



**Finance and Budget Committee
Monday, June 17, 2024
Lorraine H. Morton Civic Center 5:00 PM**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/86495779742?pwd=X5pnvaam0H0WINhIhpCVcOPtqIJcwh.1>

Meeting ID: 864 9577 9742

Passcode: 140811

Dial by your location

• +1 312 626 6799 US (Chicago)

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Passcode: 140811

Find your local number: <https://us06web.zoom.us/j/86495779742>

Page

A. CALL TO ORDER/DECLARATION OF A QUORUM

B. PUBLIC COMMENT

C. APPROVAL OF MINUTES

- M1. **Approval of the May 14, 2024 Finance & Budget Committee Meeting minutes.** 4 - 6
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D. CONSIDERATION

- FB1. **Recommendation on the Policy for Unbudgeted Expenses** 7 - 10
Staff recommends that the Finance and Budget Committee direct staff to draft a resolution for the City Council to adopt a policy for the review of unbudgeted expenses by the Finance and Budget Committee.
For Action
[Recommendation on the Policy for Unbudgeted Expenses - Attachment - Pdf](#)

E. DISCUSSION

- D1. **Discussion Regarding Direct Pay refunds for Sustainability Projects** 11 - 12
Discussion Only.
For Discussion
[Discussion Regarding Direct Pay refunds for Sustainability Projects - Attachment - Pdf](#)
- D2. **Discussion Regarding the Liquor Tax** 13 - 18
Discussion Only.
For Discussion
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- D3. **Discussion Regarding Pickleball Court Cost Increase** 19 - 24
Discussion Only.
For Discussion
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- D4. **Discussion Regarding Comparable Community Benchmarking Data** 25 - 37
Discussion Only.

For Discussion

[Discussion Regarding Comparable Community Benchmarking Data - Attachment - Pdf](#)

F. ADJOURNMENT



City of
Evanston™
MINUTES

Finance and Budget Committee

Tuesday, May 14, 2024 @ 5:00 PM

Lorraine H. Morton Civic Center

**COMMITTEE MEMBER
PRESENT:**

David Livingston, Resident, Clare Kelly, Councilmember, Jonathan Nieuwsma, Councilmember, Bobby Burns, Councilmember, Leslie McMillan, Committee Member, Melissa Wynne, Councilmember, and Shari Reiches, Committee Member

**COMMITTEE MEMBER
ABSENT:**

Devon Reid, Councilmember

STAFF PRESENT:

Hitesh Desai, Chief Financial Officer/Treasurer, Michael Van Dorpe, Financial Analyst, Clayton Black, Budget Manager, Alexandra Ruggie, Interim Corporation Counsel, and Lara Biggs, City Engineer

1. CALL TO ORDER/DECLARATION OF A QUORUM

The meeting was called to order at 5:00 PM.

2. PUBLIC COMMENT

John Kennedy commented on the FY 2023 Budget.

Dave Ellis commented on the budget planning process.

Betty Esther commented on Property Taxes and GO Bonds.

Mary Rosinski commented on the budget planning process.

Trisha Connelly commented on the budget deficit.

3. APPROVAL OF MINUTES

M1. Approval of the April 9, 2024 Finance & Budget Committee meeting minutes.

Minutes Approved.

Moved by Councilmember Nieuwsma
Seconded by Councilmember Wynne

Ayes: Livingston, Kelly, Nieuwsma, McMillan, Wynne, and Reiches
Motion Passed 6-0 on a recorded vote

4. CONSIDERATION

FB1. Ordinance 43-O-24 Authorizing the City Manager to Amend the Total Fiscal Year 2023 Budget, resulting in a net reduction of \$52,234,143 to a new total of \$344,972,907

Clayton Black, Budget Manager, presented and facilitated discussion on this item.

Committee members asked questions about amending the budget, the budget amendment increases in the General Fund and other funds, and the budget amendment decreases in funds related to capital projects.

Councilmember Nieuwsma moved the approval of Ordinance 43-O-24, authorizing the City Manager to amend the total Fiscal Year 2023 Budget, resulting in a net reduction of \$52,234,143 to a new total of \$344,972,907.

Moved by Councilmember Nieuwsma
Seconded by Councilmember Wynne

Ayes: Livingston, Nieuwsma, Burns, Wynne, and Reiches
Nays: Kelly and McMillan
Motion Passed 5-2 on a recorded vote

FB2. June Finance & Budget Committee Meeting

Staff shared that there is a scheduling conflict with the planned Finance & Budget Committee Meeting on June 11, 2024. The Committee discussed alternative dates for the June meeting.

Councilmember Nieuwsma moved that the June Finance & Budget Committee Meeting be rescheduled to Monday, June 17, 2024

Moved by Councilmember Nieuwsma
Seconded by Committee Member Livingston

Ayes: Livingston, Kelly, Nieuwsma, Burns, McMillan, Wynne, and Reiches
Motion Passed 7-0 on a recorded vote

5. DISCUSSION

D1. Discussion Regarding the Framework for a Policy for Unbudgeted Capital Expenses

Lara Biggs, City Engineer, facilitated the discussion on this item.

Committee members discussed focusing the policy on eligible expenses in the General Fund

Draft

Finance and Budget Committee
May 14, 2024

and funds with capital expenses. Committee members discussed how the City can adjust a fund's budget if Council approves unplanned capital expenses covered by this policy.

D2. Discussion Regarding Personal Property Replacement Tax (PPRT) as a Source of Pension Funding

Jack Mortel, President of the Fire Pension Board, discussed the Public Safety Pension Funding Policy and the use of PPRT. Mr. Mortel stated that the City met 100% of its Actuarially Determined Contribution towards Public Safety Pensions in 2023.

Alex Ruggie, Corporation Counsel, talked about the maximum allowable PPRT contribution towards Public Safety Pensions. Ms. Ruggie stated that, per the City Policy, PPRT is one of multiple revenue sources that can be used by the City to pay its annual Actuarially Determined Contribution towards Public Safety Pensions.

Councilmember Kelly made a motion to direct staff to create an escrow account for 100% of PPRT revenue to be set aside and used exclusively for Public Safety Pensions.

Moved by Councilmember Kelly
Seconded by Committee Member McMillan

Ayes: Kelly and McMillan
Nays: Livingston, Nieuwsma, Wynne, and Reiches

Motion Failed 2-4 on a recorded vote

Motion Failed.

D3. Discussion Regarding Benchmark Metrics from Peer Communities

Michael Van Dorpe, Financial Analyst, facilitated discussion on this item.

Committee members discussed some of the benchmarking data that was gathered by staff and made recommendations for future benchmarking research to be completed by staff.

6. ADJOURNMENT

The meeting was adjourned at 7:07 PM.



Memorandum

To: Members of the Finance and Budget Committee
From: Lara Biggs, City Engineer
CC: Clayton Black
Subject: Recommendation on the Policy for Unbudgeted Expenses
Date: June 17, 2024

Recommended Action:

Staff recommends that the Finance and Budget Committee direct staff to draft a resolution for the City Council to adopt a policy for the review of unbudgeted expenses by the Finance and Budget Committee.

Committee Action:

For Action

Summary:

Developing a policy around unbudgeted capital expenses has been discussed previously at the Finance and Budget Committee.

On March 12, 2024, staff presented information on the types of unbudgeted expenses that occur in the capital program, including:

- Project bid and proposal costs higher than budgeted at the time of award
- State and federally-funded projects
- Change orders during construction
- Emergency repair projects
- Non-emergency unbudgeted projects

The discussion included the time sensitivity for making quick decisions that are frequently needed to prevent further cost overruns.

On April 9, 2024, and May 14, 2024, staff presented draft concepts for an Unbudgeted Capital Expenses Policy; these included the following:

1. Funds of Interest - The Committee is most concerned with financial obligations impacting the Capital Improvement Fund and the General Fund. Unbudgeted expenses impacting these funds will be the focus of the policy.
2. Time Sensitivity - Decisions should be made in the timeframe necessary to avoid accumulating unintended costs. These expenses would be reported to the Finance

and Budget Committee on a timely basis to provide value in the Committee's ability to manage and address these types of overruns. For expenses exceeding \$500,000, the Finance and Budget Committee may hold a timely out-of-cycle meeting to consider recommendations to the City Council.

3. Balanced Fund Budgets - When unbudgeted expenses occur, staff will work to identify equivalent savings within the same fund. This would allow the fund to remain balanced. Any amounts over \$500,000 will be reported to the Finance and Budget Committee.
4. Balanced City Budgets - If equivalent savings in the same fund cannot be found, staff will work to find savings in an alternate fund. Overruns over \$500,000 would be highlighted when reported to the Finance and Budget Committee for additional discussion and feedback.

There are several areas where full consensus did not seem to exist and where the Committee may want to have additional discussion, including:

- Whether the policy should be limited to just capital projects or also include operating projects.
- The role of the Finance and Budget Committee in reviewing unbudgeted requests.
- The specific funds that should be covered by the policy.
- The specific types of expenses that should be covered by the policy.
- The threshold at which certain items are subject to the policy.

Based on the feedback that has been received at these three meetings, staff has compiled the attached policy for the Finance and Budget Committee to use as a starting point in developing this policy.

Attachments:

[Policy for Review of Cost Overruns in the Capital Improvement Program](#)

Policy for Review of Unbudgeted Expenses and Cost Overruns - DRAFT

June 17, 2024

Background Information

The role of the Finance and Budget Committee is to:

- Review unbudgeted expenses, cost overruns, and proposed funding sources
- Understand the direct and indirect impacts of unbudgeted operating and capital expenses
- Make recommendations to the City Council on budget adjustments needed to fund unbudgeted expenses and cost overruns.
- Make the City Council aware of any expected long-term impacts based on proposed budget adjustments

Unbudgeted operating and capital expenses do occur. The following are examples of unbudgeted expenses and cost overruns:

Capital:

- Project bid and proposal costs higher than budgeted at the time of contract award
- State and federally funded projects
- Change orders during construction
- Emergency capital repair projects
- Non-emergency unbudgeted capital projects

Operating:

- Projects or purchases exceeding budget at the time of contract award
- Emergency expenses
- Purchases, projects or programs that are recommended by the City Council or staff after adoption of the annual budget.

Most cost overruns are reasonable enough to be absorbed by reallocating funds budgeted for another project, identifying additional unbudgeted revenues, or utilizing reserves or excess reserves (if available). Occasionally, there are cost overruns or items that are not budgeted that are of a magnitude that they impact the overall city budget. For these items, additional review may be desirable. In order to better manage and fund unexpected large expenses, this policy provides guidance on fiscal management review by the Finance and Budget Committee related to these expenses.

Types of Expenses for Additional Review

Unbudgeted expenses and cost overruns in excess of a target threshold of \$500,000 that are unbudgeted or overrun the budget by at least that target would be put under additional review and recommendation. Only those expenses in the General Fund (100), Capital Improvement Program Fund (415), and Water Fund (510) are subject to this policy.

Review Process for Non-Emergency

These expenses will be brought to the Finance and Budget Committee for review and recommendation to Council. When considering unbudgeted expenses in excess of the target threshold listed above, staff will identify alternate funding source recommendations. The staff will make a reasonable effort to identify an appropriate savings within the same fund as the expense in order to avoid impacting the overall City budget when feasible.

Review Process for Emergency

Because of time sensitivity, it may not be practical for public review of emergency expenses prior to moving forward with the work.

The Chair of the Finance and Budget Committee will be made aware of these emergency unbudgeted expenses over the threshold amount and make a determination as to whether a special meeting should be called to discuss the expense prior to City Council Council consideration. This policy recognizes that the timing of some of the expenses may result in the expenses being approved at the City Council level prior to going to the Finance and Budget Committee for review.

Additionally, the City Council has the ability to refer any item to the Finance and Budget Committee for their feedback and recommendation if desired.

Quarterly Report for Unbudgeted Expenses of \$250,000 or More

In addition, staff will provide a quarterly report for all expenses in all City funds that are unbudgeted or overrun the budget by between \$250,000 and \$500,000.



Memorandum

To: Members of the Finance and Budget Committee
From: Cara Pratt, Sustainability and Resilience Coordinator
CC: Lara Biggs, Bureau Chief - Capital Planning / City Engineer; Sean Ciolek, Division Manager of Facilities & Fleet Management
Subject: Discussion Regarding Direct Pay refunds for Sustainability Projects
Date: June 17, 2024

Recommended Action:

Discussion Only.

CARP:

Municipal Operations, Implementation, Accountability, & Partnerships

Committee Action:

For Discussion

Summary:

The 2022 Federal Inflation Reduction Act (IRA) created a new pathway called elective or "direct pay" that allows nonprofit and public organizations to directly benefit from tax credits. The City of Evanston, previously unable to claim federal tax credits because of its tax-exempt status, can now receive payments for **completed** municipal projects such as renewable energy installation, electric vehicle (EV) charging infrastructure, EV purchases, and more.

Direct pay is only effective for taxable years beginning after December 31, 2022, so the City of Evanston's 2023 fiscal year is the first year for eligible direct pay projects.

The process for claiming direct pay is as follows:

1. Identify and complete the qualifying project or activity, knowing the applicable credit(s) the City intends to apply. (i.e., Install solar panels knowing the City will apply for credit 48E.)
2. Determine the applicable tax year for the project or activity. (i.e., In which fiscal year did the project go into service?)
3. Complete pre-filing registration with the Internal Revenue Service (IRS). (i.e., paperwork)

4. Satisfy all eligibility requirements for any underlying tax credits being claimed, including any bonus credits, if applicable, for a given tax year (i.e., Documentation, verification, and more paperwork)
5. File a tax return along with the required forms for elective pay. (i.e., More paperwork, including Form 990-T)

Staff has completed pre-filing registration (Step 3 above) with the IRS for the IRA (30C) Alternative Fuel Vehicle Refueling Property Credit and for the (45W) Qualified Commercial Vehicles Credit. This process included providing information about the City, which applicable credits the City intends to earn, and each eligible project/property that will contribute to the applicable credit, among other information required. The completed projects under credit 30C include the EV charging infrastructure installed at the Civic Center and Service Center in late 2023. The 30C tax credit reimburses 30% of the cost of alternative fuel refueling property up to \$100,000 but is restricted to certain census tracts. For credit 45W, there is a maximum credit of \$7,500 per vehicle (with several eligibility restrictions on vehicle make and model), and staff provided information on the 11 EVs placed into service in 2023.

Upon completing their eligibility review, the IRS will provide the City with a registration number for each applicable credit property. The City will then provide that registration number on a tax return as part of making the elective pay election. For tax years that begin in 2023, government entities will receive a paperless automatic 6-month extension of the time to file when they register. The staff has until October 2024 to file Direct Pay returns for 2023 activities. If all pre-filed registration credits are deemed eligible by the IRS at their maximum amount, the City should expect around \$140,000 for 2023 activities.

In the future, staff plans to undertake this process for any eligible project such as renewable energy installation (48E Clean Energy Investment Tax Credit), EV charging infrastructure (30C Alternative Fuel Vehicle Refueling Property Credit), and EV purchases (45W Qualified Commercial Vehicles Credit). However, the project must be completed and in service before the direct pay process can begin, as it is a reimbursement.



Memorandum

To: Members of the Finance and Budget Committee
From: Clayton Black, Budget Manager
Subject: Discussion Regarding the Liquor Tax
Date: June 17, 2024

Recommended Action:
Discussion Only.

Committee Action:
For Discussion

Summary:

Throughout 2023, the Liquor Board considered that the City's 6% liquor consumption tax is the highest liquor tax and is the only tax of its kind in the surrounding Chicagoland area. Most surrounding communities have a food and beverage tax and/or a packaged liquor tax, of which Evanston has neither. The City's liquor tax is collected from all of Evanston's liquor-licensed establishments. At the May 28th City Council meeting, the City Council discussed alternatives to this tax, and Chair Reiches requested that the topic be discussed by the Finance and Budget Committee.

The Liquor Board heard testimony from multiple City liquor license holders who favored a reduction, or even a complete revocation, of the liquor tax. The testimony at board meetings described how Evanston's liquor tax, at 6%, is noticeably larger than that of surrounding communities, affecting local license holders' ability to compete with neighboring towns with lower taxes. Additionally, the license holders agreed that the City's high liquor tax impacts their ability to attract the best employees because potential employees believe that the City's high liquor tax inevitably leads to lower tips from customers who are surprised by expensive bills due to the City's liquor tax.

While most Home Rule communities in Illinois have a tax on the purchase of liquor, Evanston is unique in that the tax is exclusively on liquor; most communities have a Food and Beverage Tax that also applies to prepared food. Additionally, at 6%, Evanston's tax is fairly high when compared to other communities.

At \$3 million annually, the Liquor Consumption Tax is a consistent source of revenue for the General Fund. Of the 135+ liquor license holders in Evanston, approximately 17% sell liquor

for consumption off-premises (Whole Foods, Jewel, Target, Sam's, Valli, Binny's), with 70% of Liquor Tax revenue coming from this group. The remaining 30% of revenue comes primarily from restaurants and other venues for consumption on-premises.

Given the data on comparable communities and at the direction of the Liquor Board, City staff prepared the following three alternatives to Evanston's 6% Liquor Consumption Tax that could generate \$3 million annually: (1) Implement a 1.5% Food and Beverage Tax; (2) implement a 1.25% Food and Beverage Tax and a 3% Packaged Liquor Tax; or (3) increase the City's Home Rule Sales Tax from 1.25% to 1.5% and reduce the Liquor Consumption Tax to 2%.

Option 1:

Food and Beverage Tax + Repeal of Liquor Consumption Tax: A new Food and Beverage Tax would be collected on the sale of prepared food and beverages (alcoholic and non-alcoholic) as well as packaged liquor.

Based on its research, Staff estimates that a 1.5% Food and Beverage Tax would be needed to replace the \$3 million currently generated by the Liquor Consumption Tax. This option would increase collection duties for the City's Collector's Office as the Food and Beverage Tax would apply to a much larger number of Evanston businesses than the current Liquor Consumption Tax. It would also create an additional burden for Evanston restaurants that do not serve liquor, which would be subject to this new tax.

Option 2:

Packaged Liquor Tax + Reduced Liquor Consumption Tax: A new Packaged Liquor Tax would be collected on packaged liquor sales intended for off-premises consumption.

If the City felt that a 1.5% Food and Beverage Tax was too burdensome, Staff estimates the rate could be reduced to 1.25% Food and Beverage Tax, and an additional Packaged Liquor Tax of 3% could be assessed on the purchase of packaged liquor. This would generate approximately \$1.9 million from restaurants and \$1.1 million from liquor and grocery stores intended for off-site consumption. Liquor for immediate consumption would only be subject to the Liquor Consumption Tax, while packaged liquor would be subject to both taxes for a combined rate of 4.25%.

Option 3:

Increase Home Rule Sales Tax + Reduced Liquor Consumption Tax: The City's existing Home Rule Sales Tax, which is collected on the purchase of general merchandise, excluding groceries, prescription medicines, and licensed vehicles, would be increased.

The City has a 1.25% Home Rule Sales Tax that applies to the same general merchandise base as the State Sales tax, excluding vehicles, groceries, prescription drugs, and medical appliances. The City currently receives approximately \$10 million annually from this tax, thus an increase to 1.5% would generate an additional \$2 million. In order to continue generating an additional \$1 million to offset current revenue, the current Liquor Consumption Tax could

be reduced from 6% to 2%. As the Home Rule Sales Tax is administered, collected, and remitted by the State of Illinois, communities are able to amend this tax to take effect on either January 1 or July 1. At this point, the earliest this tax could be amended is January 1, 2025. This increase in Home Rule Sales Taxes would make Evanston's rate one of the highest of the surrounding communities.

Comparable Community Data

Staff collected data on 21 Home Rule communities from the Northwest Municipal Conference and other data sources. This data is included in Attachment A. Generally, all communities reported collecting some combination of Food and Beverage Taxes and Packaged Liquor Taxes.

Of the 21 communities, 18 have a 0.5% to 2% Food and Beverage Tax on prepared foods and liquor. As the two largest sales tax generators in the State outside of Chicago, Schaumburg (2%) and Naperville (0.75%) bring in several million from their Food and Beverage Taxes and do not have a Packaged Liquor Tax. Both communities collect a Food and Beverage Tax on prepared food, liquor for immediate consumption, and packaged liquor. For both communities, it is a lower tax rate on all food and liquor instead of a higher tax rate on just liquor.

Of the 18 communities with a Food and Beverage Tax, eight also have a Packaged Liquor Tax. Some communities like Hoffman Estates charge this tax on top of their Food and Beverage Tax. Others like Bloomington and Skokie exclude packaged liquor from their Food and Beverage Tax and only collect a Packaged Liquor Tax.

Evanston was the only community to have a Liquor Consumption Tax.

Conclusion:

In December 2023, the Liquor Board ultimately voted to increase the Home Rule Sales Tax to 1.5% and reduce the Liquor Consumption Tax to 2%. Since the Liquor Board's vote, the options for replacing the Liquor Consumption Tax have been presented to the local business community, who sent out their own questions to their members. Responses were received from the Main Dempster Mile, the Chamber of Commerce, and Downtown Evanston. While there seems to be agreement that the City's Liquor Consumption Tax is too high, there is no consensus on which alternative taxing measure, if any, should be adopted by the City. In what seems like an almost equal number, business owners indicated they would prefer to keep the tax as is, eliminate the tax in place of one of the other proposals, or a combination—making modest changes to the various proposals.

In May 2024, the City Council discussed the options and did not reach a consensus on the best path forward. Most were not in agreement with the Liquor Board's recommendation to increase the Home Rule Sales Tax to 1.5% and reduce the Liquor Consumption Tax to 2%. However, other opinions varied from (1) supporting Option 1 and implementing a Food and Beverage Tax, (2) supporting Option 2 and implementing a lower Food and Beverage Tax with a higher rate on packaged liquor, (3) setting a varied tax rate based on sales volume and square footage, and (4) full repeal or reduction of the tax.

Legislative History:

This topic was discussed at the following meetings:

- City Council (May 2024):
<https://cityofevanston.civicweb.net/document/399778/?printPdf=true>
- Liquor Commission (December 2023):
<https://www.cityofevanston.org/government/boards-commissions-and-committees/liquor-control-review-board>
- Liquor Commission (April 2023):
<https://www.cityofevanston.org/home/showpublisheddocument/89224/638179313521070000>

Attachments:

[Comparable Community Tax Data](#)

Attachment A: Comparable Community Data

Table 1: Comparable Communities Food and Beverage and Liquor Tax Rates

	Food & Beverage Tax		Packaged Liquor Tax		Liquor Consumption Tax		TOTAL
	Rate	\$/Year	Rate	\$/Year	Rate	\$/Year	
Evanston	N/A	N/A	N/A	N/A	6%	\$3,000,000	\$3,000,000
Chicago ¹	0.5%	\$45,000,000	N/A ¹	\$35,000,000	N/A	N/A	\$80,000,000
Schaumburg	2%	\$10,800,000	N/A	N/A	N/A	N/A	\$10,800,000
Naperville	0.75%	\$6,776,500	N/A	N/A	N/A	N/A	\$6,776,500
Bloomington	2%	\$4,500,000	4%	\$1,500,000	N/A	N/A	\$6,000,000
Skokie ²	2%	\$4,306,500	2%	\$550,000	N/A	N/A	\$4,856,500
Downers Grove	1.5%	\$3,400,000	N/A	N/A	N/A	N/A	\$3,400,000
Arlington Heights ³	1.25%	\$2,000,000	N/A	N/A	N/A	N/A	\$2,000,000
Hoffman Estates ⁴	2%	\$1,500,000	3%	\$380,000	N/A	N/A	\$1,880,000
Urbana	2%	\$1,520,000	3%	\$350,000	N/A	N/A	\$1,870,000
Streamwood	2%	\$1,500,000	N/A	N/A	N/A	N/A	\$1,500,000
Park Ridge	1%	\$830,000	4%	\$550,000	N/A	N/A	\$1,380,000
Des Plaines	1%	\$1,300,000	N/A	N/A	N/A	N/A	\$1,300,000
Palatine	1%	\$1,200,000	N/A	N/A	N/A	N/A	\$1,200,000
Wheeling	1%	\$1,100,000	N/A	N/A	N/A	N/A	\$1,100,000
Highland Park	1%	\$700,000	1%	\$300,000	N/A	N/A	\$1,000,000
Lincolnwood	2%	\$920,000	N/A	N/A	N/A	N/A	\$920,000
Buffalo Grove	1%	\$770,000	N/A	N/A	N/A	N/A	\$770,000
Morton Grove	1%	\$520,000	1.0%	\$70,000	N/A	N/A	\$590,000
Wilmette	N/A	N/A	N/A	N/A	N/A	N/A	\$-
Winnetka	N/A	N/A	N/A	N/A	N/A	N/A	\$-
Glenview	N/A	N/A	N/A	N/A	N/A	N/A	\$-

1- Chicago charges a per gallon tax based on the % alcohol volume.

(https://www.chicago.gov/city/en/depts/fin/supp_info/revenue/tax_list/liquor_tax_.html)

2- Skokie excludes packaged liquor from their 2% Food and Beverage Tax and only collects a 2% Packaged Liquor Tax.

3- Arlington Heights charges an additional 0.75% F&B Tax on downtown businesses that utilize the City's Alfresco outdoor dining program.

4- Hoffman Estates collects both the Food and Beverage Tax and Packaged Liquor Tax on packaged liquor for a combined rate of 5%.

Table 2: Comparable Community Home Rule Sales Tax Rates

	Home Rule Sales Tax Rate
Bloomington	2.50%
Urbana	1.50%
Evanston	1.25%
Chicago	1.25%
Skokie	1.25%
Lincolnwood	1.25%
Morton Grove	1.25%
Schaumburg	1.00%
Downers Grove	1.00%
Arlington Heights	1.00%
Hoffman Estates	1.00%
Streamwood	1.00%
Park Ridge	1.00%
Des Plaines	1.00%
Palatine	1.00%
Wheeling	1.00%
Highland Park	1.00%
Buffalo Grove	1.00%
Wilmette	1.00%
Naperville	0.75%
Glenview	0.75%
Winnetka	0.00%



Memorandum

To: Members of the Finance and Budget Committee
From: Lara Biggs, City Engineer
Subject: Discussion Regarding Pickleball Court Cost Increase
Date: June 17, 2024

Recommended Action:
Discussion Only.

Committee Action:
For Discussion

Summary:

As part of the adopted FY 2024 Budget, the Capital Improvement Program (CIP) included a project to build four new pickleball courts at James Park with a budget estimate of \$350,000. While staff completed the preliminary design documents this Spring, the cost estimate increased substantially. In addition, Parks and Recreation Staff and the Parks Board requested an expansion of the scope of the project from four courts to six courts. As a result, the new project estimate is a \$550,000 increase for a total of \$900,000 for the project.

Staff are seeking input from the Finance & Budget Committee on how to pay for this unbudgeted increase in expenses for the project, pending approval by the City Council.

Additional Context

The costs have increased primarily due to the slope of the site and the quality of the soils. James Park is heavily programmed, and the location with the least impact on the court installation is between the hill and the west parking lot. Unfortunately, this area has a significant slope that requires regrading and substantial retaining walls. Because of soil contamination, all removed soils must be disposed of as non-hazardous special waste.

If the pickleball court moves further north, it will impact the small sled hill. If it is moved elsewhere in James Park, another facility will be impacted, and most likely, a playfield will need to be removed.

The estimated cost for building four courts is \$550,000 (see attachment for a detailed breakdown). If the desire were to build six courts instead of four, the cost would be \$900,000. Because of the need to address slopes and build retaining walls, building six

courts all at once is more economical than building four at this time and later expanding to six. However, building six courts requires enough space to impact facilities to the south, which will need to be modified. Therefore, building six courts results in a higher cost per court.

Staff presented this information to the Parks and Recreation Board on May 16, 2024. Board members indicated that because of the high demand for pickleball courts, it is preferable to move forward with the project and construct the 6-court option.

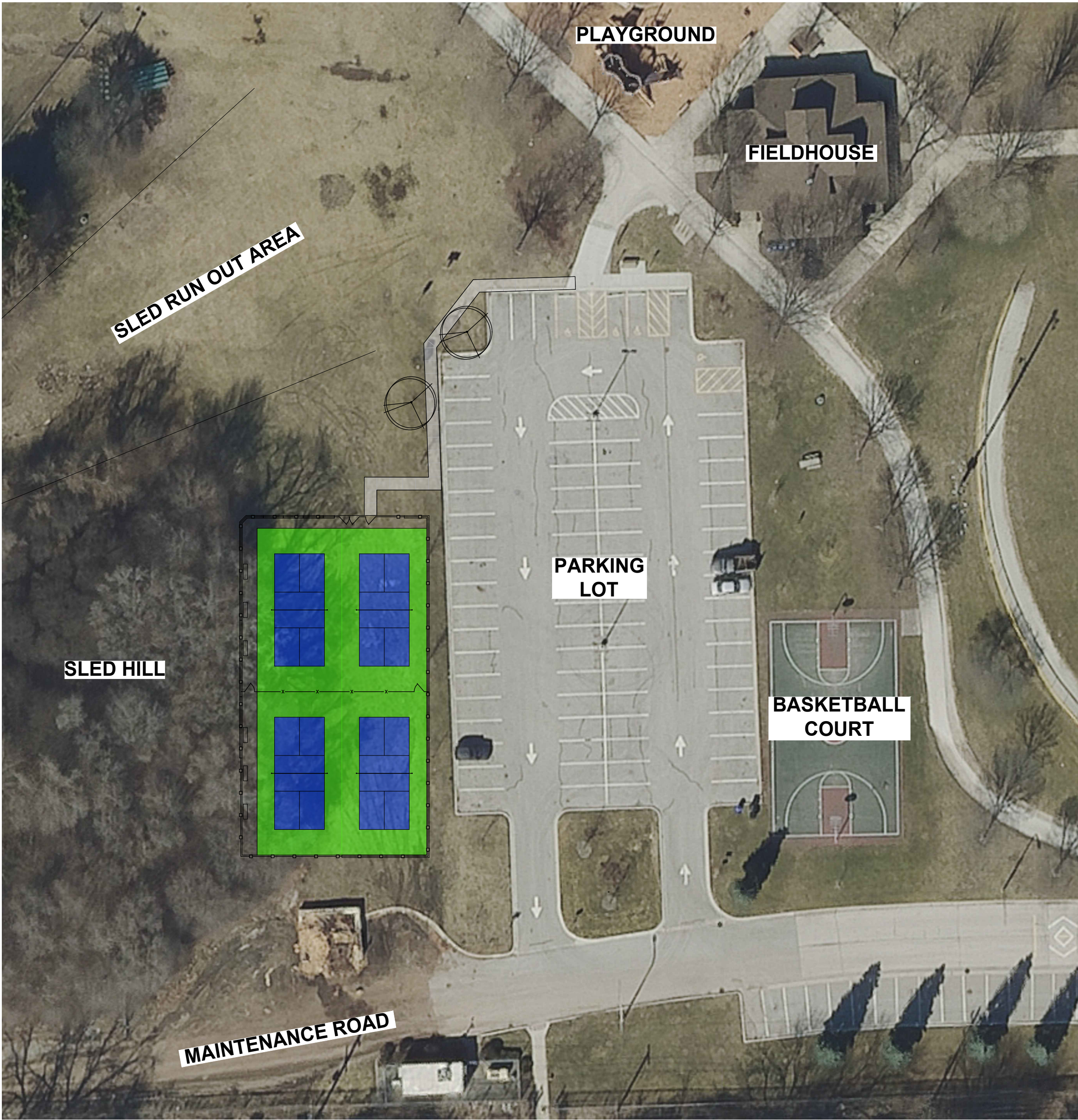
Attachments:

[Attachment 1 - 4 Court Exhibit](#)

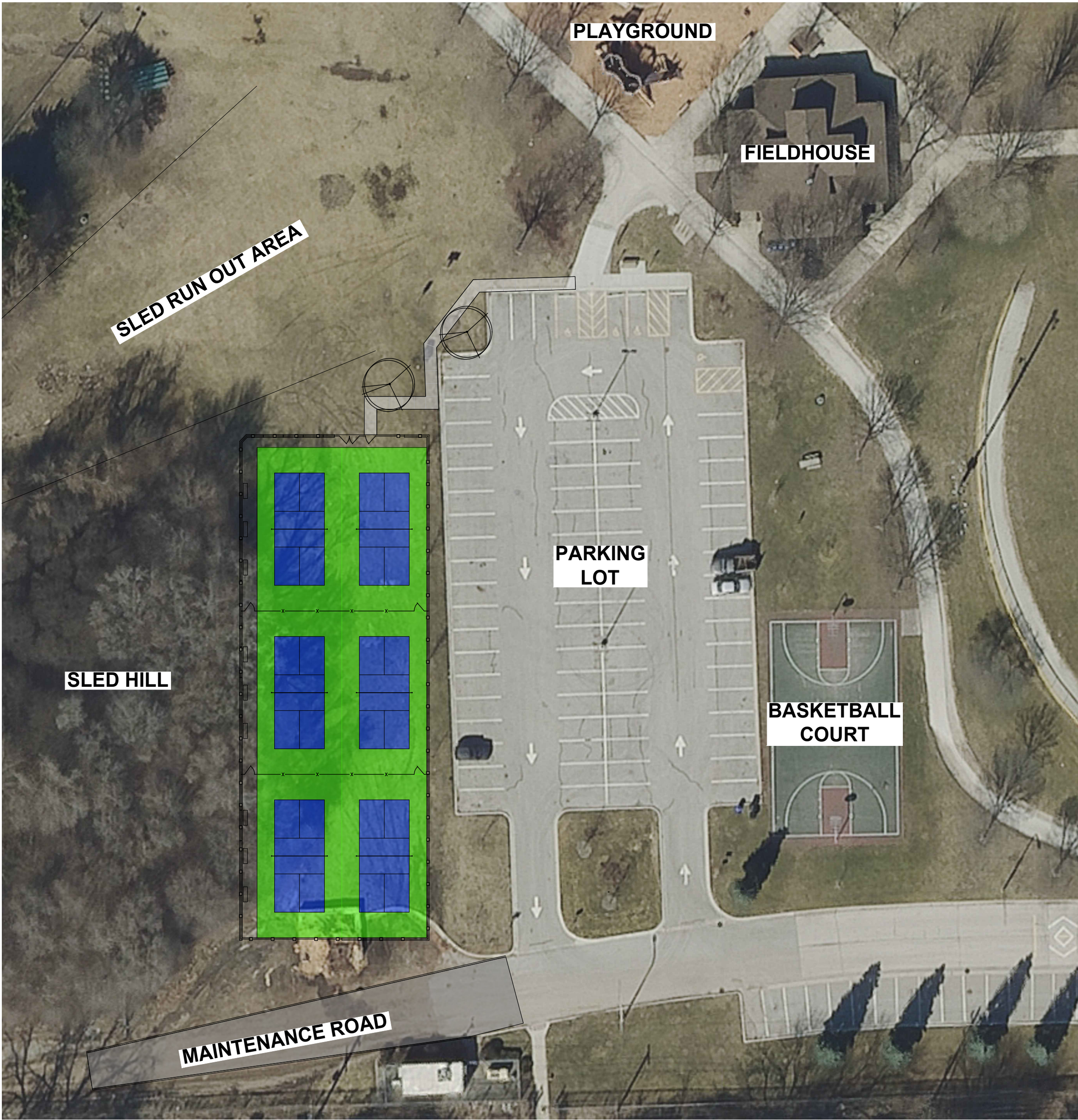
[Attachment 2 - 4 Court Estimate](#)

[Attachment 3 - 6 Court Exhibit](#)

[Attachment 4 - 6 Court Estimate](#)



Four Courts				
Item	Unit	Quantity	Unit Price	Total Price
Earth Excavation	CY	638.62	\$ 60.00	\$ 38,317.22
Non Special Waste Disposal	CY	638.62	\$ 180.00	\$ 114,951.67
Topsoil Furnish and Place, Special	CY	259.44	\$ 65.00	\$ 16,863.89
Seed	SF	14010.00	\$ 1.00	\$ 14,010.00
Aggregate Base Course, Type B, 8"	SY	1110.00	\$ 10.00	\$ 11,100.00
Aggregate Base Course, Type B, 6"	SY	90.00	\$ 8.00	\$ 720.00
Fill	CY	343.05	\$ 60.00	\$ 20,583.00
Geotextile fabric	SY	1125.00	\$ 10.00	\$ 11,250.00
Bituminous Materials (Tack Coat)	POUNDS	2784.38	\$ 0.50	\$ 1,392.19
Leveling Binder, (Mach. Method) N50 (2 1/2")	TONS	157.50	\$ 90.00	\$ 14,175.00
Hot-Mix Asphalt Surface Course, Mix "D", N50 (1 1/2")	TONS	94.50	\$ 95.00	\$ 8,977.50
Color Coating	SF	10125.00	\$ 4.00	\$ 40,500.00
Stone Retaining Wall	FOOT	130.00	\$ 600.00	\$ 78,000.00
Concrete Pavement, 5"	SF	810.00	\$ 15.00	\$ 12,150.00
Concrete Curb Wall	FOOT	179.00	\$ 250.00	\$ 44,750.00
10'h CL fence	FOOT	420.00	\$ 100.00	\$ 42,000.00
4'h CL fence	FOOT	75.00	\$ 80.00	\$ 6,000.00
7'h single leaf CL gate w/ transom	EA	1.00	\$ 3,000.00	\$ 3,000.00
10'h x 10' w double leaf CL gate	EA	1.00	\$ 5,000.00	\$ 5,000.00
4'h single leaf CL gate	EA	2.00	\$ 2,000.00	\$ 4,000.00
Net System	EA	4.00	\$ 2,500.00	\$ 10,000.00
General Conditions	LSUM	1.00	\$ 25,000.00	\$ 25,000.00
Mobilization	LSUM	1.00	\$ 25,000.00	\$ 25,000.00
Soil Disposal Analysis	LSUM	1.00	\$ 5,000.00	\$ 5,000.00
Trees	EA	2.00	\$ 1,000.00	\$ 2,000.00
Total				\$ 554,740.47



Six Courts				
Item	Unit	Quantity	Unit Price	Total Price
Earth Excavation	CY	849.37	\$ 60.00	\$ 50,961.91
Non Special Waste Disposal	CY	849.37	\$ 180.00	\$ 152,885.72
Topsoil Furnish and Place, Special	CY	345.06	\$ 65.00	\$ 22,428.97
Seed	SF	18633.30	\$ 1.00	\$ 18,633.30
Aggregate Base Course, Type B, 8"	SY	1476.30	\$ 10.00	\$ 14,763.00
Aggregate Base Course, Type B, 6"	SY	72.00	\$ 8.00	\$ 576.00
Fill	CY	456.26	\$ 60.00	\$ 27,375.39
Geotextile fabric	SY	1496.25	\$ 10.00	\$ 14,962.50
Bituminous Materials (Tack Coat)	POUNDS	3703.22	\$ 0.50	\$ 1,851.61
Leveling Binder, (Mach. Method) N50 (2 1/2")	TONS	209.48	\$ 90.00	\$ 18,852.75
Hot-Mix Asphalt Surface Course, Mix "D", N50 (1 1/2")	TONS	125.69	\$ 95.00	\$ 11,940.08
Color Coating	SF	13466.25	\$ 4.00	\$ 53,865.00
Stone Retaining Wall	FOOT	240.00	\$ 600.00	\$ 144,000.00
Concrete Pavement, 5"	SF	646.00	\$ 15.00	\$ 9,690.00
Concrete Curb Wall	FOOT	245.00	\$ 250.00	\$ 61,250.00
10'h CL fence	FOOT	550.00	\$ 100.00	\$ 55,000.00
4'h CL fence	FOOT	150.00	\$ 80.00	\$ 12,000.00
7'h single leaf CL gate w/ transom	EA	1.00	\$ 3,000.00	\$ 3,000.00
10'h x 10' w double leaf CL gate	EA	1.00	\$ 5,000.00	\$ 5,000.00
4'h single leaf CL gate	EA	4.00	\$ 2,000.00	\$ 8,000.00
Net System	EA	6.00	\$ 2,500.00	\$ 15,000.00
General Conditions	LSUM	1.00	\$ 25,000.00	\$ 25,000.00
Mobilization	LSUM	1.00	\$ 25,000.00	\$ 25,000.00
Soil Disposal Analysis	LSUM	1.00	\$ 5,000.00	\$ 5,000.00
Trees	EA	2.00	\$ 1,000.00	\$ 2,000.00
B6.12 Curb	FOOT	325.00	\$ 40.00	\$ 13,000.00
Earth Excavation at Asphalt Maintenance Drive	CY	207.28	\$ 60.00	\$ 12,436.67
Special Waste Disposal at Asphalt Maintenance Drive	CY	207.28	\$ 180.00	\$ 37,310.00
Asphalt at Maintenance Drive	SF	3731.00	\$ 2.20	\$ 8,208.20
Demolition at Mulch Area	LSUM	1.00	\$ 5,000.00	\$ 5,000.00
Relocated Mulch Area	LSUM	1.00	\$ 10,000.00	\$ 10,000.00
Drainage Improvements	ALLOW	1.00	\$ 50,000.00	\$ 50,000.00
Total				\$ 894,991.09



Memorandum

To: Members of the Finance and Budget Committee
From: Michael Van Dorpe, Financial Analyst
Subject: Discussion Regarding Comparable Community Benchmarking Data
Date: June 17, 2024

Recommended Action:
Discussion Only.

Committee Action:
For Discussion

Summary:

At the February 13, 2024, Finance & Budget Committee Meeting, the Committee approved a list of seven Peer Communities for the purpose of benchmarking Evanston to these other communities.

At the May 14, 2024, Finance & Budget Committee Meeting, staff provided a series of data tables on the following topics:

- Property Tax Levies and Property Tax Rates (Municipalities, Libraries, & Parks)
- Miscellaneous Economic Metrics
- Miscellaneous Demographic Metrics

In this memo, staff have provided a series of data tables and will present on the following topics:

- Property Tax Rates (including School Districts)
- Budgeted Revenues and Budgeted Revenues per Capita
- Budgeted Expenses and Budgeted Expenses per Capita

Based on Committee feedback and staff interest, these are other topics that staff are in the midst of researching for future Finance & Budget Committee Meetings:

- Debt Levels (Unabated GO Bonds, loans, and other outstanding liabilities)
- Sources of General Fund Revenues (Sales taxes, program fees, property taxes, etc.)
- Capital Improvement Plans (projected expenses and projected revenue types)
- Public Safety Pension Obligations

Staff are open to feedback from the Committee on additional topics to research on our Peer Communities.

Attachments:

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

Exhibit 1 Property Tax Rates and Property Tax Bill Example

Table 1.1^
2022 Property Tax Rate
Municipality + Library + Park District
Sorted by 2022 Average Composite Rate^^

Community	2022 Average Composite Rate	2022 Municipality Rate	2022 Library Rate	2022 Park District Rate	2022 Muni. + Lib. + Parks Rate	Muni. Only as a % of the Avg. Composite Rate	Muni. + Lib. + Parks as a % of the Avg. Composite Rate
Oak Park	13.138	2.032	0.576	0.636	3.244	15.47%	24.69%
Palatine	9.812	1.008	0.346	0.637	1.991	10.27%	20.29%
Arlington Heights	9.115	0.998	0.407	0.464	1.869	10.95%	20.50%
Skokie	9.070	0.501	0.443	0.407	1.351	5.52%	14.90%
Park Ridge	8.884	0.723	0.205	0.517	1.445	8.14%	16.27%
Bloomington**	8.836	1.0894	0.306	0	1.3954	12.33%	15.79%
Des Plaines	8.721	0.933	0.233	0.437	1.603	10.70%	18.38%
Evanston*	7.984	1.332	0.208	0	1.54	16.68%	19.29%

*Evanston's Municipality Rate includes a Parks Department and the General Assistance Fund

**Bloomington's Municipality Rate includes a Parks Department. Bloomington's Composite Rate was provided by the McLean County Assessor's Office.

^Table 1.1 in this memo is a repeat of the same data provide in Table 1.4 of the May 2024 Memo on Comparable Communities

^^Please reference the list of sources for an explanation on the calculation of the Average Composite Property Tax Rate

Table 1.2
2022 Property Tax Rate
Elementary & Secondary School Districts^
Sorted by 2022 Average Composite Rate^^

Community	2022 Average Composite Rate	2022 Elementary School District Rate	2022 Secondary School District Rate	2022 Elem. + Sec. School District Rate	Elem. + Sec. Rate as % of Avg. Composite Rate
Oak Park	13.138	5.135	3.230	8.365	63.67%
Palatine	9.812	3.673	2.710	6.383	65.05%
Arlington Heights	9.115	3.437	2.352	5.789	63.51%
Skokie*	9.070	3.788*	3.025	6.813	75.12%
Park Ridge	8.884	3.751	2.459	6.210	69.90%
Bloomington**	8.836	n/a	n/a	5.183	66.26%
Des Plaines	8.721	3.499	2.459	5.958	68.32%
Evanston	7.984	3.230	2.060	5.290	58.66%

*Skokie is serviced by five distinct elementary school districts in approximately equal land area sizes. This figure is an average of the property tax rates for each of those elementary school districts. More details on this can be found in Exhibit 3.

**Bloomington has one combined elementary and secondary school district.

^Please reference Exhibit 3 for more details about identifying school districts in communities.

^^Please reference the list of sources for an explanation on the calculation of the Average Composite Property Tax Rate

Exhibit 1
Property Tax Rates and Property Tax Bill Example

Table 1.3
 2022 Property Tax Rate
 Municipality + Library + Park District + Elementary & Secondary School Districts^
 Sorted by 2022 Average Composite Rate^^

Community	2022 Average Composite Rate	2022 Muni. + Lib. + Parks Rate (Table 1.1)	2022 Elem. + Sec. School District Rate (Table 1.2)	2022 Government + School Districts Combined Rate	2022 Gov + Schools as a % of Avg. Composite Rate
Oak Park	13.138	3.244	8.365	11.609	88.36%
Palatine	9.812	1.991	6.383	8.374	85.34%
Arlington Heights	9.115	1.869	5.789	7.658	84.02%
Skokie	9.07	1.351	6.813	8.164	90.01%
Park Ridge	8.884	1.445	6.21	7.655	86.17%
Bloomington	8.836	1.3954	5.183	6.5784	74.45%
Des Plaines	8.721	1.603	5.958	7.561	86.70%
Evanston	7.984	1.540	5.290	6.830	85.55%

^Please reference Exhibit 3 for more details about identifying school districts in communities.
 ^^Please reference Exhibit 3 for an explanation on the calculation of the Average Composite Property Tax Rate

Table 1.4
 Approximate Average Property Tax Bill for a \$500,000 Home^
 Sorted by 2022 Average Composite Rate^^

Community	Home Value	2022 Average Composite Rate	Approx. Property Tax Bill for Composite Rate	Approx. Property Tax Bill Towards Muni. + Lib. + Parks	Approx. Property Tax Bill Towards Elem. & Sec. School Districts	Approx. Property Tax Bill Towards All Other Taxing Districts
Oak Park	\$500,000.00	13.138	\$19,205.79	\$4,742.24	\$12,228.38	\$2,235.17
Palatine	\$500,000.00	9.812	\$14,343.67	\$2,910.54	\$9,330.99	\$2,102.14
Arlington Heights	\$500,000.00	9.115	\$13,324.76	\$2,732.20	\$8,462.65	\$2,129.92
Skokie	\$500,000.00	9.070	\$13,258.98	\$1,974.96	\$9,959.58	\$1,324.44
Park Ridge	\$500,000.00	8.884	\$12,987.08	\$2,112.37	\$9,078.09	\$1,796.61
Bloomington	\$500,000.00	8.836	\$12,916.91	\$2,039.87	\$7,576.77	\$3,300.27
Des Plaines	\$500,000.00	8.721	\$12,748.79	\$2,343.35	\$8,709.70	\$1,695.75
Evanston	\$500,000.00	7.984	\$11,671.41	\$2,251.25	\$7,733.19	\$1,686.97

^A Property Tax bill will vary based on the combination of property taxing bodies applied to a specific property. This table is meant to show average amounts based on the Average Composite Tax Rate for each community using the taxing bodies identified in Tables 1.1, 1.2, and 1.3.
 ^^Please reference Exhibit 3 for an explanation on the calculation of the Average Composite Property Tax Rate

Exhibit 2
Budgeted and Actual Revenues and Expenses

Note: Some municipalities and Park Districts (such as Bloomington and Skokie) use a 5/1-4/30 Fiscal Year. Those Fiscal Years have been aligned with the Calendar Year Fiscal Years used by the majority of communities with the same start year. That is, FY 2024/2025 (5/1-4/30) has been aligned with FY 2024 (1/1-12/31), FY 2023/2024 (5/1-4/30) has been aligned with FY 2023 (1/1-12/31), etc. This was done to align budgets with the most months in common of a given year (May-December).

Table 2.1
FY 2019-2024 Adopted Budgeted Revenues and Expenses
All Funds
Municipality + Library + Parks
Sorted Alphabetically

Community	FY 2024 Total Budgeted Revenues	FY 2024 Total Budgeted Expenses	FY 2023 Total Budgeted Revenues	FY 2023 Total Budgeted Expenses	FY 2022 Total Budgeted Revenues	FY 2022 Total Budgeted Expenses	FY 2021 Total Budgeted Revenues	FY 2021 Total Budgeted Expenses	FY 2020 Total Budgeted Revenues	FY 2020 Total Budgeted Expenses	FY 2019 Total Budgeted Revenues	FY 2019 Total Budgeted Expenses
Arlington Heights	\$230,062,841	\$275,011,260	\$225,404,800	\$255,327,492	\$215,424,240	\$222,892,810	\$207,798,216	\$228,969,121	\$208,484,500	\$209,153,180	\$204,164,936	\$233,232,081
Bloomington	\$331,668,992	\$331,668,992	\$290,134,570	\$290,134,570	\$269,101,886	\$269,101,886	\$251,735,690	\$251,735,690	\$230,320,572	\$230,320,572	\$227,542,262	\$227,542,262
Des Plaines*	\$174,786,249*	\$216,498,648*	\$179,205,756	\$220,958,451	\$178,143,765	\$211,200,640	\$174,838,204	\$195,836,551	\$174,293,788	\$205,539,984	\$184,685,930	\$211,237,051
Evanston	\$415,125,508	\$438,126,120	\$369,820,945	\$397,270,050	\$342,133,019	\$360,433,525	\$297,783,514	\$296,146,105	\$321,152,692	\$320,709,230	\$319,165,450	\$319,165,448
Oak Park	\$209,057,263	\$234,583,243	\$195,502,002	\$228,249,649	\$202,139,831	\$204,865,091	\$162,954,142	\$171,420,859	\$212,441,130	\$224,051,836	\$203,110,038	\$222,034,639
Palatine	\$172,507,268	\$181,885,079	\$161,352,054	\$164,570,361	\$153,485,805	\$155,197,244	\$145,623,573	\$147,443,573	\$151,034,738	\$155,161,774	\$147,304,837	\$153,849,069
Park Ridge**	\$122,038,708	\$156,039,774	\$101,925,121	\$113,487,944	\$93,470,128	\$96,816,974	\$63,031,392**	\$74,683,827**	\$93,862,698	\$102,320,980	\$87,570,818	\$101,430,044
Skokie	\$210,250,268	\$207,072,644	\$184,160,280	\$183,042,688	\$181,085,415	\$185,493,234	\$153,028,601	\$151,336,158	\$155,159,328	\$155,883,608	\$155,531,921	\$152,746,566

*The Des Plaines Park District does not have a publicly available budget for FY 2024. These figures only represent the Des Plaines Municipality and Library.

**Park Ridge Municipality had a Stub Year in 2021 running from 5/1/2021-12/31/2021 to convert from a 5/1-4/30 Fiscal Year to a 1/1-12/31 Fiscal Year.

Exhibit 2
Budgeted and Actual Revenues and Expenses

Note: Some municipalities and Park Districts (such as Bloomington and Skokie) use a 5/1-4/30 Fiscal Year. Those Fiscal Years have been aligned with the Calendar Year Fiscal Years used by the majority of communities with the same start year. That is, FY 2024/2025 (5/1-4/30) has been aligned with FY 2024 (1/1-12/31), FY 2023/2024 (5/1-4/30) has been aligned with FY 2023 (1/1-12/31), etc. This was done to align budgets with the most months in common of a given year (May-December).

Table 2.2
 FY 2019-2024 Adopted Budgeted Revenues and Expenses
 General Fund Only^
 Municipality + Parks^
 Sorted Alphabetically

Community	FY 2024 General Fund Budgeted Revenues	FY 2024 General Fund Budgeted Expenses	FY 2023 General Fund Budgeted Revenues	FY 2023 General Fund Budgeted Expenses	FY 2022 General Fund Budgeted Revenues	FY 2022 General Fund Budgeted Expenses	FY 2021 General Fund Budgeted Revenues	FY 2021 General Fund Budgeted Expenses	FY 2020 General Fund Budgeted Revenues	FY 2020 General Fund Budgeted Expenses	FY 2019 General Fund Budgeted Revenues	FY 2019 General Fund Budgeted Expenses
Arlington Heights	\$96,471,830	\$96,448,940	\$97,261,200	\$92,680,392	\$87,449,010	\$88,749,390	\$83,847,775	\$85,524,058	\$84,162,360	\$85,188,580	\$81,643,160	\$83,244,106
Bloomington	\$143,089,385	\$143,089,385	\$129,075,038	\$129,075,038	\$122,311,750	\$122,311,750	\$109,066,701	\$109,066,701	\$110,240,652	\$110,240,652	\$109,069,318	\$109,069,318
Des Plaines*	\$69,410,095*	\$91,585,184*	\$77,707,509	\$91,782,263	\$73,336,866	\$89,049,540	\$73,824,171	\$84,753,986	\$74,145,924	\$84,428,954	\$74,996,290	\$83,737,285
Evanston	\$143,987,769	\$143,927,543	\$127,737,614	\$127,737,614	\$117,909,687	\$117,890,987	\$111,022,609	\$111,020,191	\$118,820,557	\$117,200,492	\$114,153,373	\$114,153,372
Oak Park	\$105,472,781	\$105,838,370	\$92,719,844	\$92,925,375	\$83,533,016	\$88,655,419	\$74,722,714	\$76,996,027	\$82,070,608	\$83,690,915	\$78,511,924	\$79,427,526
Palatine	\$100,289,367	\$102,504,348	\$94,609,880	\$93,589,115	\$90,494,330	\$88,192,367	\$86,995,064	\$85,605,055	\$88,021,866	\$86,490,940	\$83,102,958	\$82,674,649
Park Ridge**	\$65,276,022	\$72,359,744	\$57,450,528	\$60,233,069	\$53,960,332	\$55,773,236	\$37,137,438**	\$40,041,563**	\$52,770,521	\$54,344,047	\$50,315,009	\$55,956,096
Skokie	\$93,770,505	\$91,015,055	\$89,188,042	\$87,032,590	\$83,933,717	\$81,902,751	\$73,892,826	\$75,654,152	\$81,080,927	\$80,630,466	\$78,704,564	\$79,066,732

*The Des Plaines Park District does not have a publicly available budget for FY 2024. These figures only represent the Des Plaines Municipality

**Park Ridge Municipality had a Stub Year in 2021 running from 5/1/2021-12/31/2021 to convert from a 5/1-4/30 Fiscal Year to a 1/1-12/31 Fiscal Year.

^Excludes Library Funds. Please reference Exhibit 3 for more information on the calculation of General Fund for Park Districts.

Exhibit 2
Budgeted and Actual Revenues and Expenses

Note: Some municipalities and Park Districts (such as Bloomington and Skokie) use a 5/1-4/30 Fiscal Year. Those Fiscal Years have been aligned with the Calendar Year Fiscal Years used by the majority of communities with the same start year. That is, FY 2024/2025 (5/1-4/30) has been aligned with FY 2024 (1/1-12/31), FY 2023/2024 (5/1-4/30) has been aligned with FY 2023 (1/1-12/31), etc. This was done to align budgets with the most months in common of a given year (May-December).

Table 2.3
 FY 2019-2022 Actual Revenues and Expenses
 General Fund Only^
 Municipality + Parks^
 Sorted Alphabetically

Community	FY 2022 General Fund Actual Revenues	FY 2022 General Fund Actual Expenses	FY 2021 General Fund Actual Revenues	FY 2021 General Fund Actual Expenses	FY 2020 General Fund Actual Revenues	FY 2020 General Fund Actual Expenses	FY 2019 General Fund Actual Revenues	FY 2019 General Fund Actual Expenses
Arlington Heights	\$98,790,982	\$97,165,820	\$91,174,624	\$90,012,984	\$80,920,953	\$80,814,638	\$84,269,662	\$84,387,632
Bloomington	\$143,457,032	\$143,457,032	\$133,401,354	\$121,649,706	\$107,691,937	\$106,553,530	\$107,105,531	\$106,708,390
Des Plaines	\$92,507,403	\$78,784,975	\$83,782,637	\$74,438,285	\$75,858,253	\$72,984,468	\$79,539,172	\$75,961,028
Evanston	\$142,875,211	\$116,484,137	\$127,100,944	\$113,408,067	\$112,788,300	\$109,770,758	\$117,211,433	\$115,175,062
Oak Park	\$96,762,281	\$85,840,410	\$89,763,580	\$75,981,001	\$74,145,732	\$71,646,999	\$80,656,246	\$78,799,696
Palatine	\$97,884,592	\$87,069,294	\$89,391,831	\$76,659,519	\$77,250,501	\$74,055,474	\$81,245,841	\$80,720,215
Park Ridge*	\$65,356,413	\$54,074,534	\$49,764,470*	\$46,987,452*	\$47,248,054	\$45,831,446	\$51,212,387	\$52,251,284
Skokie**	\$106,223,888	\$94,214,702	\$84,580,074**	\$85,104,753**	\$60,669,548**	\$74,372,213**	\$63,474,548**	\$72,339,614**

*Park Ridge Municipality had a Stub Year in 2021 running from 5/1/2021-12/31/2021 to convert from a 5/1-4/30 Fiscal Year to a 1/1-12/31 Fiscal Year.

**Skokie Park District only has their FY 2022 Actuals publicly available. Figures for FY 2019-2021 for Skokie only include the Municipality.

^Excludes Library Funds. Please reference Exhibit 3 for more information on the calculation of General Fund for Park Districts.

Exhibit 2
Budgeted and Actual Revenues and Expenses

Note: Some municipalities and Park Districts (such as Bloomington and Skokie) use a 5/1-4/30 Fiscal Year. Those Fiscal Years have been aligned with the Calendar Year Fiscal Years used by the majority of communities with the same start year. That is, FY 2024/2025 (5/1-4/30) has been aligned with FY 2024 (1/1-12/31), FY 2023/2024 (5/1-4/30) has been aligned with FY 2023 (1/1-12/31), etc. This was done to align budgets with the most months in common of a given year (May-December).

Table 2.4
 FY 2019-2022 Actual Revenues and Expenses per Capita^
 General Fund Only^^
 Municipality + Parks^^
 Sorted Alphabetically

Community	FY 2022 General Fund Actual Revenues per Capita	FY 2022 General Fund Actual Expenses per Capita	FY 2021 General Fund Actual Revenues per Capita	FY 2021 General Fund Actual Expenses per Capita	FY 2020 General Fund Actual Revenues per Capita	FY 2020 General Fund Actual Expenses per Capita	FY 2019 General Fund Actual Revenues per Capita	FY 2019 General Fund Actual Expenses per Capita
Arlington Heights	\$1,313.80	\$1,292.18	\$1,212.51	\$1,197.06	\$1,076.15	\$1,074.73	\$1,120.68	\$1,122.25
Bloomington	\$1,907.80	\$1,907.80	\$1,774.07	\$1,617.79	\$1,432.17	\$1,417.03	\$1,424.37	\$1,419.09
Des Plaines	\$1,230.23	\$1,047.74	\$1,114.20	\$989.94	\$1,008.82	\$970.60	\$1,057.77	\$1,010.19
Evanston	\$1,900.06	\$1,549.09	\$1,690.28	\$1,508.19	\$1,499.94	\$1,459.81	\$1,558.77	\$1,531.69
Oak Park	\$1,286.82	\$1,141.57	\$1,193.74	\$1,010.45	\$986.05	\$952.82	\$1,072.63	\$1,047.94
Palatine	\$1,301.74	\$1,157.91	\$1,188.80	\$1,019.48	\$1,027.34	\$984.85	\$1,080.47	\$1,073.48
Park Ridge*	\$869.16	\$719.12	\$661.81*	\$624.87*	\$628.34	\$609.50	\$681.06	\$694.88
Skokie**	\$1,412.65	\$1,252.94	\$1,124.81**	\$1,131.79**	\$806.83**	\$989.06**	\$844.13**	\$962.03**

*Park Ridge Municipality had a Stub Year in 2021 running from 5/1/2021-12/31/2021 to convert from a 5/1-4/30 Fiscal Year to a 1/1-12/31 Fiscal Year.

**Skokie Park District only has their FY 2022 Actuals publicly available. Figures for FY 2019-2021 for Skokie only include the Municipality.

^Population figures to calculate per capita amounts are noted in Exhibit 3.

^^Excludes Library Funds. Please reference Exhibit 3 for more information on the calculation of General Fund for Park Districts.

Exhibit 2 Budgeted and Actual Revenues and Expenses

Note: Some municipalities and Park Districts (such as Bloomington and Skokie) use a 5/1-4/30 Fiscal Year. Those Fiscal Years have been aligned with the Calendar Year Fiscal Years used by the majority of communities with the same start year. That is, FY 2024/2025 (5/1-4/30) has been aligned with FY 2024 (1/1-12/31), FY 2023/2024 (5/1-4/30) has been aligned with FY 2023 (1/1-12/31), etc. This was done to align budgets with the most months in common of a given year (May-December).

Table 2.5
FY 2022 Budgeted Revenues and Actual Revenues Difference
General Fund Only^
Municipality + Parks^
Sorted by FY 2022 Difference (%)

Community	FY 2022 General Fund Revenue Budget	FY 2022 General Fund Revenue Actuals	FY 2022 Difference (\$)	FY 2022 Difference (%)
Skokie	\$83,933,717	\$106,223,888	+ \$22,290,171	+ 26.56%
Des Plaines	\$73,336,866	\$92,507,403	+ \$19,170,537	+ 26.14%
Evanston	\$117,909,687	\$142,875,211	+ \$24,965,524	+ 21.17%
Park Ridge	\$53,960,332	\$65,356,413	+ \$11,396,081	+ 21.12%
Bloomington	\$122,311,750	\$143,457,032	+ \$21,145,282	+ 17.29%
Oak Park	\$83,533,016	\$96,762,281	+ \$13,229,265	+ 15.84%
Arlington Heights	\$87,449,010	\$98,790,982	+ \$11,341,972	+ 12.97%
Palatine	\$90,494,330	\$97,884,592	+ \$7,390,262	+ 8.17%

^Excludes Library Funds. Please reference Exhibit 3 for more information on the calculation of General Fund for Park Districts.

Table 2.6
FY 2022 Budgeted Expenses and Actual Expenses Difference
General Fund Only^
Municipality + Parks^
Sorted by BY 2022 Difference (%)

Community	FY 2022 General Fund Budgeted Expenses	FY 2022 General Fund Actual Expenses	FY 2022 Difference (\$)	FY 2022 Difference (%)
Bloomington	\$122,311,750	\$143,457,032	+ \$21,145,282	+ 17.29%
Skokie	\$81,902,751	\$94,214,702	+ \$12,311,951	+ 15.03%
Arlington Heights	\$88,749,390	\$97,165,820	+ \$8,416,430	+ 9.48%
Evanston	\$117,890,987	\$116,484,137	- \$1,406,850	- 1.19%
Palatine	\$88,192,367	\$87,069,294	- \$1,123,073	- 1.27%
Park Ridge	\$55,773,236	\$54,074,534	- \$1,698,702	- 3.05%
Oak Park	\$88,655,419	\$85,840,410	- \$2,815,009	- 3.18%
Des Plaines	\$89,049,540	\$78,784,975	- \$10,264,565	- 11.53%

^Excludes Library Funds. Please reference Exhibit 3 for more information on the calculation of General Fund for Park Districts.

Exhibit 3

Data Sources and Other Notes

Exhibit 1 Property Tax Rates and Composite Rates

- Property Tax Rates from Cook County Clerk’s Office “Tax Agency Reports” and McLean County “District Tax Rates and Taxable EAV.”
 - Cook County:
<https://www.cookcountyclerkil.gov/property-taxes/tax-agency-reports>
 - McLean County:
<https://www.mcleancountyil.gov/1146/District-Tax-Rates-and-Taxable-EAV>
- For Bloomington, the Municipality Rate, Library Rate, and Park District Rates were obtained through the McLean County “District Tax Rates and Taxable EAV.”
 - The Average Composite Rate was provided by the McLean County Assessor’s Office in a phone interview with Finance Staff. An “Average Composite Rate Report” for municipalities in McLean County is not regularly produced for the public according to the McLean County Assessor’s Office.
- For all other communities, which are located in Cook County, the property tax rates were obtained from the “2022 Property Tax Rate Report” produced by Cook County each year.
 - Cook County calculates a Composite Tax Rate for each individual property using the sum of the tax rates of all the taxing districts (municipality, school district, park district, etc.) which service an individual property.
 - The Average Composite Rate is calculated by averaging all of the individual Composite Rates for all properties in a given community.
 - An individual property PIN may be higher or lower depending on the combination of taxing districts servicing a property.

Exhibit 1 School Districts Notes

- Property Tax Rates for School districts were obtained through the Cook County Clerk’s Office “Tax Agency Reports” and McLean County “District Tax Rates and Taxable EAV.”
 - Cook County:
<https://www.cookcountyclerkil.gov/property-taxes/tax-agency-reports>
 - McLean County:
<https://www.mcleancountyil.gov/1146/District-Tax-Rates-and-Taxable-EAV>
- Determination of Primary School Districts for Communities
 - For most communities on the Peer Communities list, there is one primary elementary school district and one primary secondary school district servicing each community.
 - Skokie, the lone exception, is serviced by five distinct elementary school districts plus some addresses that are serviced by D65 and D202.
 - For the purpose of this research, D65 and D202 were excluded from Skokie’s Property Tax Rate calculations.

- Staff utilized this resource to compare elementary school district boundaries with community boundaries:
<https://iecam.illinois.edu/data-descriptions/geographic-region-school-districts-elementary-and-unit>
- Staff utilized Google Maps to compare secondary school district boundaries with community boundaries.
- Every Peer Community and Evanston has at least some addresses which are not serviced by the primary school districts, but by another school district. These outlier circumstances were ignored for the purpose of this research.
- Here is a list of the primary school districts used for each community in this research:

Community	Primary Elementary School District	Primary Secondary School District
Arlington Heights	D25	D214
Bloomington	D87	D87
Des Plaines	D62	D207
Evanston	D65	D202
Oak Park	D97	D200
Palatine	D15	D211
Park Ridge	D64	D207
Skokie	D68, D69, D72, D73, D73.5	D219

- Calculation of Property Tax Rates
 - For all of the Peer Communities and Evanston, the Property Tax Rates align one-for-one with each school district, with the exception of Skokie.
 - For Skokie, staff used the average of the five elementary school districts in Tables 1.2, 1.3, and 1.4. That is:
 - D68 - 2.772, 2022 Property Tax Rate
 - D69 - 5.117, 2022 Property Tax Rate
 - D72 - 2.305, 2022 Property Tax Rate
 - D73 - 3.999, 2022 Property Tax Rate
 - D73.5 - 4.476, 2022 Property Tax Rate
 - AVERAGE: 3.788

Exhibit 2 Data Sources

- [Arlington Heights Municipality Budgets](#)
- [Arlington Heights Park District Budgets](#)
- [Bloomington Municipality Budgets](#) (includes Parks Department)
- [Des Plaines Municipality Budgets](#)
- [Des Plaines Park District Budgets](#) and [ACFRs](#)
- [Evanston Municipality Budgets](#) (includes Parks Department)
- [Oak Park Municipality Budgets](#)
- [Park District of Oak Park Budgets](#) and [ACFRs](#)
- [Palatine Municipality Budgets](#)
- [Palatine Park District Budgets](#) and [ACFRs](#)
- [Park Ridge Municipality Budgets](#)
- [Park Ridge Park District Budgets](#)
- [Skokie Municipality Budgets](#)
- [Skokie Park District Budgets](#) and [ACFRs](#)

Exhibit 2 Park District “General Fund” Calculation

- In Tables 2.2-2.6, staff focused on General Fund Revenues and Expenses.
- For the purposes of creating a more similar comparison in this research, staff included operating revenues and expenses for communities that have Park Districts as part of those “General Fund” figures.
- Within the Park District budgets that were researched, there were typically four main Funds that each Park District had: General Fund/Corporate Fund, Recreation Fund, Special Recreation Fund, and Capital Improvement Fund. In some cases these Park Districts had more specialty Funds.
- For the purposes of this research, staff included General/Corporate Funds, Recreation Funds and Special Recreation Funds as part of the overall “General Fund” calculations. This was done for a few reasons:
 - General/Corporate Funds were structured very similarly to Evanston’s General Fund in that they contained budgets for General Administration and daily operations.
 - Recreation Funds were largely budgeted for program fees (revenue) and operating costs for specific annual programming. Staff viewed this comparable to the Parks and Recreation Department budget in Evanston.
 - Special Recreation Funds were typically budgeted around programs specific to buildings or structures within a Park District. Staff viewed this as comparable to the Parks and Recreation Department’s budget for programs hosted at specific facilities in Evanston as well as the maintenance costs for those buildings (materials and labor).

Population Figures for Table 2.4 Calculations

- Population figures are from the US Census Bureau, Table DP05 "Demographic and Housing Estimates" using 2022 5-year average estimates.

Community	Population
Arlington Heights	75,195
Bloomington	78,864
Des Plaines	58,594
Evanston	77,181
Oak Park	52,553
Palatine	65,485
Park Ridge	39,368
Skokie	65,497