148	\$554,383
2063	37				\$0	\$2,343,403	\$2,343,403	\$549,052
2064	38				\$0	\$2,413,705	\$2,413,705	\$543,773
2065	39				\$28,411,841	\$2,486,116	\$30,897,957	\$6,693,134
2066	40				\$0	\$2,560,700	\$2,560,700	\$533,366
2067	41				\$0	\$2,637,521	\$2,637,521	\$528,237
2068	42				\$0	\$2,716,646	\$2,716,646	\$523,158

	Year	Capital - A&E	Capital - FFE	Capital - Const	Capital - Total	O&M	Sub-total	Present Value
2069	43				\$0	\$2,798,146	\$2,798,146	\$518,128
2070	44				\$345,673,485	\$2,882,090	\$348,555,575	\$62,059,047
2071	45				\$0	\$2,968,553	\$2,968,553	\$508,212
2072	46				\$0	\$3,057,609	\$3,057,609	\$503,325
2073	47				\$0	\$3,149,338	\$3,149,338	\$498,485
2074	48				\$0	\$3,243,818	\$3,243,818	\$493,692
2075	49				\$0	\$3,341,132	\$3,341,132	\$488,945
	<b>Total - 50 year</b>				<b>\$550,808,298</b>	<b>\$88,545,541</b>	<b>\$639,353,839</b>	<b>\$202,379,647</b>

#### Discussion and Assumptions

The analysis starts in 2026 as Year 0.

No rental costs for the ongoing lease at 909 Davis were included in the renovation costs.

**Capital costs** were based on information provided by AECOM, updated to 2025 dollars. In Years 0-4, the initial total renovation costs were spread to reflect that planning, design and construction would take approximately 5 years total. When owning a building, periodic capital expenditures will continue to be needed, especially as, by default, a renovation assumes that some older materials will remain that will continue to need maintenance. Future capital expenditures were based on a percentage of the building cost, with the building cost being considered equivalent to the cost of the initial renovation estimated by AECOM and rounded up to \$72,000,000. The periodic capital costs were estimated as follows:

- 10 years following the completion of construction, minor capital improvements will be necessary (10%)
- 15 years following the completion of construction, additional minor capital improvements will be necessary. (10%)
- 20 years following the completion of construction, a significant renovation will be needed, including but not limited to HVAC replacement and finishes. (25%)
- 25 years (10%)
- 30 years (10%)
- 35 years (10%)
- 40 years following the completion of a total renovation, the building again would need a complete renovation (100%)

The year that the initial renovation will be completed is set at Year 0. Renovation costs were escalated with a discount rate of 4%. This resulted in the following costs:

Actual Year	Year	Building Value	Needed CIP	Est. CIP Cost
2040	10	\$106,577,589	10%	\$10,657,759
2045	15	\$129,667,932	10%	\$12,966,793
2050	20	\$157,760,866	25%	\$39,440,217
2055	25	\$191,940,216	10%	\$19,194,022
2060	30	\$233,524,621	10%	\$23,352,462
2065	35	\$284,118,408	10%	\$28,411,841
2070	40	\$345,673,485	100%	\$345,673,485

**O&M costs** were based on the actual Civic Center operational costs from 2023. This included:

- Staff for building operation and maintenance
- Maintenance material charges
- Snow removal
- Security contract
- Custodial contract
- Other annual contracts (Building Automation System software, fire protection system software, elevator support contract, etc.)
- Energy (ComEd, Nicor)

O&M costs were escalated at a rate of 3% annually.

**Present value** was calculated with a discount rate of 4%.

**Future City Hall Options  
Lifecycle Cost Calculations**

Option 2 - Leasing at 909 - Years 0-19

	<b>Year</b>	<b>Rent</b>	<b>O&amp;M</b>	<b>Sub-Total</b>	<b>Present Value</b>
2026	0	\$1,125,294	\$1,273,136	\$2,398,430	\$2,398,430
2027	1	\$1,153,426	\$1,311,330	\$2,464,756	\$2,369,958
2028	2	\$1,182,262	\$1,350,670	\$2,532,932	\$2,341,838
2029	3	\$1,211,819	\$1,391,190	\$2,603,009	\$2,314,065
2030	4	\$1,242,114	\$1,432,926	\$2,675,040	\$2,286,635
2031	5	\$1,273,167	\$1,475,914	\$2,749,080	\$2,259,544
2032	6	\$1,304,996	\$1,520,191	\$2,825,187	\$2,232,786
2033	7	\$1,337,621	\$1,565,797	\$2,903,418	\$2,206,359
2034	8	\$1,371,061	\$1,612,771	\$2,983,832	\$2,180,257
2035	9	\$1,405,338	\$1,661,154	\$3,066,492	\$2,154,476
2036	10	\$1,440,471	\$1,710,988	\$3,151,460	\$2,129,013
2037	11	\$1,476,483	\$1,762,318	\$3,238,801	\$2,103,864
2038	12	\$1,513,395	\$1,815,188	\$3,328,583	\$2,079,023
2039	13	\$1,551,230	\$1,869,643	\$3,420,873	\$2,054,488
2040	14	\$1,590,011	\$1,925,732	\$3,515,743	\$2,030,254
2041	15	\$1,629,761	\$1,983,504	\$3,613,266	\$2,006,318
2042	16	\$1,670,505	\$2,043,010	\$3,713,515	\$1,982,676
2043	17	\$1,712,268	\$2,104,300	\$3,816,568	\$1,959,324
2044	18	\$1,755,075	\$2,167,429	\$3,922,503	\$1,936,258
2045	19	\$1,798,951	\$2,232,452	\$4,031,403	\$1,913,475
	<b>Total - 20 year</b>	<b>\$28,745,250</b>	<b>\$34,209,641</b>	<b>\$62,954,891</b>	<b>\$42,939,041</b>

Option 2 - Leasing at 909 - Years 20-49 (50-year analysis)

	<b>Year</b>	<b>Capital</b>	<b>O&amp;M</b>	<b>Sub-Total</b>	<b>Present Value</b>
2046	20	\$1,843,925	\$2,299,425	\$4,143,350	\$1,890,971
2047	21	\$1,890,023	\$2,368,408	\$4,258,431	\$1,868,743
2048	22	\$1,937,274	\$2,439,460	\$4,376,734	\$1,846,787
2049	23	\$1,985,706	\$2,512,644	\$4,498,350	\$1,825,099
2050	24	\$2,035,348	\$2,588,023	\$4,623,372	\$1,803,677
2051	25	\$2,086,232	\$2,665,664	\$4,751,896	\$1,782,516
2052	26	\$2,138,388	\$2,745,634	\$4,884,022	\$1,761,614
2053	27	\$2,191,848	\$2,828,003	\$5,019,851	\$1,740,967
2054	28	\$2,246,644	\$2,912,843	\$5,159,487	\$1,720,573
2055	29	\$2,302,810	\$3,000,228	\$5,303,038	\$1,700,427
2056	30	\$2,360,380	\$3,090,235	\$5,450,615	\$1,680,526
2057	31	\$2,419,390	\$3,182,942	\$5,602,332	\$1,660,869
2058	32	\$2,479,874	\$3,278,431	\$5,758,305	\$1,641,451
2059	33	\$2,541,871	\$3,376,783	\$5,918,655	\$1,622,269
2060	34	\$2,605,418	\$3,478,087	\$6,083,505	\$1,603,320
2061	35	\$2,670,554	\$3,582,430	\$6,252,983	\$1,584,603
2062	36	\$2,737,317	\$3,689,902	\$6,427,220	\$1,566,112
2063	37	\$2,805,750	\$3,800,600	\$6,606,350	\$1,547,847
2064	38	\$2,875,894	\$3,914,618	\$6,790,512	\$1,529,803
2065	39	\$2,947,791	\$4,032,056	\$6,979,848	\$1,511,979
2066	40	\$3,021,486	\$4,153,018	\$7,174,504	\$1,494,371
2067	41	\$3,097,023	\$4,277,608	\$7,374,632	\$1,476,976
2068	42	\$3,174,449	\$4,405,937	\$7,580,385	\$1,459,792
2069	<b>43</b>	\$3,253,810	\$4,538,115	\$7,791,925	\$1,442,817

	Year	Capital	O&M	Sub-Total	Present Value
2070	44	\$3,335,155	\$4,674,258	\$8,009,414	\$1,426,047
2071	45	\$3,418,534	\$4,814,486	\$8,233,020	\$1,409,480
2072	46	\$3,503,998	\$4,958,920	\$8,462,918	\$1,393,114
2073	47	\$3,591,598	\$5,107,688	\$8,699,286	\$1,376,945
2074	48	\$3,681,388	\$5,260,919	\$8,942,306	\$1,360,972
2075	49	\$3,773,422	\$5,418,746	\$9,192,168	\$1,345,192
	<b>Total - 50 year</b>	<b>\$109,698,553</b>	<b>\$143,605,752</b>	<b>\$253,304,305</b>	<b>\$91,014,899</b>

#### Discussion and Assumptions

The analysis starts in 2026 as Year 0.

**Rental cost** is based on the lease agreement for 909 Davis. By contract, it is escalated at 2.5% annually. The lease includes rent and O&M costs forgiveness through February 2026, but this has not been included in the analysis.

**O&M Costs** consist of two components: those paid to 909 Davis owner as part of the lease and those that are City-specific costs.

- Lease O&M costs are charged to the City based on the City's share of the total square footage, approximately 27% of the building total. They are not impacted by how much of the building is vacant. The O&M costs were based on actual costs and are escalated at 3% annually.
- City-specific O&M includes security costs and energy, which, by lease, are paid directly by the City. Security costs were based on the current security contract, assuming no modification. Energy costs were based on actual energy costs at the Civic Center by were reduced to reflect the reduction in occupied square footage (53,000 sq ft at 909 Davis vs 112,000 sq ft at 2100 Ridge Avenue)

O&M costs were escalated at a rate of 3% annually.

**Present value** was calculated with a discount rate of 4%.

**Property Tax Calculator - 2100 Ridge**

**RESIDENTIAL**

Market Value	Assessed Value	EAV	Total Tax (2024)	City Tax (2024)	Example
\$3,391,135	\$339,114	\$1,022,868	\$82,095	\$15,537	Mallinckrodt in the Park (55 condo units valued at ~\$616k)
\$4,657,880	\$465,788	\$1,404,956	\$112,762	\$21,341	Lady of Lourdes (42 condo units - total market value of \$4.7M)
\$6,250,000	\$625,000	\$1,885,188	\$151,305	\$28,636	Latest appraisal re. R4 zoning from Chicago Commercial Appraisal Group.
\$8,005,000	\$800,500	\$2,414,548	\$193,792	\$36,677	Latest appraisal re. R5 zoning from Chicago Commercial Appraisal Group.

**COMMERCIAL**

Market Value	Assessed Value	EAV	Total Tax (2024)	City Tax (2024)	Example
\$7,800,000	\$1,950,000	\$5,881,785	\$472,072	\$89,344	JLL Low End for Redevelopment
\$14,300,000	\$3,575,000	\$10,783,273	\$865,465	\$163,798	JLL High End for Redevelopment

Variables	Residential	Commercial
Assessment Level	10%	25%
Total Taxpayer Rate (2023)	8.026	8.026
City Portion of Rate (2023)	1.519	1.519
Equalizer (2023)	3.0163	3.0163



CHICAGO COMMERCIAL  
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# REAL PROPERTY APPRAISAL REPORT



2100 Ridge Avenue  
Evanston, Illinois 60201

File No. 22-24316  
as of  
May 24, 2022

June 17, 2022

Mr. Neal Reeves  
City Manager's Office/ Economic Development Specialist  
City of Evanston Economic Development Department  
2100 Ridge Road  
Evanston, Illinois 60201

RE: 2100 Ridge Avenue  
Evanston, Illinois 60201  
PIN(S): 11-07-118-001 & -002  
File No: 22-24316

Dear Mr. Reeves:

In accordance with your request, we have inspected and appraised the real estate located at 2100 Ridge Avenue, Evanston, Evanston Township, Cook County, Illinois 60201. The purpose of this appraisal is to develop an opinion of the market value of the fee simple interest in the real property to assist our client, City of Evanston Economic Development Department, with an internal decision; its use for any other purpose or valuation date may invalidate the appraisal. This appraisal is not intended for federally related financing.

The subject property is an irregularly-shaped triple-corner site zoned R4, General Residential District in Evanston, Illinois. The subject site is estimated to have 268,001± square feet (6.15 acres) of net usable land and is divisible into two parcels: the Civic Center Parcel and the Excess Land Parcel. The Civic Center parcel is estimated to have 163,001 square feet± (3.74 acres) towards the northeast portion of the subject site, and the Excess Land Parcel is estimated to have 105,000 square feet± (2.41 acres) at the southwest corner of the subject site.

The Civic Center parcel is improved with a four-story and full basement masonry-constructed former school and dormitory building with 89,504± square feet of above-grade gross building area (GBA) and 22,376± square feet of basement area that was built around 1900. The Civic Center is currently used as the Evanston City Hall. The Civic Center was added to the National Register of Historic Places on February 9, 2006, which makes demolition unlikely and adaptive reuse more complicated and costly. The State of Illinois Historic Preservation Office would also need to review any redevelopment plans prior to demolition or alteration to the exterior or structural components of the Civic Center. The Excess Land Parcel is improved with a 2,470± square foot accessory structure that is not included in the subject property GBA. It is our opinion that the highest and best use of the subject property is to repurpose the Civic Center building with a multi-tenant residential use and develop the excess land parcel with a multi-tenant residential building.

(Continued on the next page)

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Page Two

The property is appraised, as is, in unencumbered fee simple interest, as if unimpaired by environmental conditions, assuming no leases, liens, or encumbrances other than normal covenants and typical restrictions of record, and subject to the definitions of value, assumptions and limiting conditions, and certifications in the attached appraisal report. The property was inspected on May 24, 2022. The effective date of the opinion of market value is May 24, 2022.

The appraisal results are presented in the attached appraisal report prepared in accordance with the *Uniform Standards of Professional Appraisal Practice (USPAP)* Standards Rule 2-2(a). The discussions of the data, reasoning, and analyses used to arrive at the conclusion of value are intended to be appropriate in relation to the significance of the appraisal problem and to be sufficient to enable the client and other intended users, as identified, to properly understand the appraisal.

Based on the data and conclusions in the attached report, it is our opinion that the As Is market value of the fee simple interest in the subject property under its current R4 zoning as of May 24, 2022 is:

**SIX MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS**  
**\$6,250,000**

Based on the data and conclusions in the attached report, it is our opinion that the Prospective market value of the fee simple interest in the subject property under R5 zoning as of May 24, 2022 is:

**EIGHT MILLION FIVE THOUSAND DOLLARS**  
**\$8,005,000**

This letter of transmittal sets forth the value conclusions resulting from our inspection, research, and analyses. The data and analyses to support these conclusions immediately follow in the accompanying appraisal report.

**This value estimate is predicated upon the subject property being free and clear of environmental contamination and in conformance with all applicable health and safety codes.**

Respectfully submitted,



Christina Gatechair  
Appraiser  
Associate Real Estate Trainee Appraiser  
Illinois License No. 557.006584  
Expiration Date: 09/30/2023



David J. Lehman, MAI  
Review Appraiser  
State Certified General Real Estate Appraiser  
Illinois License No. 553.000535  
Expiration Date: 09/30/2023