Downtown Skokie Developments
Summer, 2019

ThinkSkokie.com
Evolution of Downtown Skokie
Significant Projects

- Illinois Science + Technology Park (ISTP) Established Via Public-Private Partnership Between VOS And Forest City.
- Downtown Streetscape Project Completed By Village ($3.5 Million).
- Floral Avenue Sustainable, Eco-Friendly 20-Home Project Breaks Ground ($10 Million).
- 8000 North Mixed-Use Development Project Breaks Ground ($65 Million).
- Proposals For New Hotel / Retail / Parking Garage / 8030 Lamon Projects Received By Village ($125 Million).

- 2005: Downtown TIF District Amended (Releasing $23.1 Million in "New Property" EAV) and Downtown Science & Technology TIF District Formed.
- 2007: Oakton Street CTA Station Completed ($15 Million).
- 2012: Downtown TIF District Terminated, Adding An Additional $13.5 Million In "New Property" EAV.
- 2014: American Landmark Properties Purchases ISTP From Forest City ($73 Million).
- 2015: Ignite Skokie Opens On Skokie Boulevard ($3.5 Million).

TIF MILESTONES
Downtown Skokie Development
Floral Avenue

Construction Completed December, 2018
20 Home Single Family Development – Sold-Out
Downtown Skokie Development
Ignite Skokie

Redevelopment of 17,000 S.F. at 8125 N. Skokie Blvd.
State of the Art Video Gaming, E-Sports, and Entertainment Venue
Downtown Skokie Development
8000 North

Under Construction
$64 + Million, 153 Unit Luxury Multifamily and Mixed Use Development
# 8000 North: Building Data

<table>
<thead>
<tr>
<th>Building Location</th>
<th>Northwest Corner of Lincoln and Oakton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>135’</td>
</tr>
<tr>
<td>Parking Garage Height</td>
<td>67’</td>
</tr>
<tr>
<td>Total Floors - Rental Residential Units</td>
<td>12</td>
</tr>
<tr>
<td>Studio Units</td>
<td>16 (11%) – Avg. 500 Square Feet</td>
</tr>
<tr>
<td>1 Bedroom Units</td>
<td>63 (41%) – Avg. 725 Square Feet</td>
</tr>
<tr>
<td>2 Bedroom Units</td>
<td>68 (44%) – Avg. 1,080 Square Feet</td>
</tr>
<tr>
<td>3 Bedroom Units</td>
<td>6 (4%) – Avg. 1,465 Square Feet</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>153</td>
</tr>
<tr>
<td>Total Floors – Parking Garage</td>
<td>6</td>
</tr>
<tr>
<td>Public Parking Spaces</td>
<td>73</td>
</tr>
<tr>
<td>Residential Parking Spaces</td>
<td>192</td>
</tr>
<tr>
<td>Total Retail Area</td>
<td>13,715 Square Feet</td>
</tr>
</tbody>
</table>
Downtown Skokie Development
8000 North

Under Construction
$64 + Million, 153 Unit Luxury Multifamily and Mixed Use Development
Downtown Skokie Development
8324 Elmwood Ave.

The Elmwood Collection – Sold-Out
Redevelopment Includes 7 Townhomes Above Existing Warehouse
First Residents Now Occupying Homes – 1 Unit Remaining For Sale
Downtown Skokie Development
8102 N. Floral Ave.

Luxury on Lincoln - Under Construction – Residential Development
16 Live/Work Townhomes
Priced from $495,000 – Phase One Sold Out
Downtown Skokie Development
8163 Lincoln Ave.

Kandu Mixed-Use - Under Construction – Completion Year End 2019
4 Townhomes and 1,084 Square Feet of Commercial Space
Downtown Skokie Development
8025 N. Skokie Blvd.

The BLVD – Under Construction - Mixed Use Development
42 Apartments (All 2BR) and 2,600 S.F. Ground Floor Retail
Downtown Skokie Development
8039 Elmwood

8039 Elmwood – Under Construction - Mixed-Use
8 Multifamily Condo Units and 2,363 Square Feet of Commercial Space
Downtown Skokie Development
8110 N. Lincoln Ave.

Proposed - Mixed Use Development
18 Apartments (1/2BR) and 1,835 S.F. Retail Suite
Downtown Skokie Development
5318 Lincoln Ave.

Early 2020 Construction - Grandbrier Senior Living
78 Assisted Living and 14 Memory Care Units
Downtown Skokie
Illinois Science + Technology Park
istp.tech

- Prominent Corporations, Hot Startups
- Diverse Job Offerings – High-Tech, New Technologies
- Local Economy Boosted by Diners/Shoppers
- Regional Importance; State, National and International Interest
- Significant Private Investment (Tax Base/Fees)
- Destination Venue for Science-Based and Health Related Organizations
- Innovative Reputation
- Connects Skokie to Life Science Industry, Northwestern University and Oakton Community College
• Purchased by Skokie-based American Landmark Properties in January, 2017 for $77 million.
• Current employment: 1,600+ Workers; 25 Tenants, Including Startups
• Northwestern University Leased 10,000 sf. – 2 Individual Startups
• NorthShore University HealthSystem Added 200+ Jobs and Extended Lease.
• All Existing Buildings 100 % Leased and/or Occupied
Downtown Skokie
Illinois Science + Technology Park
istp.tech

Proactive International Marketing Partnership
## Employment Growth

**Illinois Science + Technology Park 2014-2019**

<table>
<thead>
<tr>
<th>Firm</th>
<th>Type of Business</th>
<th>% Growth</th>
<th>Employees 2014</th>
<th>Employees 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>NorthShore University HealthSystem</td>
<td>Medical Administrative Support</td>
<td>29%</td>
<td>835</td>
<td>1079</td>
</tr>
<tr>
<td>Fresenius Kabi</td>
<td>Bio/Life Science R&amp;D</td>
<td>35%</td>
<td>85</td>
<td>115</td>
</tr>
<tr>
<td>Lanzatech</td>
<td>Bio/Life Science R&amp;D</td>
<td>1200%</td>
<td>10</td>
<td>130</td>
</tr>
<tr>
<td>Vetter Development Services</td>
<td>Bio/Life Science R&amp;D</td>
<td>88%</td>
<td>49</td>
<td>92</td>
</tr>
<tr>
<td>Charles River</td>
<td>Bio/Life Science R&amp;D</td>
<td>1009%</td>
<td>0</td>
<td>109</td>
</tr>
<tr>
<td>Exicure</td>
<td>Bio/Life Science R&amp;D</td>
<td>61%</td>
<td>18</td>
<td>29</td>
</tr>
</tbody>
</table>

*Source: Village of Skokie*
Oakton Niles TIF District (Downtown Skokie)
Oakton Niles TIF District (Downtown Skokie)

WHAT'S THE BUZZ WITH NEW AND PROPOSED DOWNTOWN SKOKIE DEVELOPMENTS?
THE VILLAGE OF SKOKIE INVITES YOU TO AN OPEN HOUSE TO FIND OUT!
TUESDAY AUGUST 13, 2019
11:30 a.m. - 2:30 p.m. or 5:30 p.m. - 8:30 p.m.
Venue: Ignite Skokie - 8125 N. Skokie Blvd.

Proposed Oakton Street - Niles Avenue TIF District

**Proposed:** Homewood Suites By Hilton Hotel and Conference Center

**Redevelopment:** Office / R&D Space, 8030 Lamon Avenue

Downtown Skokie Development Updates

**Under Construction Soon:** 5040 Warren Street, Mixed-Use, 8 Condos and Commercial Space

**Under Construction:** 8102 Floral Avenue, 16 Traditional and Live-Work Townhomes

**Learn more about these and other proposed developments in and near Downtown Skokie!**

**Under Construction:** 8025 Skokie Boulevard, Mixed-Use, 42 Apartments and Commercial Space

**Under Construction:** 8000 North, Mixed-Use, 153 Luxury Apartments, Restaurants, and Retail

**Under Construction:** 8163 Lincoln Avenue, Mixed-Use, 4 Townhomes and Commercial Space
Oakton – Niles TIF District
Former Sanford Brown - 4930 Oakton St.
Vacant Since 2014
Oakton – Niles TIF District
Proposed Homewood Suites Hotel by Hilton
Oakton – Niles TIF District
Proposed Homewood Suites Hotel by Hilton

- 141 Room Suite Hotel.
- $43 million Investment.
- Demand Quantified by 2 Feasibility Studies.

**Project Includes:**

- Rooftop Bar / Restaurant Open to the Public.
- Meeting Space – 10,000 square feet.
- Ground Floor Retail and Restaurant Space – 13,000 square feet.
- Pool, Fitness Center, Business Center, and Terrace Area.
- Significant Addition for Downtown Skokie and IL Science & Tech Park Tenants.
- Potential Opening Early 2021.
Oakton – Niles TIF District
8030 Lamon Ave. – Building J
Primarily Vacant Since 2000
Proposed Oakton – Niles TIF District
8030 Lamon Avenue – Building J
Rendering of Redevelopment
Project Includes:

- 146,000 square feet building for Office/Research and Development.
- $63+ million Private Investment.
- Building can accommodate 400 + employees as a single tenant or multiple tenants.
- One firm is contemplating buying the entire building, but will require TIF Assistance.
Parking Garage and Public Improvements to Include and Serve:

- New Construction at Illinois Science & Technology Park.
- Proposed Homewood Suites Hotel by Hilton.
- Public Downtown Parking (+/- 150 spaces).
- Future Residential / Employers.
- Build-Out of Approximately 1,050 New Parking Spaces in Total.
- Utility Relocation
- Street Improvements To Develop and Connect Oakton Terrace, Lamon Avenue, and Oakton Street.
Downtown Dining

APPETIZERS IN ASIA. MAIN COURSE IN MEXICO. DESSERT IN DUBLIN.

Alexanders Breakfast & Lunch
(224) 251-7492

Al-Watan Grill
Pakistan & Indian Cuisine
(224) 251-7549

Annie's Pancake House
Family Restaurant
(847) 675-7562

Baghdad Restaurant
Middle Eastern Cuisine
(847) 329-4200

The Curragh Irish Pub
(847) 675-9600

El Fuego Mexican Cuisine
(847) 933-9233

De-jred
Fine Jamaican Cuisine
(847) 983-4582

Euro Echo Cafe
(847) 213-0398

FroZone
Frozen Yogurt
(847) 213-0112

Libertad
Tapas / Latin
(847) 674-8100

Porto’s Peri Peri
(847) 675-5000

Pho Phu Linh
Vietnamese Cuisine
(847) 215-0881

Pressed
Latino Sandwiches & Coffee
(224) 470-1505

Sushi Cafe Hanah
Sushi and Japanese Cuisine
(847) 410-7593

Tub Tim Thai
(847) 675-8424

Village Inn Pizzeria
Sports Bar & Grill
(847) 675-3737

Yolo Mexican Eatery
(847) 674-0987

Downtown Skokie Also Features These Favorites:

Dunkin
(847) 674-0777

Taco Bell
(847) 679-8980

Kneads & Wants
Artisan Bakery
(224) 470-6970

Fiesta En Tuxpan
Mexican Grill
(847) 963-4491

DOWNTOWN SKOKIE ● DINING REINVENTED

For Info On All Skokie Restaurants, Visit skokie.org or skokiebiz.com
Stay In Touch For Continued Updates!

For Detailed Property and Demographic Information Please Visit

www.skokiebiz.com