

West Dempster (WD) TIF District Overview & Status to Date (2021)

Established in 2010 to support and induce the redevelopment of three primary Village-owned opportunity sites (now Oberweis/That Burger Joint; O'Reilley's Auto Parts and the first 'flexible format' suburban Target store). These developments have created over 125 new jobs, added \$8.0+ million in new Equalized Assessed Value (EAV) and are generating over \$500,000 in tax increment annually. Additional private investment in the area since 2010 includes the new Pita Inn and Kaufman's Bagel and Deli flagship restaurants, UltraMed Urgent Care retail center, an updated McDonald's, Binny's Beverage Depot, PNC Bank and the historic Dempster/Bronx office building.



UltraMed Center/Target



Kaufman's Deli



Pita Inn flagship restaurant



The Bronx Building

BASE EAV (2009): \$25,843,313

PROJECTED EAV (ORIGINAL): \$77,000,000

CURRENT EAV: \$33,545,709 (29% growth)

CURRENT TAX INCREMENT: \$529,074 (2020)

Private/Public Investment Ratio* to date - 21:57/73

*Estimated private dollars generated for every \$1 in public investment

RPA Plan Objective: Encourage redevelopment of existing, vacant facilities with new end users.

Achievements: The Bronx Building, Papa John's Pizza, UltraMed Center, Creative Path Learning Center.

RPA Plan Objective: Encourage compatible, well-designed development in the RPA with an emphasis on quality site design and building orientation and site improvements per Village guidelines.

Achievements: Kaufman's Bagels and Deli, Pita Inn, PNC Bank, 4732 Dempster Retail Center.

RPA Plan Objective: Undertake infrastructure improvements that will enhance the redevelopment potential of the RPA.

Achievements: Streetscape, lighting, pole banners.

RPA Plan Objective: Encourage redevelopment of underutilized properties.

Achievements: Target (Flexible Format), Oberweis/That Burger Joint, O'Reilley's Auto, Shell Station/Plaza, Chicago Jewish Funerals, Binny's, McDonald's,

RPA Plan Objective: Remediate any environmentally contaminated properties.

Achievements: Target, Oberweis and O'Reilley's.

RPA Plan Objective: Coordinate any transportation improvements relating to the Skokie Swift Line Dempster Street or adjacent local roads.

Achievements: Bronx/Dempster traffic signal, Dempster/Skokie Blvd. intersection improvements, expanded CTA lot.

