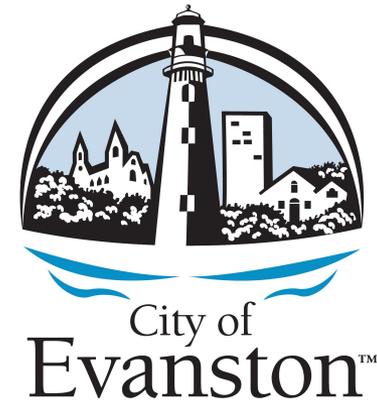


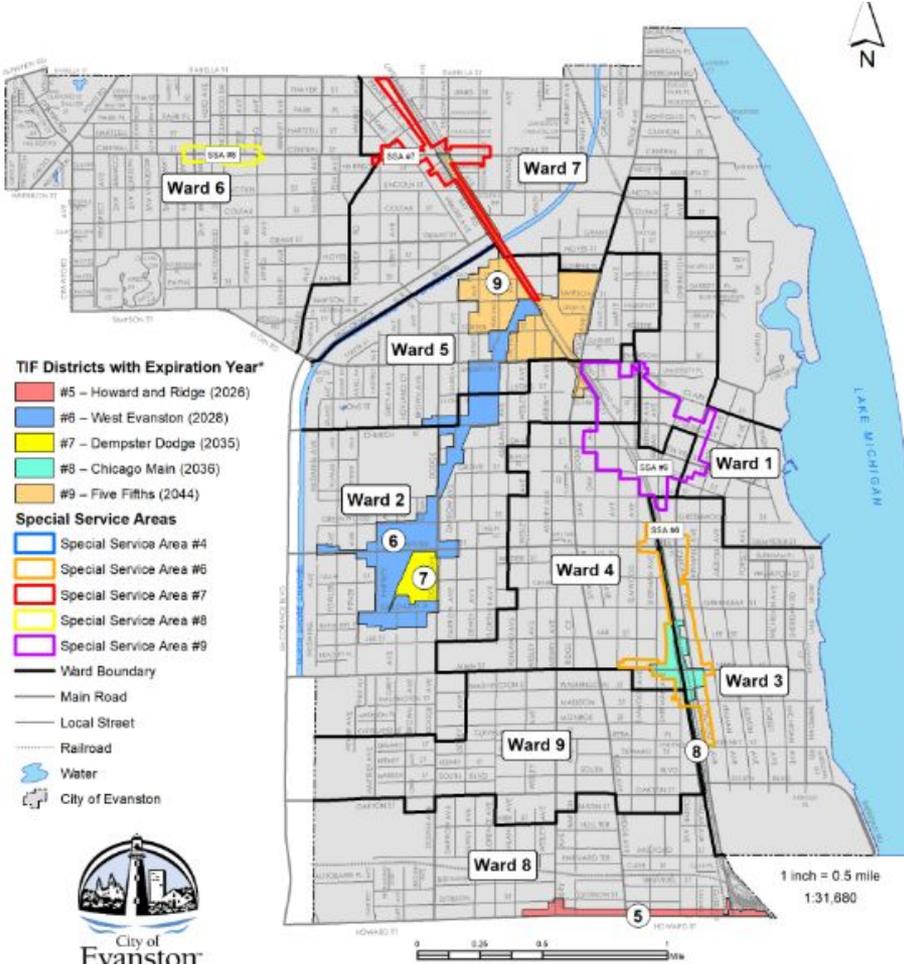
# Evanston Joint Review Board 2023 Agenda

- I. Call to Order
- II. Introduction of Representatives
- III. Selection of Chairperson
- IV. Review of Joint Review Board Procedures and Duties
- V. Public Comment
- VI. Approval of Minutes December 2022
- VII. Review of Annual Reports January 1, 2022 - December 31, 2022
  - A. Howard/Ridge TIF 5
  - B. West Evanston TIF 6
  - C. Dempster/Dodge TIF 7
  - D. Chicago/Main TIF 8
  - E. Five Fifths TIF 9
- VIII. Board Discussion / Questions
- IX. Adjournment



# CITY OF EVANSTON

## Joint Review Board Annual Report - November 30, 2023 - 10AM



Hitesh Desai, Chief Financial Officer  
Paul Zalmezak, Economic Development Manager

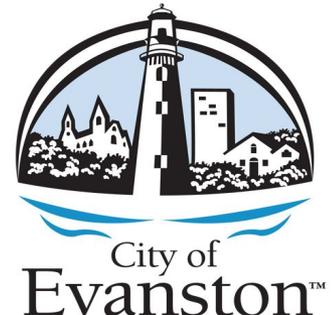
### Economic Development Team

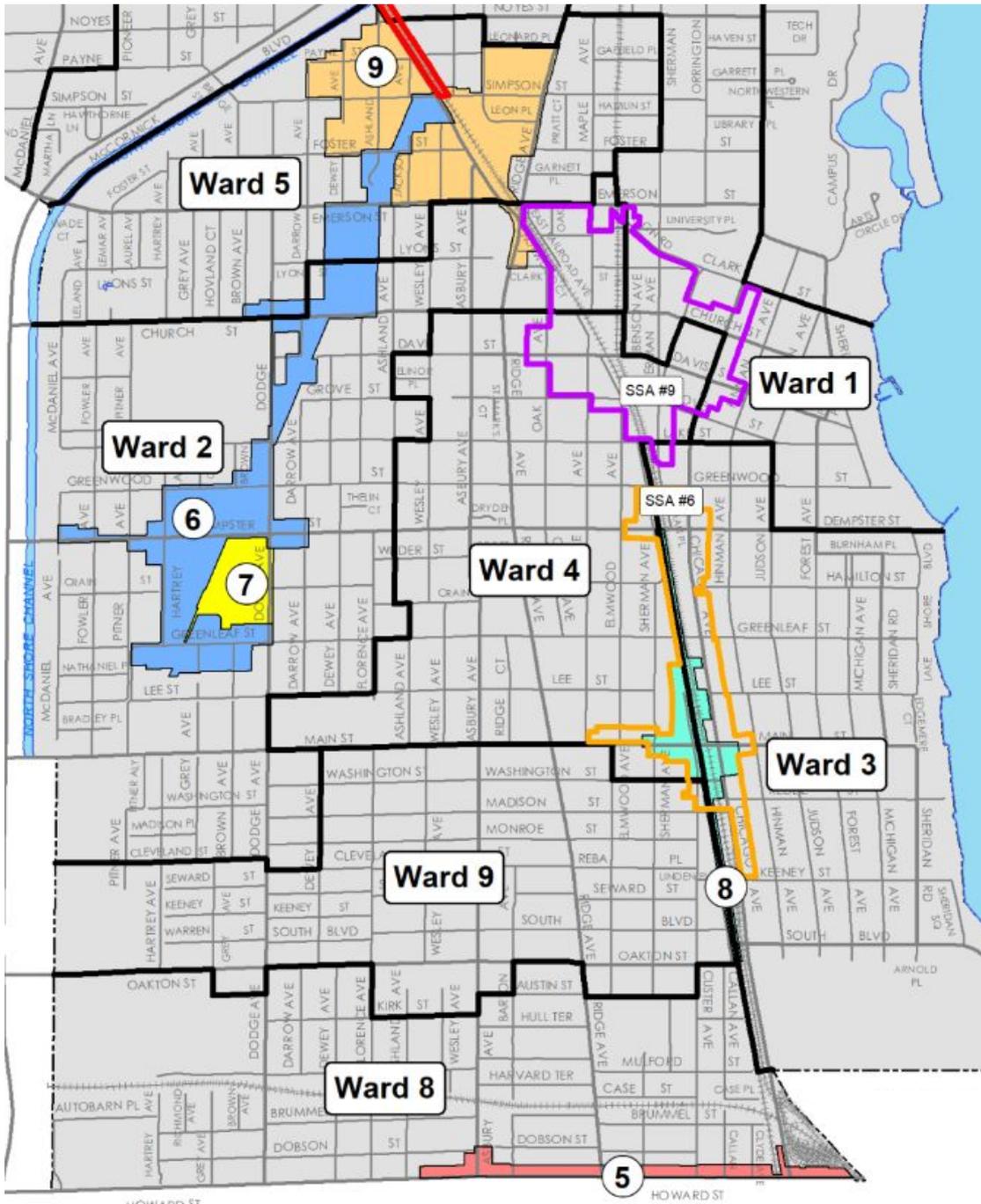
Katie Boden  
Neal Reeves



# JOINT REVIEW BOARD MEETING

- State of Illinois Statute requires Annual Meeting
- Defines Membership and Appointed Representatives
- TIF Finances
- TIF Funded Activities





**TIF Districts with Expiration Year\***

- #5 – Howard and Ridge (2026)
- #6 – West Evanston (2028)
- #7 – Dempster Dodge (2035)
- #8 – Chicago Main (2036)
- #9 – Five Fifths (2044)

# TIF SUMMARY

## Evanston Joint Review Board (JRB) 2023

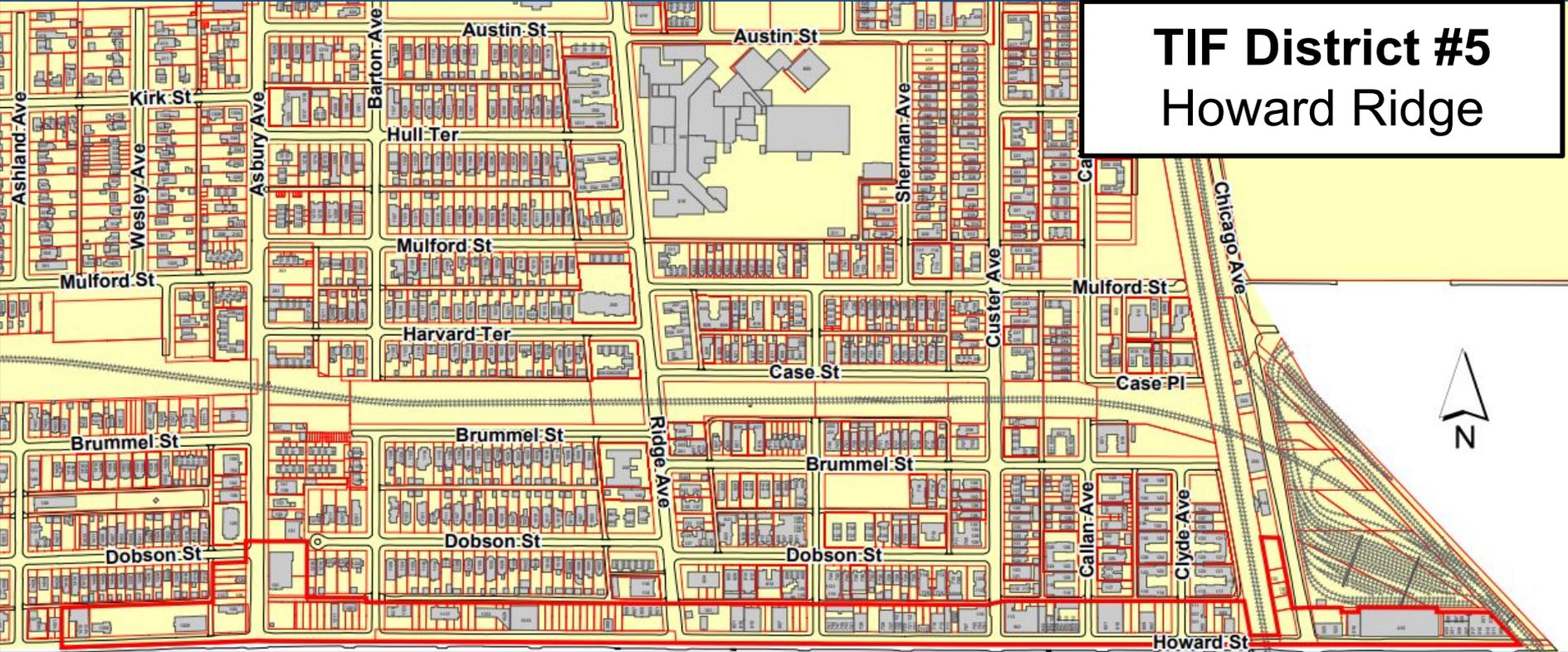
TIF Agency	TIF Name	TIF Total EAV 2021 [1]	TIF Total Frozen EAV	TIF Incremental EAV	Debt As of 12/31/2023
030380504	TIF CITY OF EVANSTON-AREA 5 ( Howard Ridge)	\$ 25,031,611	\$ 11,416,635	\$ 13,614,976	\$ 3,205,000
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	\$ 55,123,658	\$ 37,477,570	\$ 17,646,088	\$ -
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	\$ 24,455,370	\$ 11,489,118	\$ 12,966,252	\$ 2,385,000
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	\$ 13,321,070	\$ 10,816,879	\$ 2,504,191	\$ 1,645,000
030380508	EVANSTON- AREA 9 FIVE FIFTH	\$ 32,829,543	\$ 35,823,529	\$ (2,993,986)	\$ -
	<b>TOTAL</b>	<b>\$ 150,761,252</b>	<b>\$ 107,023,731</b>	<b>\$ 46,731,507</b>	<b>\$ 7,235,000</b>

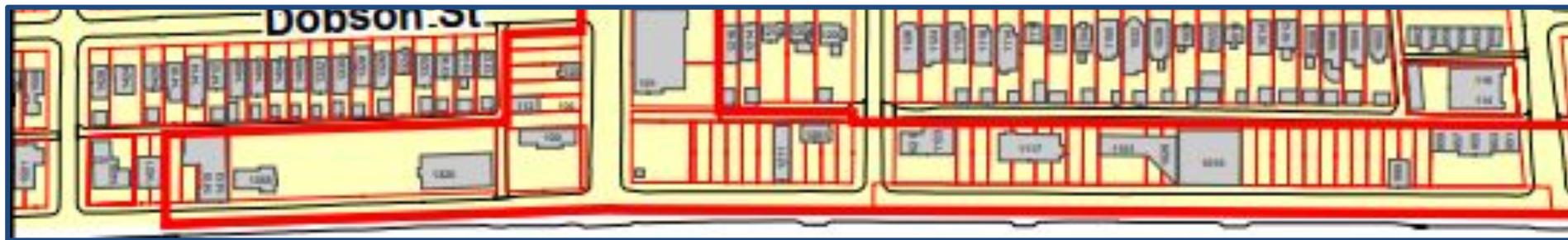
TIF Agency	TIF Name	TIF Revenues 2022	TIF Revenues YTD 2023 (10/31) [2]	Fund Balance 12/31/2022	Cash Balance 12/31/2022
030380504	TIF CITY OF EVANSTON-AREA 5 ( Howard Ridge)	\$ 1,198,459	\$ 633,929	\$ 2,105,094	\$ 1,739,373
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	\$ 1,518,482	\$ 821,627	\$ 2,463,997	\$ 2,290,642
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	\$ 1,139,750	\$ 650,751	\$ 1,693,678	\$ 1,323,108
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	\$ 224,028	\$ 121,726	\$ 373,012	\$ 374,766
030380508	EVANSTON- AREA 9 FIVE FIFTH	\$ -	\$ -	\$ (135,901)	\$ -
	<b>TOTAL</b>	<b>\$ 4,080,719</b>	<b>\$ 2,228,033</b>	<b>\$ 6,499,880</b>	<b>\$ 5,727,889</b>

Notes : 2022 EAV's not available as of 11/27/2023

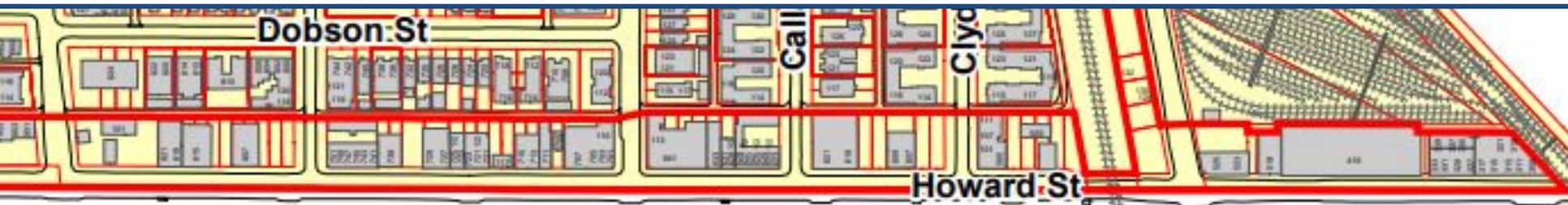
2022 Second Installment of Property Tax delayed with a due date of 12/01/2023

# TIF District #5 Howard Ridge





*Howard Ridge TIF Asbury to Ridge*



*Howard Ridge TIF Ridge to CTA Tracks*

Established: 2003  
Initial EAV: \$5,978,279  
Expiration: 2027  
2021 EAV: \$25,031,611

# HOWARD/RIDGE TIF #5



- Four-story, **73,017-square-foot building** located next to the existing CJE SeniorLife Adult Day Services center.
- 1015 Howard LP, a partnership that includes CJE SeniorLife, Evergreen and U.S. Bancorp Community Development Corp.
- Development costs are estimated at **\$25 million**.

# PROPERTY ACQUISITION \$950K - 2023



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# EVANSTON GATEWAY - 28 APARTMENTS

WE ARE PLEASED TO ANNOUNCE  
EVANSTON GATEWAY IS THE RECIPIENT OF A  
**2023 GOLD AWARD**

 FROM THE ASSOCIATION OF  
LICENSED ARCHITECTS



City of  
**Evanston™**



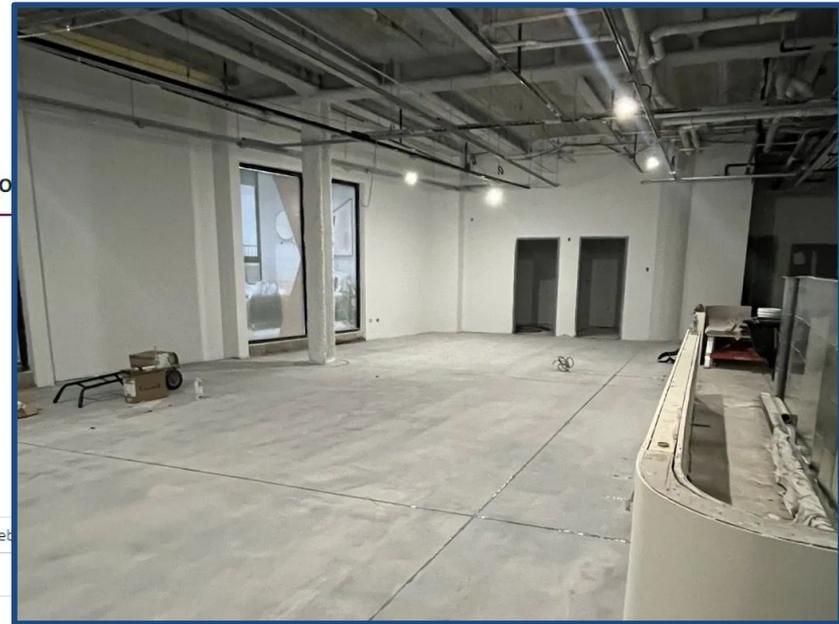
# EVANSTON ROUNDTABLE

CITY SCHOOLS ART & LIFE PUBLIC SQUARE SPORTS BUSINESS FOOD CALENDAR PHOTO

## Bakery/marijuana dispensary closer to opening in south Evanston

by Matt Simonette  
April 12th, 2023

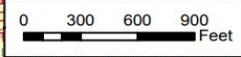
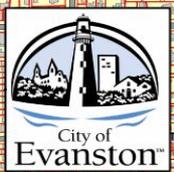
Twitter Facebook



# TIF District #6 West Evanston

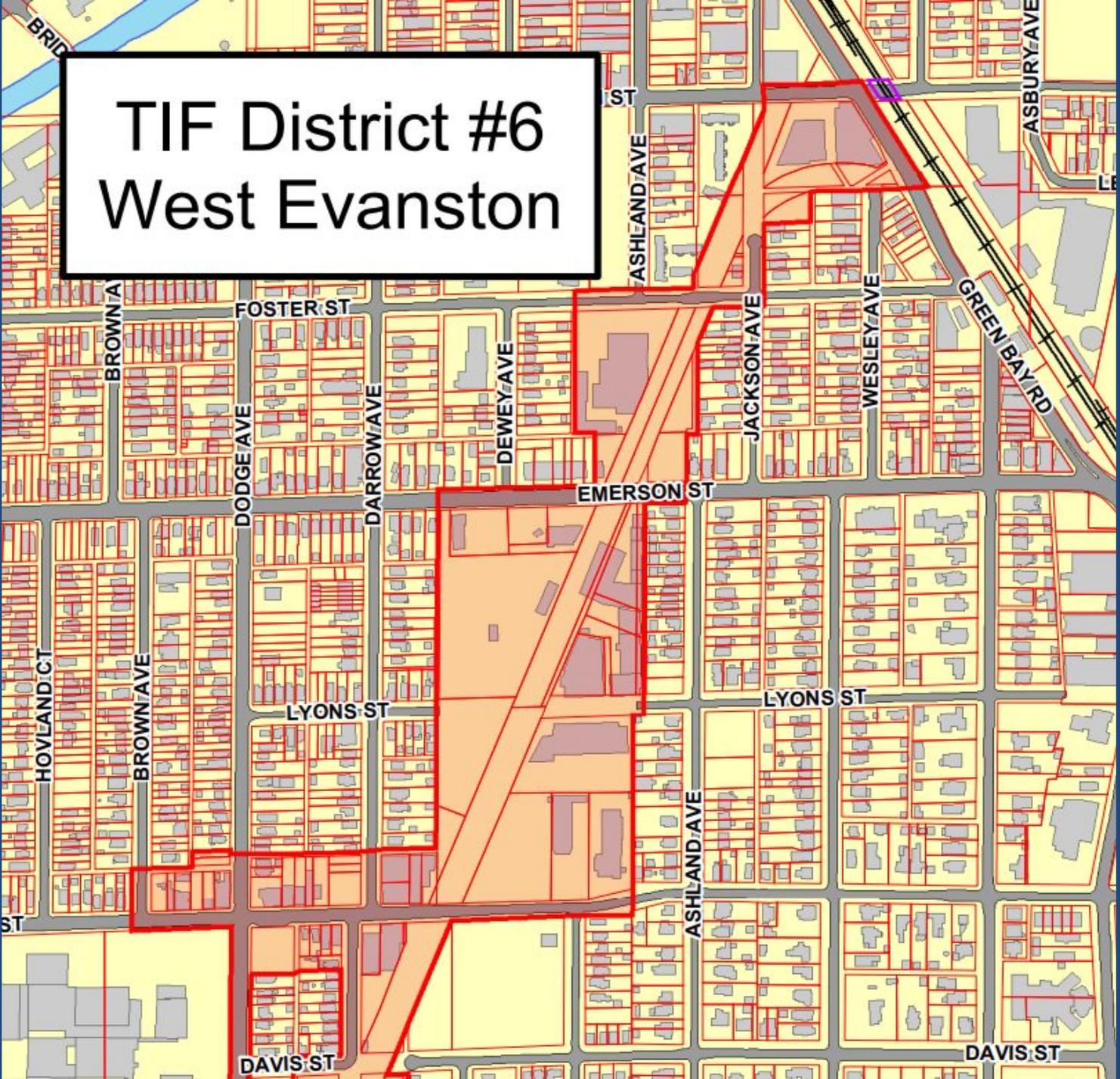
Established: 2005  
Initial EAV: \$37,477,570  
Expiration: 2029  
2021 EAV: \$55,123,658

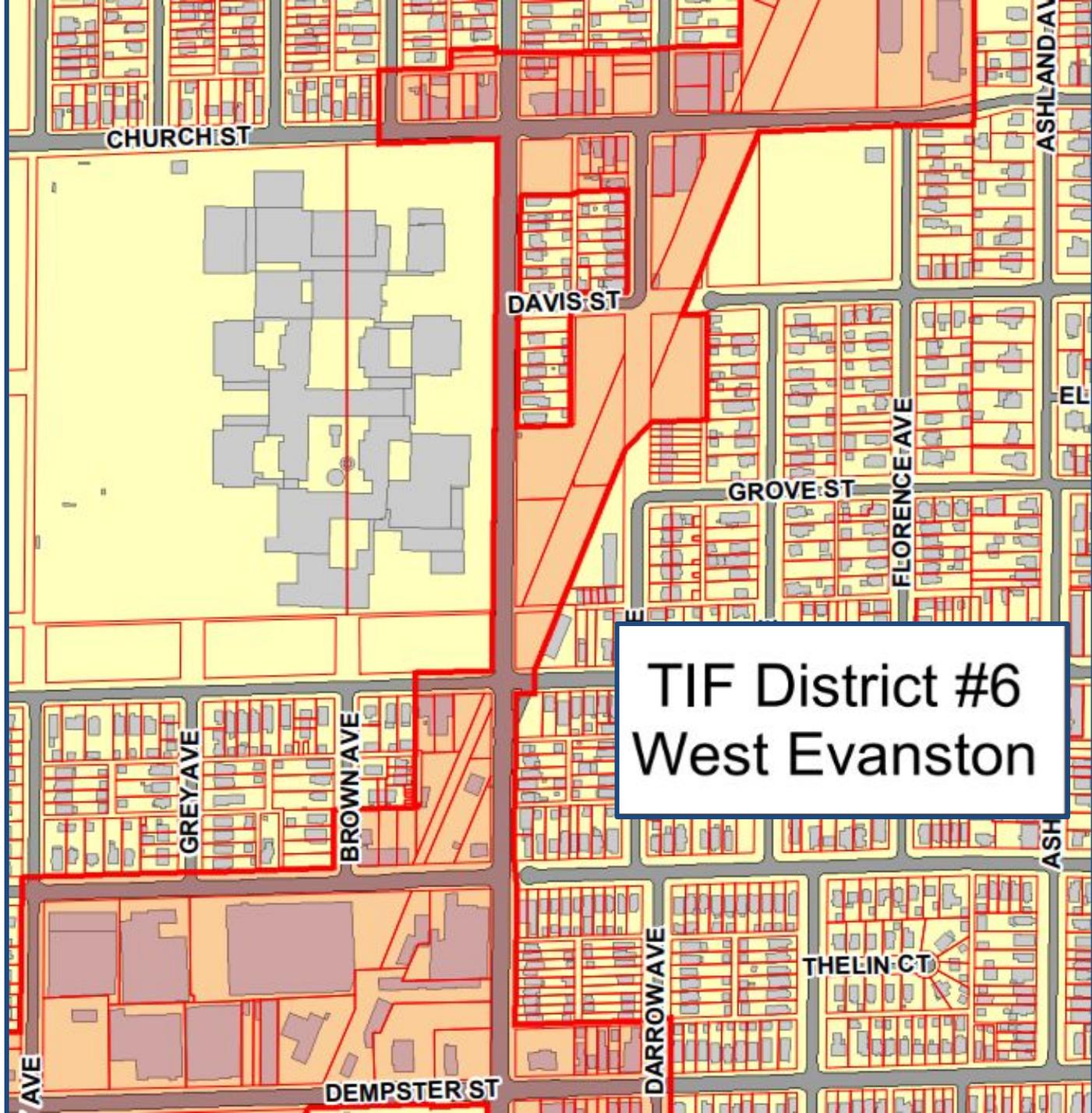
- TIF District
- Tax Parcel
- Building
- Railroad
- Water



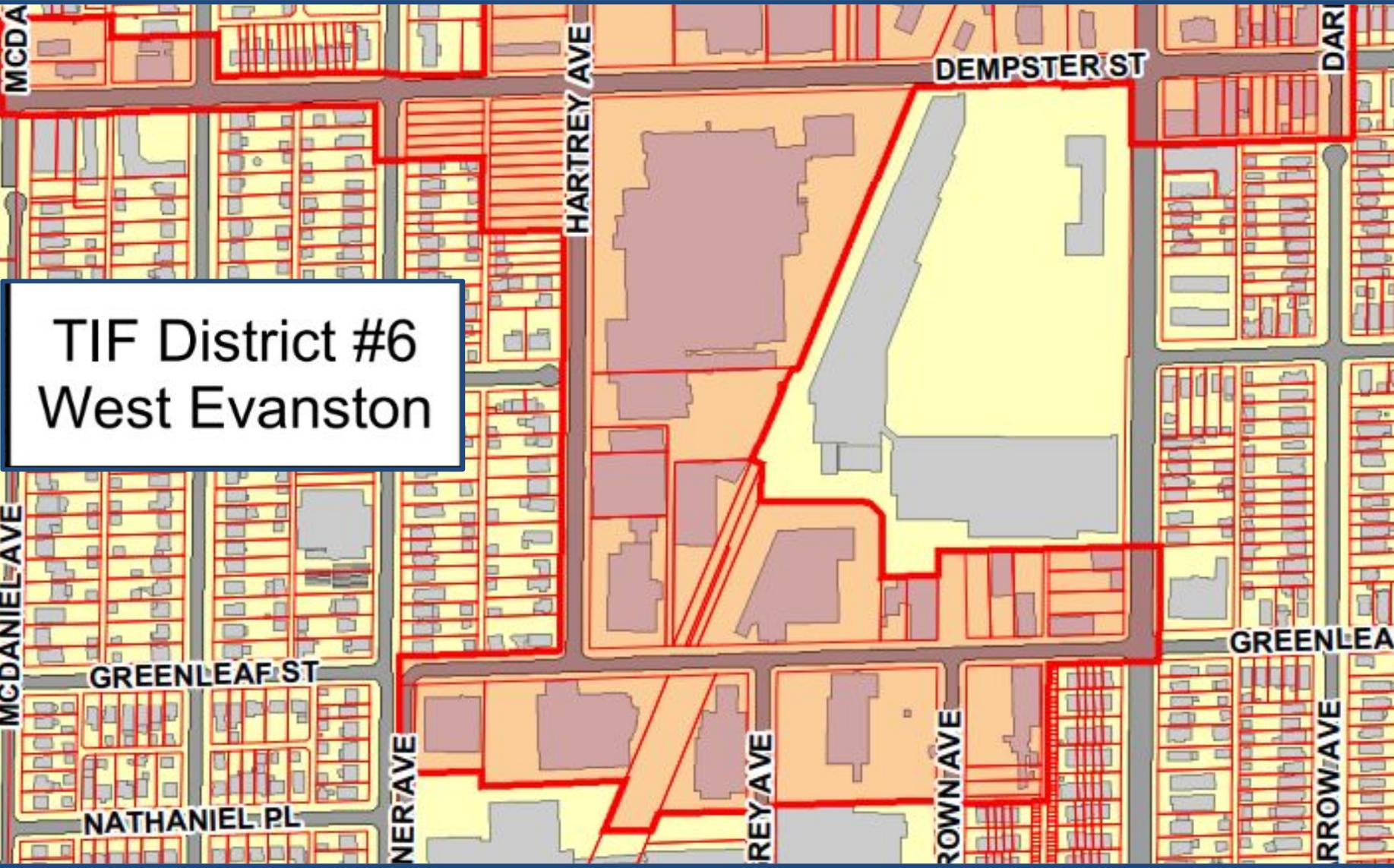
This map is provided "as is" without warranties of any kind.  
See [www.cityofevanston.com/mapdisclaimers.html](http://www.cityofevanston.com/mapdisclaimers.html) for more information.  
TIF6letter.mxd - 3/27/2013

# TIF District #6 West Evanston





TIF District #6  
West Evanston



TIF District #6  
West Evanston



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# WEST EVANSTON TIF #6



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# HODC MT PISGAH APARTMENTS



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# MT. PISGAH PROPOSED DESIGN



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# Mt Pisgah Apartments - Evanston, IL

## Project Status Update

Construction is projected to begin in Spring of 2024.

Mt Pisgah Ministry and HODC propose to transform the 1800 block of Church Street by constructing two new buildings that will activate and revitalize the area. The project will create neighborhood retail space, affordable rental units, and a new church at 1805-1815 Church Street.

Mt Pisgah and HODC will partner on all aspects of the development as one overall project but each building will be owned and financed separately. Mt Pisgah will contribute the land it currently owns and will include the City-owned land once it is given ownership by the City.

## Workforce Housing for Families

HODC will develop a mixed-use retail and residential building with street level shops and apartments above. There will be approximately 2,250 square feet of leasable commercial space that will service the community.

The building will include energy efficient measures to obtain National Green Building Standards certification and Energy Star rating. Rents will be affordable to households earning less than 60% of area median income. Evanston residents will be given preference as possible. HODC will own and manage the apartments upon completion.

The church will be a three-story building located at the corner of Church and Darrow. It will include a 200 person worship space, meeting rooms, offices and fellowship space. Mt Pisgah will use the space as its primary worship center and will hold weekly gatherings and annual conferences.

**Total Number of Units: 33**

### Unit Mix:

- > 1 bedroom/1 bathroom — 12
- > 2 bedroom/1 bathroom — 10
- > 3 bedroom/2 bathroom — 11



*Aerial view of the proposed development site.*

Units	1 br	2 br	3 br
60% Rent Limits	\$1,049	\$1,258	\$1,454
50% Rent Limits	\$874	\$1,048	\$1,211
Proposed Rents	\$600	\$800	\$1000

# LAKE AND DODGE ACQUISITION - \$200K



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# ANDREWS/CONTINENTAL CONSTRUCTION?

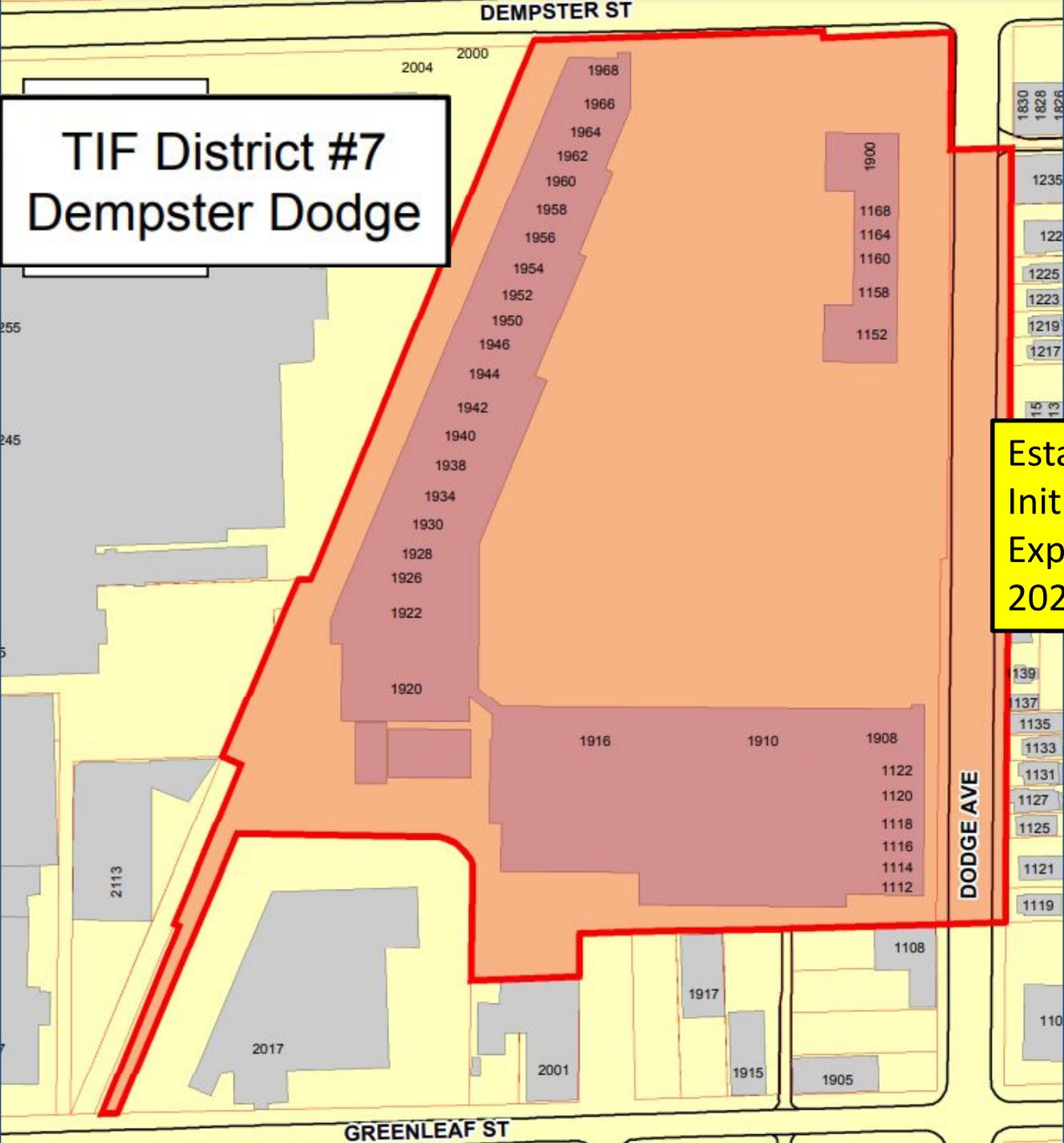


# TIF EXTENSION REQUEST 2024?



# TIF District #7 Dempster Dodge

Established: 2012  
Initial EAV: \$10,816,879  
Expiration: 2036  
2021 EAV: \$13,231,070



# DEMPSTER DODGE TIF #7



# Marcus & Millichap brokers \$36 million sale of Evanston Plaza

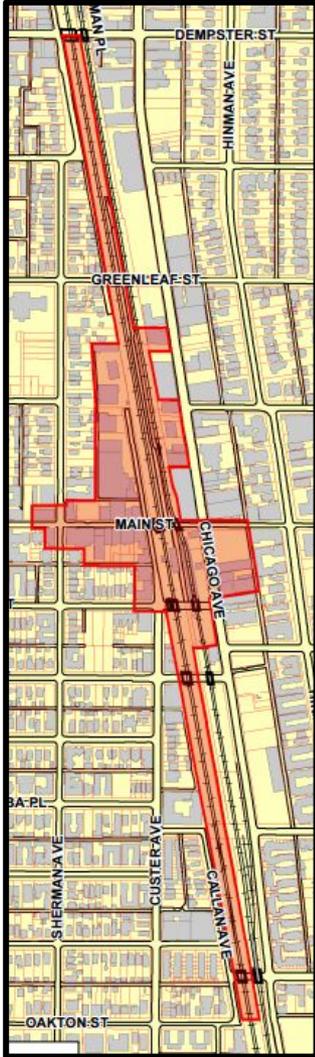
JUNE 25, 2021

[f](#) [t](#) [in](#) [✉](#)



**TIF District #8**  
Chicago Main

Established: 2013  
Initial EAV: \$11,489,118  
Expiration: 2037  
2021 EAV: \$24,455,370





# CHICAGO MAIN TIF #8



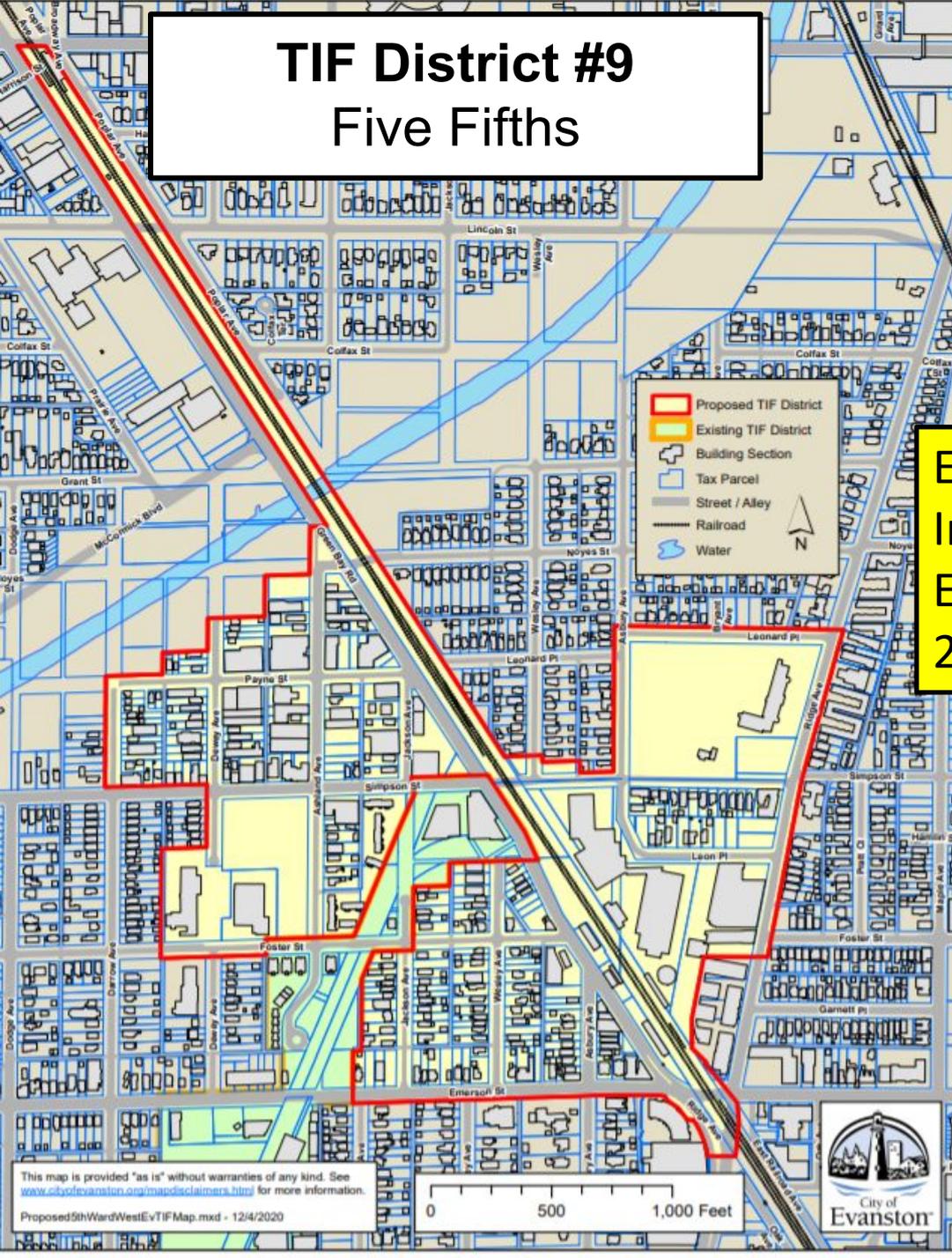
Vogue Fabrics building  
5-story mixed use building with 3,779 sq. ft. of commercial retail space, enclosed parking, and 120 dwelling units.



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# TIF District #9

## Five Fifths



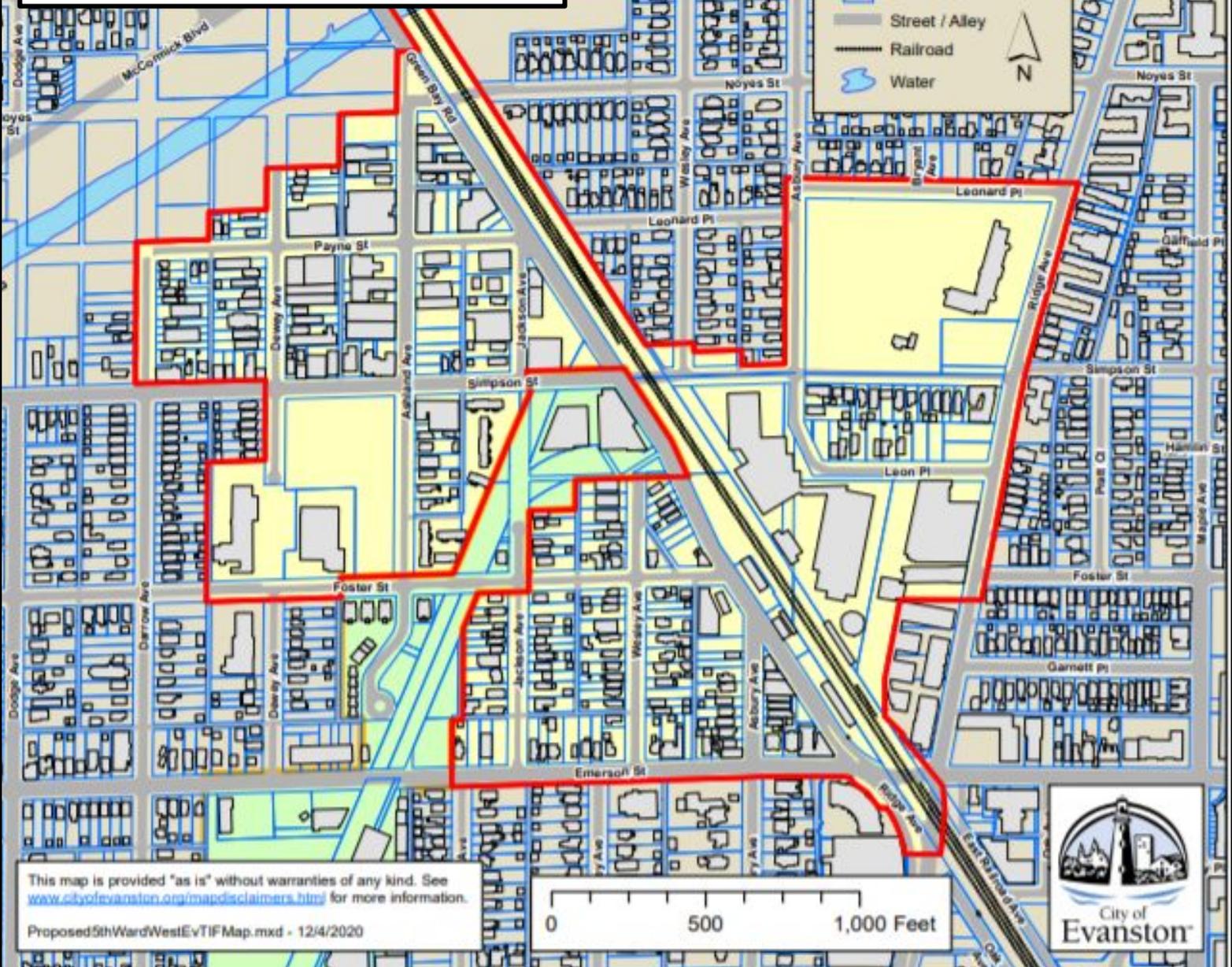
Established: 2021  
Initial EAV: \$35,823,529  
Expiration: 2044  
2021 EAV: \$32,829,543

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Proposed5thWardWestEVTIFMap.mxd - 12/4/2020

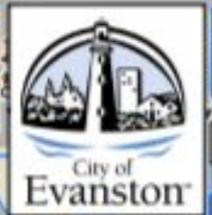
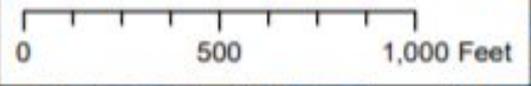
# TIF District #9

## Five Fifths

- Proposed TIF District
- Existing TIF District
- Building Section
- Tax Parcel
- Street / Alley
- Railroad
- Water



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.  
Proposed5thWardWestEvTIFMap.mxd - 12/4/2020



# Five Fifths TIF #9 - Trulee Assisted Living



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# Five Fifths TIF #9 - Fifth Ward School



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# Five Fifths TIF #9 - Soul & Smoke Expansion



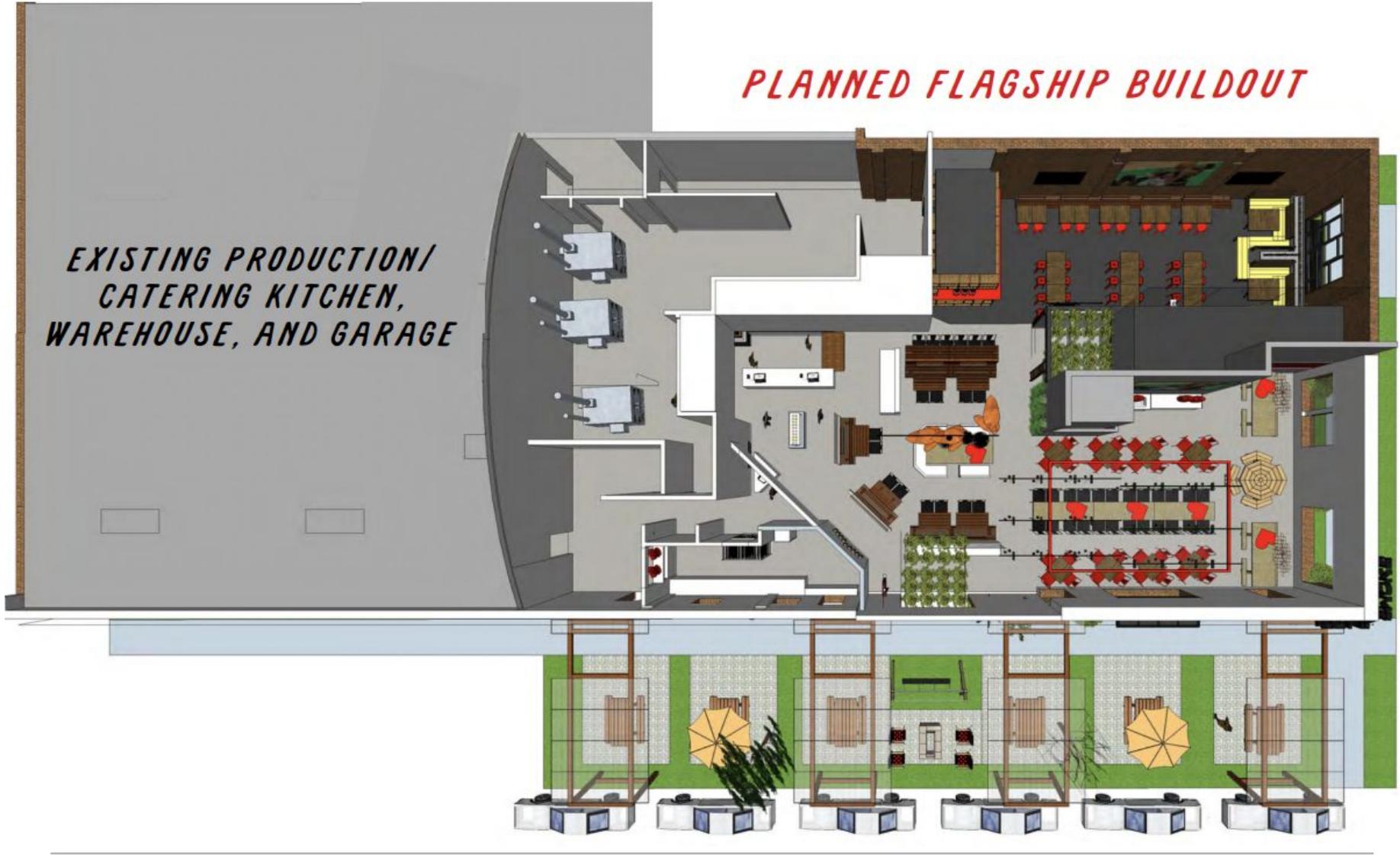
***SOUL & SMOKE'S  
FLAGSHIP IN THE 5TH WARD***

***1601 PAYNE ST.***



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# Five Fifths TIF #9 - Soul & Smoke Expansion



# Five Fifths TIF #9 - Soul & Smoke Expansion

Page 8 of 17

## *PLANNED EXTERIOR*

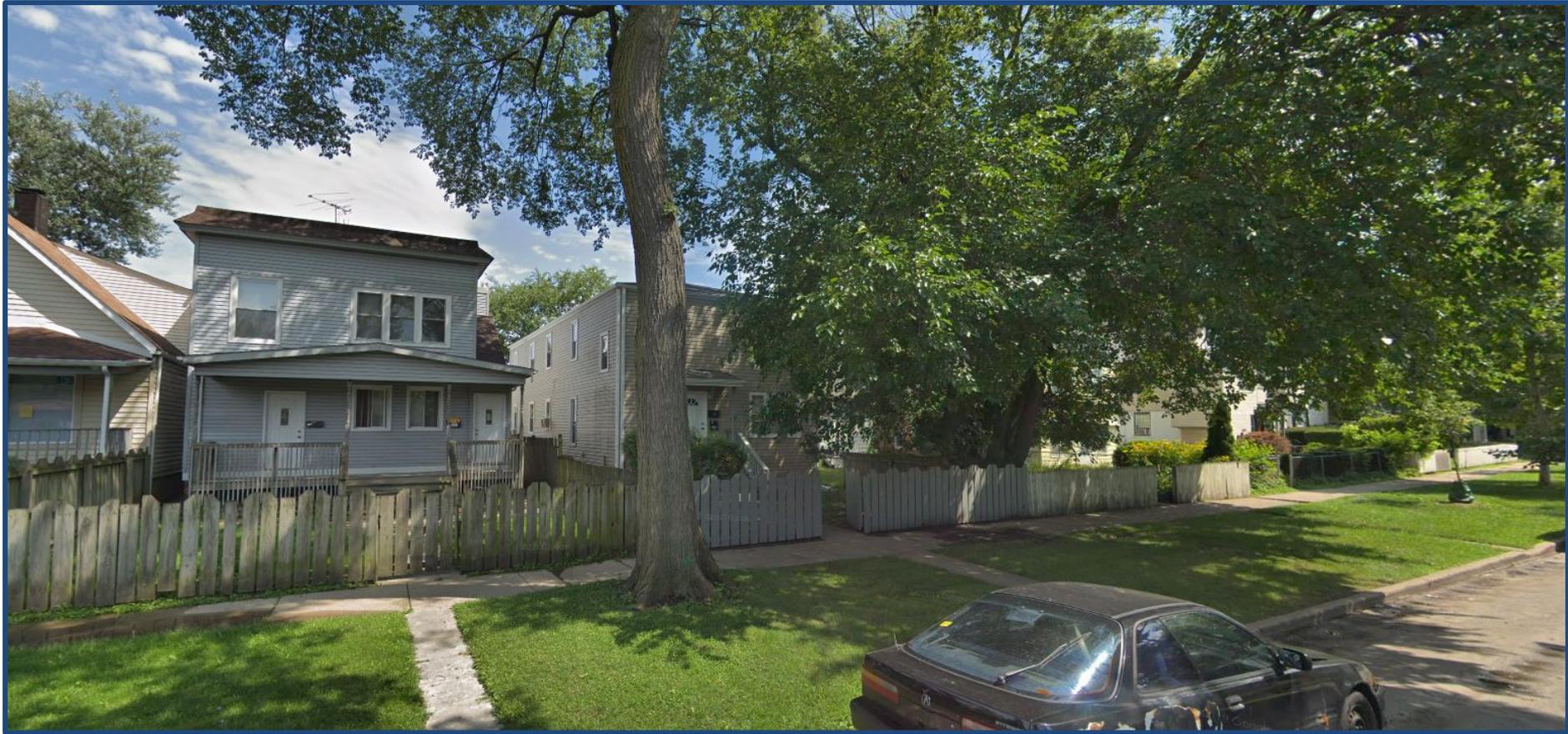


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# Emerson/Jackson Acquisition



# Emerson/Jackson Property Acquisition



Jackson, north of Emerson



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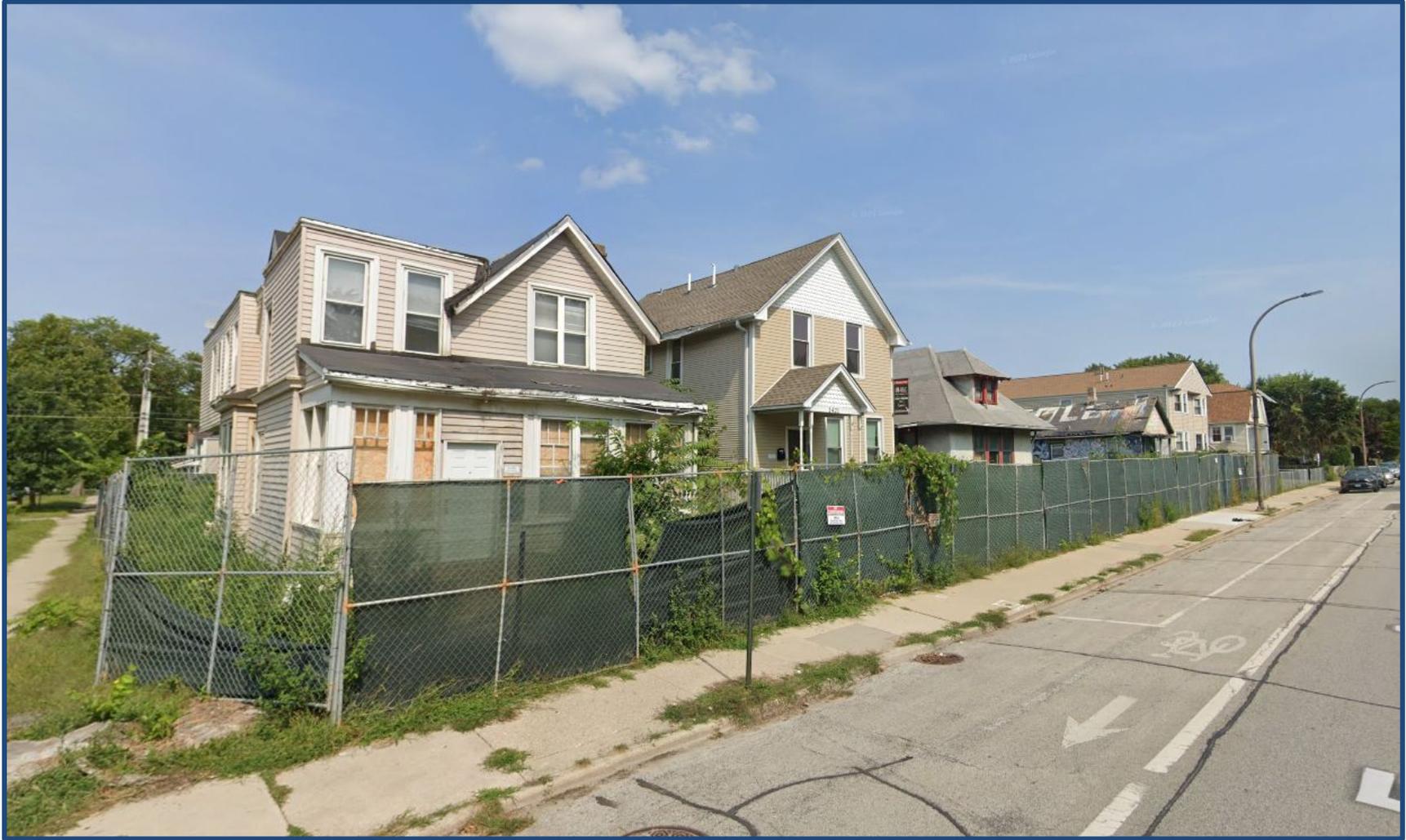
# Emerson/Jackson Property Acquisition



Emerson viewing west



# Emerson/Jackson Property Acquisition

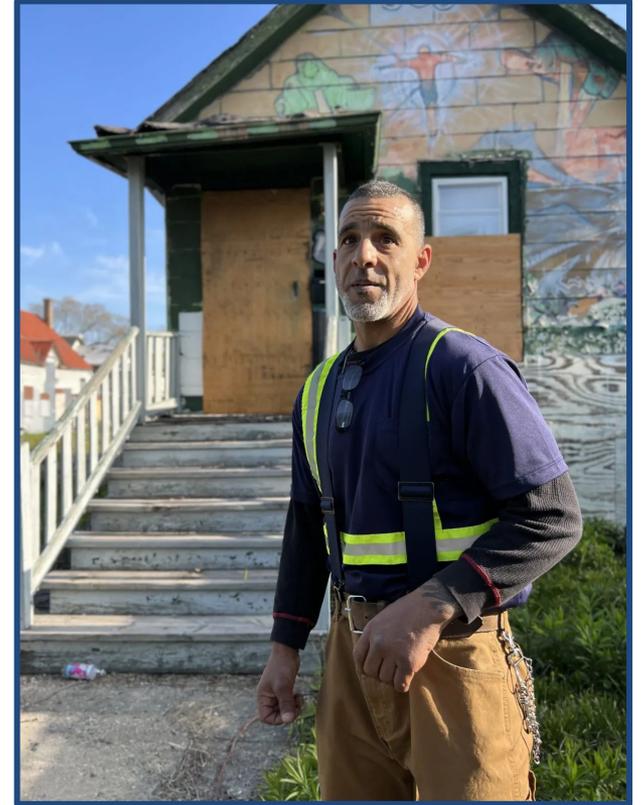


Emerson viewing east



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# Emerson/Jackson Property Demolition



An aerial photograph of Evanston, Illinois, showing a dense urban landscape with various high-rise and mid-rise buildings. The scene is captured during sunset, with a warm orange and yellow glow over the city. The sky transitions from a deep orange near the horizon to a clear blue at the top. The text 'EVANSTON THRIVES' is overlaid in large, white, bold, sans-serif font, with three horizontal lines on either side of the word 'THRIVES'.

# EVANSTON THRIVES

## RETAIL DISTRICT ACTION PLAN

Prepared for the City of Evanston  
City Council Approved - April 2023



# ashland *ARTS*



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# ASHLAND ARTS PHYSICAL PLACEMAKING CONCEPTS



Note that placemaking project concepts shown on private property are for illustrative purposes and do not imply that the owner agrees to the proposal nor suggests the City will acquire the property.

## CONCEPT: MURAL VISIBLE FROM GREEN BAY ROAD <sup>(TOP)</sup>

Large mural calling attention to Ashland Arts. Location: Simpson at Ashland, entrance to the district.

## CONCEPT: RESIDENTIAL CONVERSION TO CAFE <sup>(BOTTOM)</sup>

Examples like Ada's Technical Books and Cafe in Seattle offers an example of a residential property turned community asset. This project is a conversion of an older home into a small retail shop with a café.

# Ashland Arts



## Top 5 priority rankings by average score

1. **Gateway Signage** (3.5)
2. **Fix broken sidewalks, potholes, etc.** (3.3)
3. **Additional bike racks** (3.2)
4. **Murals** (3.1)
5. **Festoon Lighting** (3.0)



# CHURCH & DODGE

*Ebony*

*Ebony*

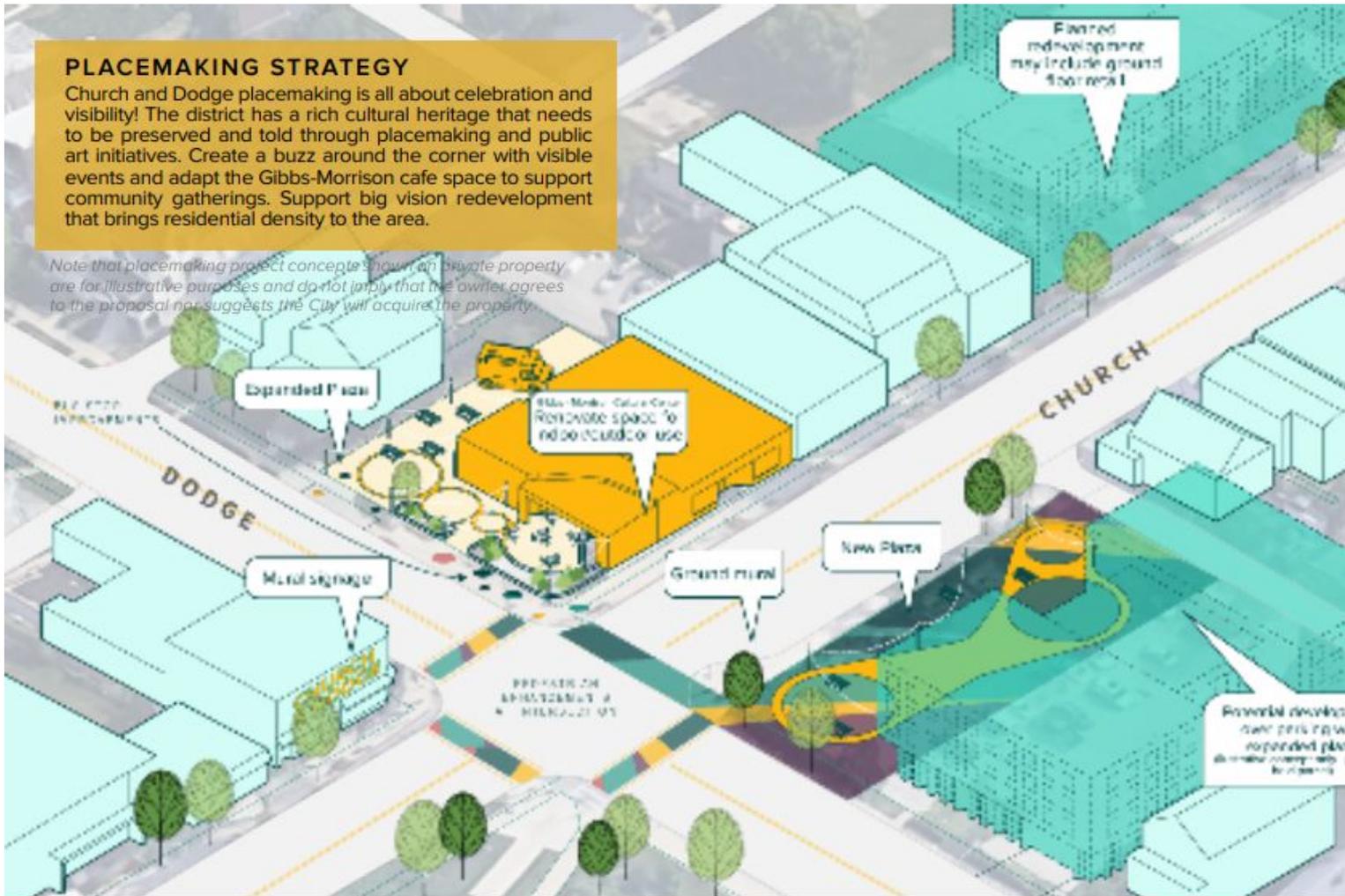


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## PLACEMAKING STRATEGY

Church and Dodge placemaking is all about celebration and visibility! The district has a rich cultural heritage that needs to be preserved and told through placemaking and public art initiatives. Create a buzz around the corner with visible events and adapt the Gibbs-Morrison cafe space to support community gatherings. Support big vision redevelopment that brings residential density to the area.

*Note that placemaking project concepts shown on private property are for illustrative purposes and do not imply that the owner agrees to the proposal nor suggests the City will acquire the property.*

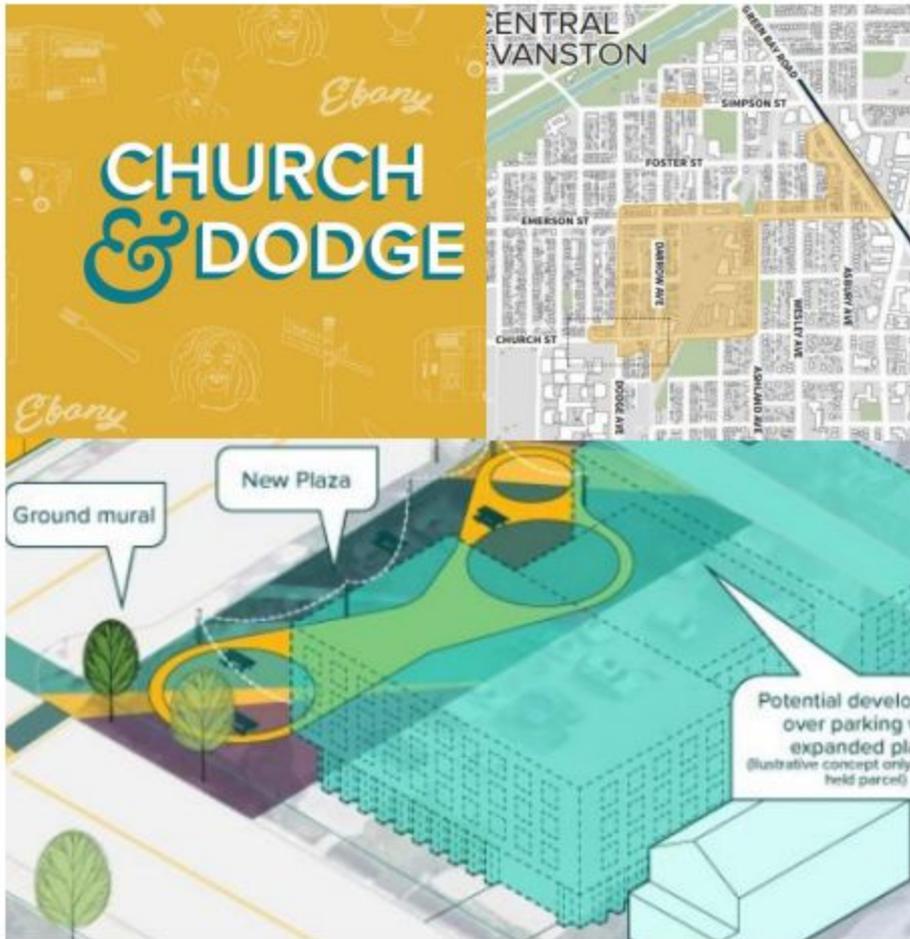


### CONCEPT: INFILL DEVELOPMENT WITH PUBLIC SPACE

The parking lot at the southeast corner of Church & Dodge is owned by Y.O.U.. This parcel presents the strongest redevelopment potential at the corner. It's possible that redevelopment could include structured parking along with residential uses with an integrated outdoor park & plaza holding the corner closest to Church & Dodge to reinforce the retail node.



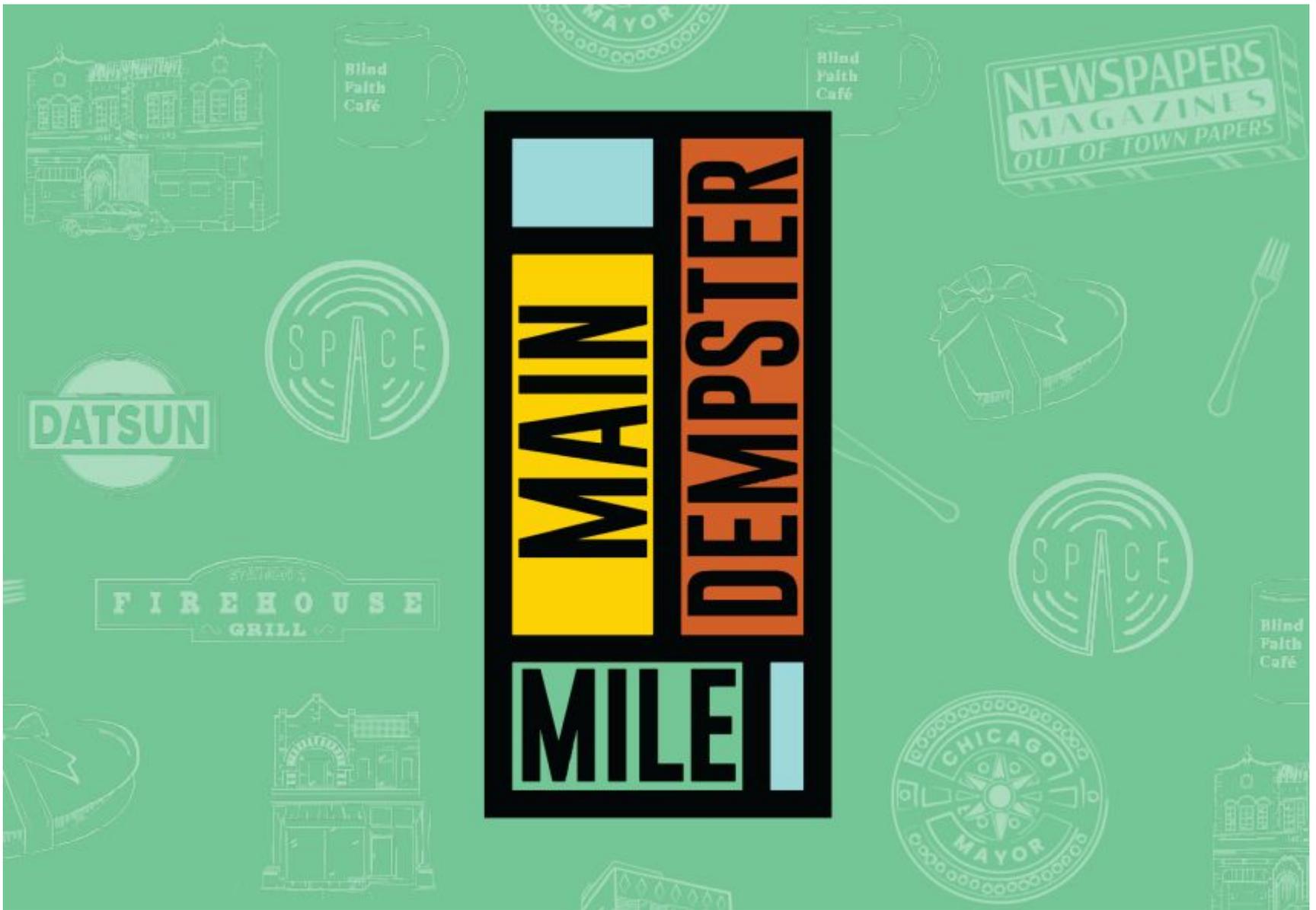
# Church & Dodge



## Top 5 priority ranking

1. **Pedestrian enhancements with ground mural (3.6)**
2. **Renovate Gibbs-Morrison for indoor/outdoor space (3.5)**
3. **Potential plaza development at Y.O.U. parking lot (3.5)**
4. **Expanded plaza on north side of Gibbs-Morrison (3.4)**
5. **Refresh intersection and parking lane striping (3.0)**





# LEE MAIN PLACEMAKING STRATEGY

Note that placemaking project concepts shown on private property are for illustrative purposes and do not imply that the owner agrees to the proposal nor suggests the City will acquire the property.

REDEVELOPMENT /  
INFILL POTENTIAL

STREET  
ENHANCEMENTS  
AND LIGHTING

MORE STREET  
FURNITURE

CONTINUE THE  
CUSTER OASIS!

IMPROVED  
WAYFINDING  
FOR STATION

ADDITIONAL  
CROSSING

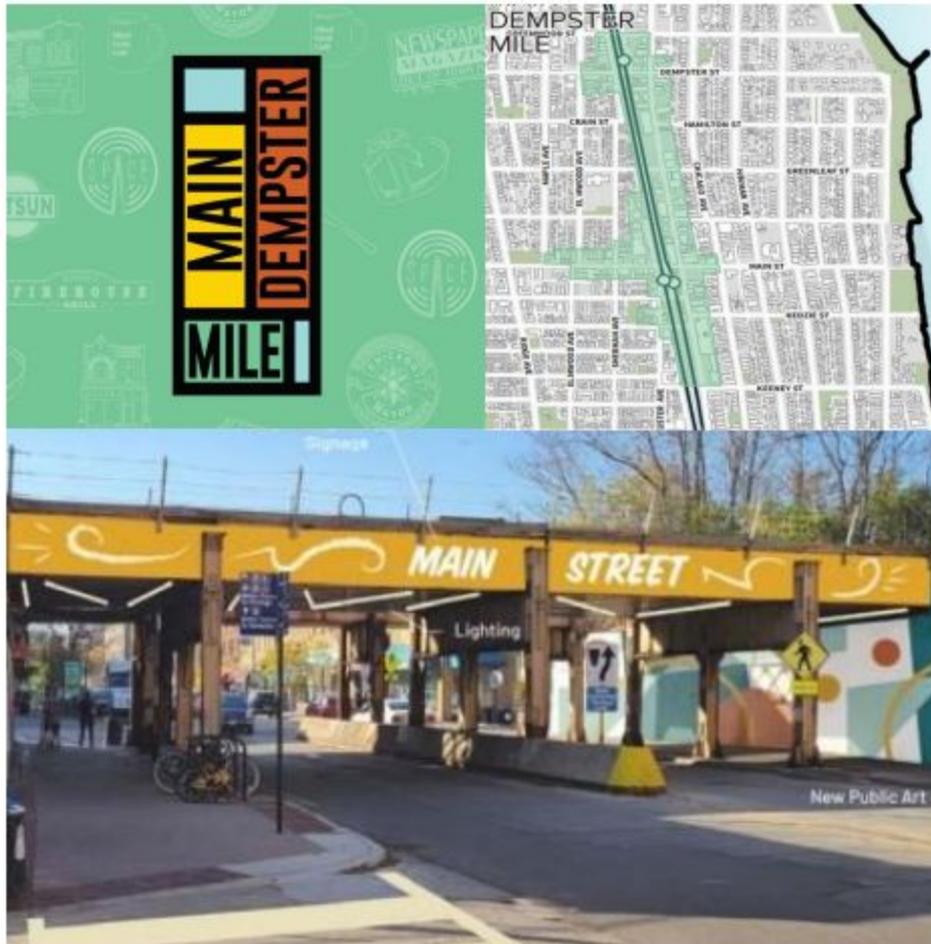
ADDITIONAL  
CROSSINGS

## PLACEMAKING STRATEGY

The unified district brand is strong for the Main-Dempster Mile, but placemaking strategy in the physical environment may take more distinct forms along each block. The focus on Dempster Street is to create destinations that draw foot traffic. The draw to Dempster needs to be distinct from Main and intentionally focused on bridging the gap created by transit infrastructure so businesses on the western side get more love.

Bridging the infrastructure gap at the **Main Street** stations is also important, but with the density and gravity of businesses already pulling visitors west, the focus is on creating more spaces for the merchants to experiment and activate public space.

# Main-Dempster Mile

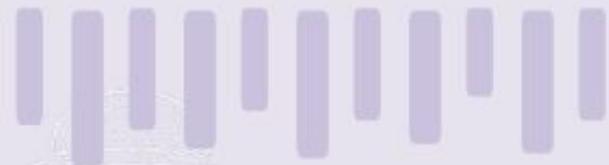


## Top 5 priority ranking

1. **Main Street enhancements and lighting under CTA/Metra bridges (3.9)**
2. **Dempster Street enhancements and lighting under CTA/Metra bridges (3.7)**
3. **Enhance Custer Oasis (3.6)**
4. **Main Street - more street furniture (3.3)**
5. **Dempster Street - pedestrian street/plaza at Sherman Place (3.2)**



# WEST VILLAGE



# WEST VILLAGE: WAYFINDING STRATEGY

## CONCEPT: DEMPSTER GATEWAY!



Create a visible gateway into the West Village area with large, lighted mural artwork on the eastern face of the Heartwood and Zentli buildings. Consider sculpture artwork on either side of the street, further reinforcing this important gateway.



## CONCEPT: PAVEMENT PAINT!

Engage local artists to turn the neighborhood intersections around Greenleaf Arts into eye-catching compositions that reinforce a sense of arrival to this area.

# QUESTIONS?