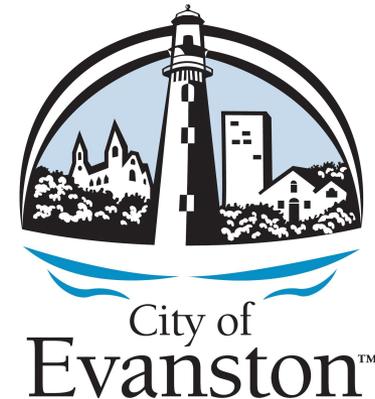


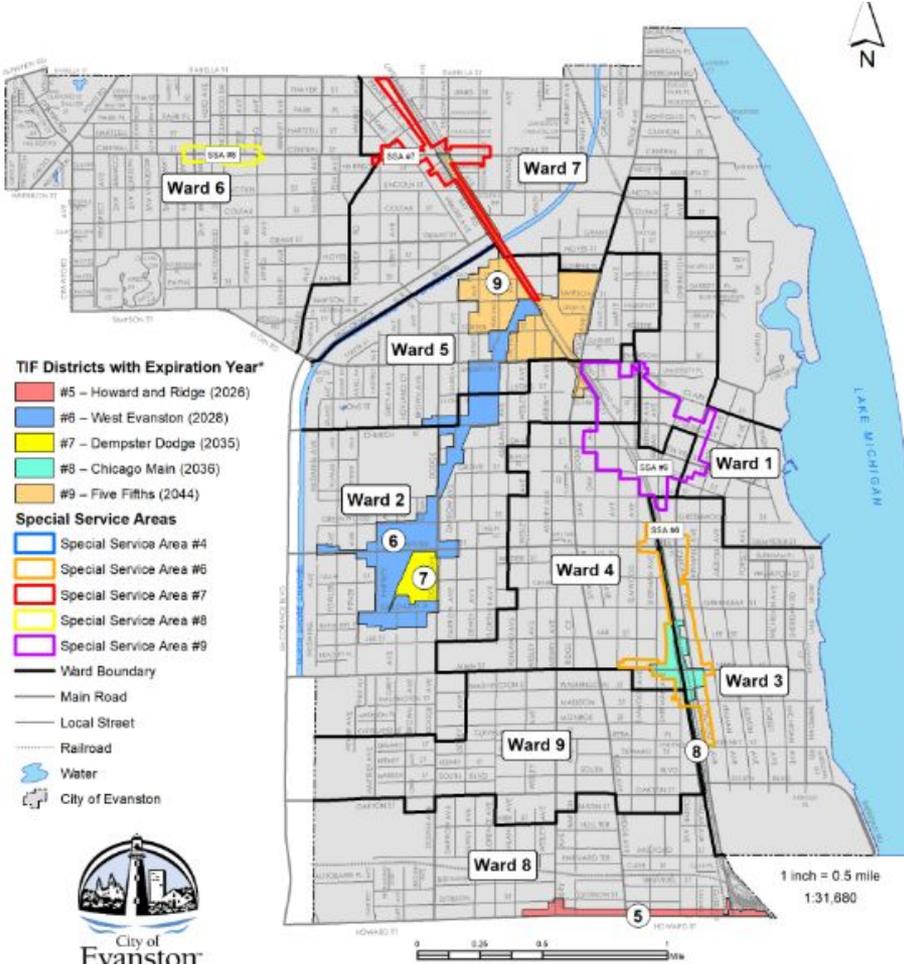
Evanston Joint Review Board 2024 Agenda

1. CALL TO ORDER / DECLARATION OF QUORUM
2. INTRODUCTION OF REPRESENTATIVES
3. SELECTION OF CHAIRPERSON
4. REVIEW OF JOINT REVIEW BOARD PROCEDURES AND DUTIES
5. PUBLIC COMMENT
6. APPROVAL OF 2023 JOINT REVIEW BOARD MEETING MINUTES
7. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR JANUARY 1, 2023 through DECEMBER 31, 2023
 - A. HOWARD RIDGE TIF - DISTRICT 5
 - B. WEST EVANSTON TIF - DISTRICT 6
 - C. DEMPSTER/DODGE TIF - DISTRICT 7
 - D. CHICAGO/MAIN TIF - DISTRICT 8
 - E. Five Fifths TIF - DISTRICT 9
8. BOARD DISCUSSION
9. ADJOURNMENT



CITY OF EVANSTON

Joint Review Board Annual Report - December 5, 2024 - 10AM



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

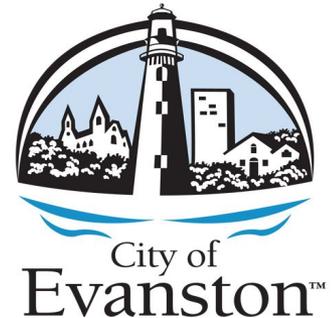
Economic Development Team

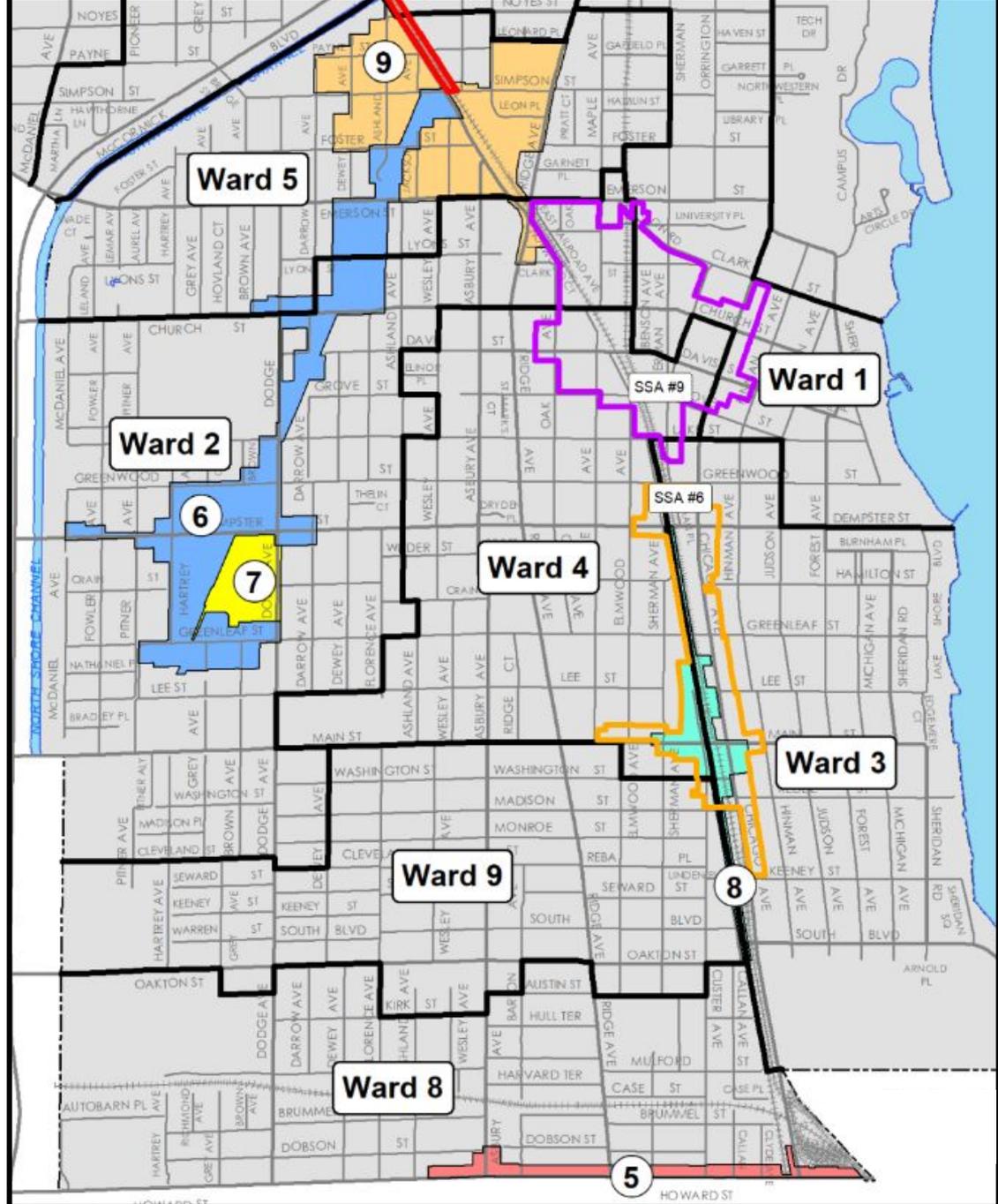
Katie Boden
Neal Reeves



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

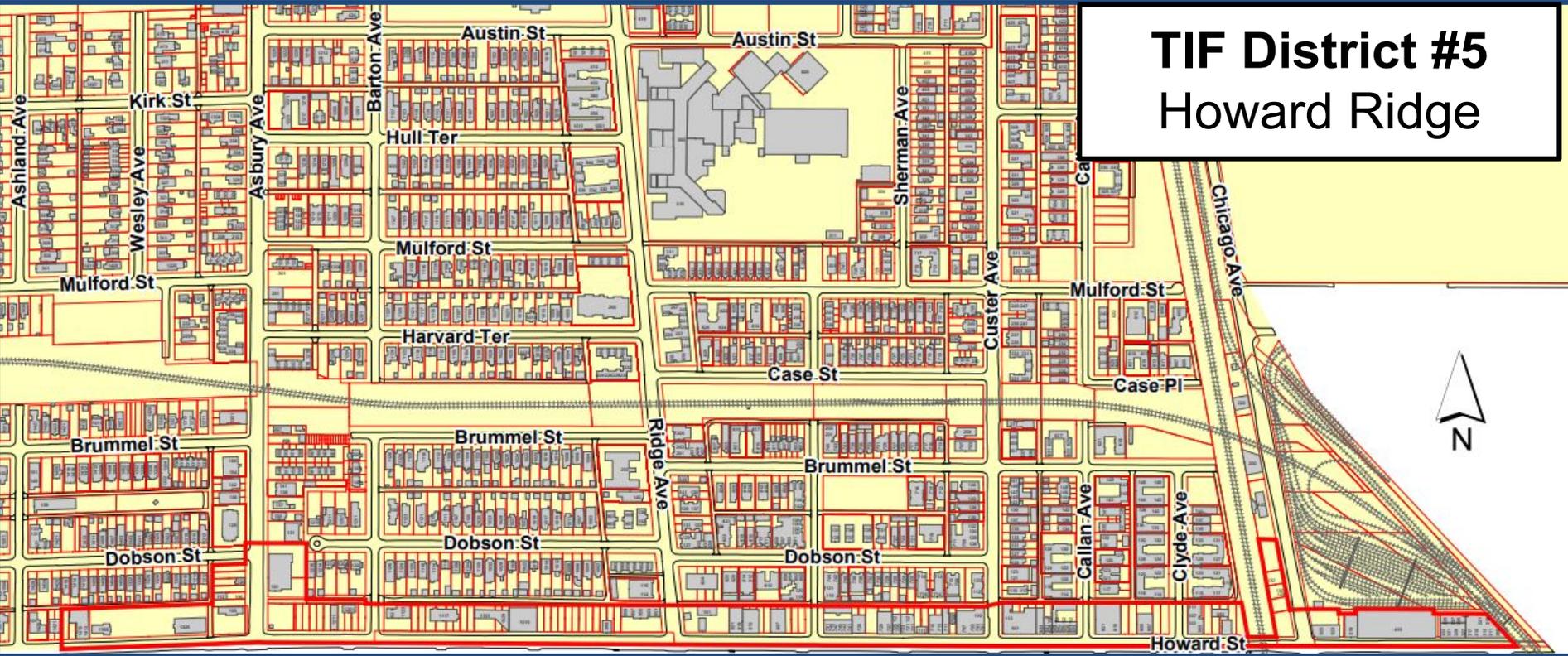
Evanston Joint Review Board (JRB) 2024 Meeting

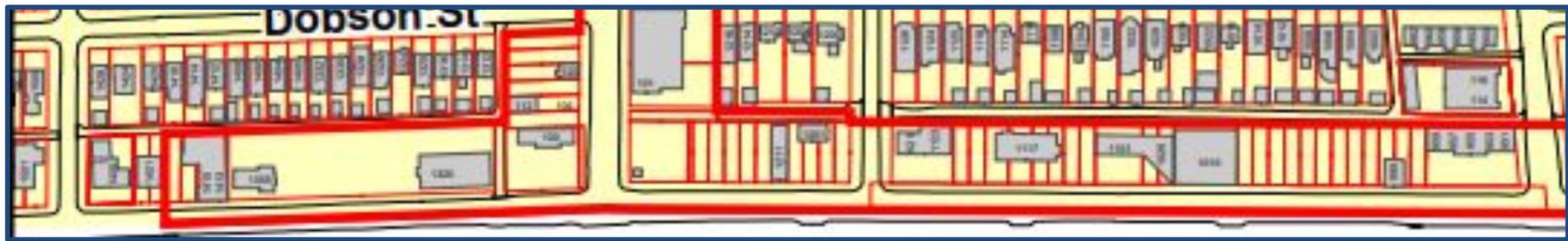
Year	TIF Name	TIF Total Frozen EAV	TIF Total EAV 2021	TIF Total EAV 2022	TIF Total EAV 2023	EAV Change (2023 v/s 2022)	TIF Increment v/s frozen
2004	Howard Ridge	\$ 11,416,635	\$ 25,031,611	\$ 25,742,249	\$ 28,028,336	\$ 2,286,087	\$ 16,611,701
2005	West Evanston	\$ 37,477,570	\$ 55,123,658	\$ 62,243,805	\$ 64,994,375	\$ 2,750,570	\$ 27,516,805
2013	Chicago/Main	\$ 11,489,118	\$ 24,455,370	\$ 25,385,996	\$ 26,085,428	\$ 699,432	\$ 14,596,310
2012	Dempster Dodge	\$ 10,816,879	\$ 13,321,070	\$ 16,389,318	\$ 16,908,404	\$ 519,086	\$ 6,091,525
2022	Five Fifth	\$ 35,823,529	\$ 32,829,543	\$ 47,465,328	\$ 54,233,245	\$ 6,767,917	\$ 18,409,716
Total		\$ 107,023,731	\$ 150,761,252	\$ 177,226,696	\$ 190,249,788	\$ 13,023,092	\$ 83,226,057

Year	TIF Name	TIF Increment 2020	TIF Increment 2021	TIF Increment 2022	TIF Increment 2023	TIF Increment 2024 as of 11/19/2024	Change Increment 2024 v/s 2023
2004	Howard Ridge	\$ 1,259,004	\$ 1,259,492	\$ 1,207,425	\$ 1,141,013	\$ 1,311,688	\$ 170,675
2005	West Evanston	\$ 1,826,767	\$ 1,774,440	\$ 1,560,323	\$ 1,970,059	\$ 2,088,285	\$ 118,226
2013	Chicago/Main	\$ 1,187,561	\$ 1,207,618	\$ 1,174,278	\$ 1,186,811	\$ 1,167,348	\$ (19,463)
2012	Dempster Dodge	\$ 282,948	\$ 282,950	\$ 221,320	\$ 442,730	\$ 489,144	\$ 46,414
2022	Five Fifth	N/A	N/A	N/A	\$ 924,940	\$ 1,391,559	\$ 466,619
Total		\$ 4,556,280	\$ 4,524,500	\$ 4,163,346	\$ 5,665,553	\$ 6,448,024	\$ 782,471

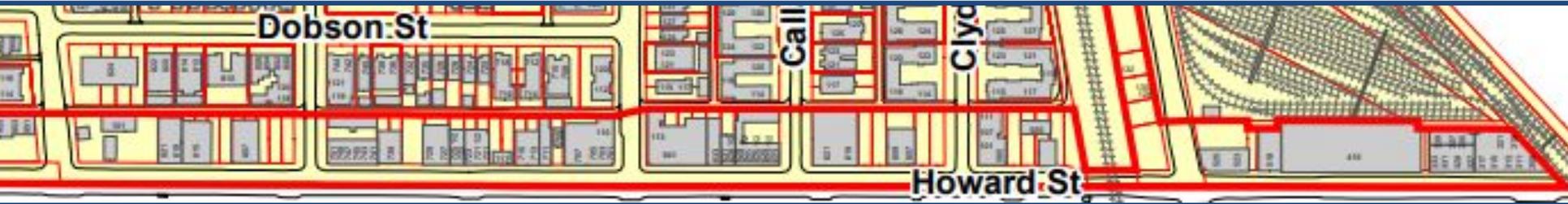


TIF District #5 Howard Ridge



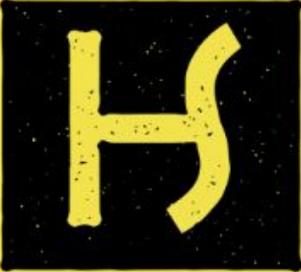


Howard Ridge TIF Asbury to Ridge



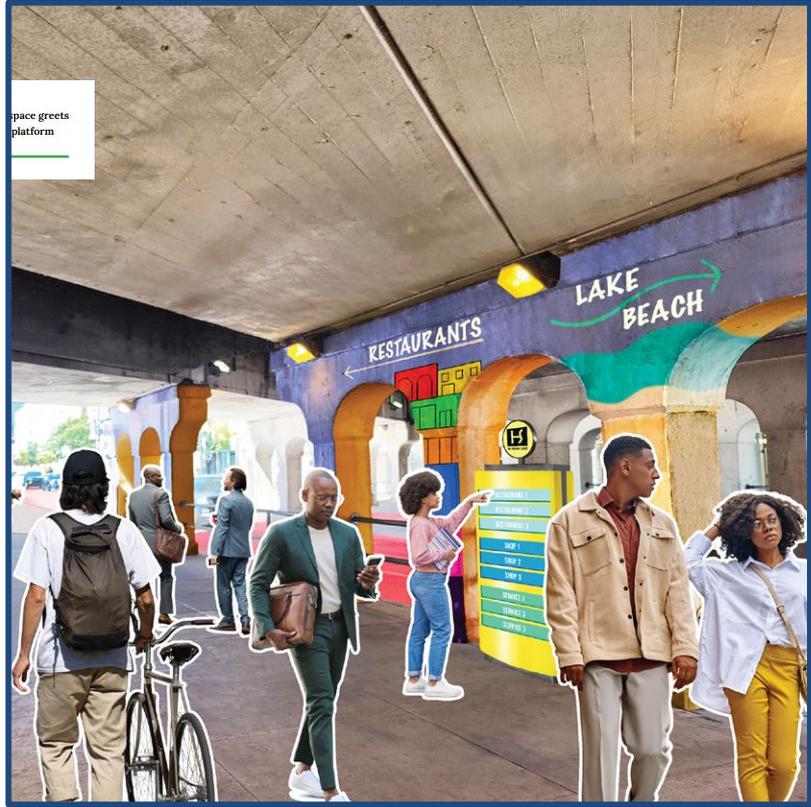
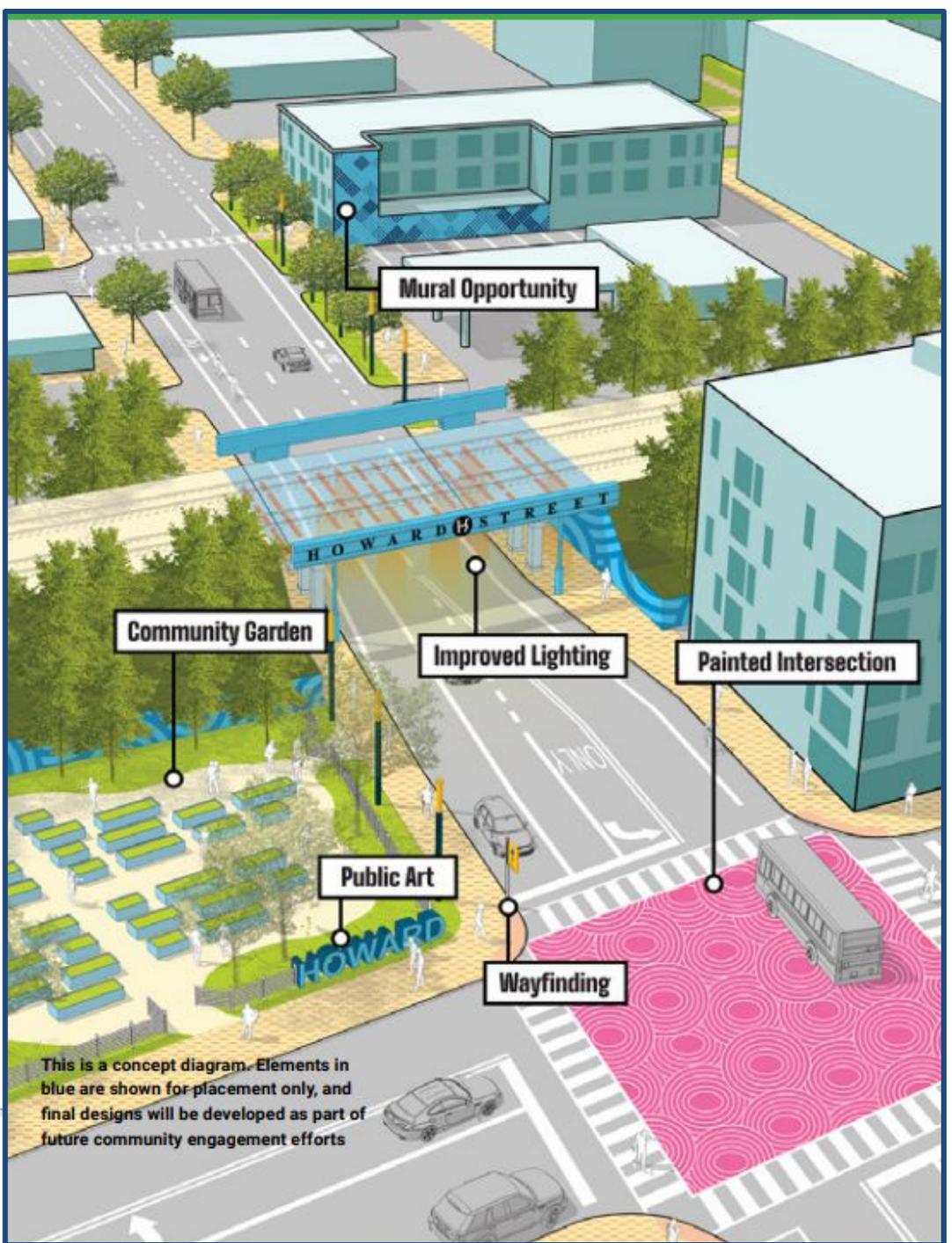
Howard Ridge TIF Ridge to CTA Tracks

Established:	2004
Initial EAV:	\$5,978,279
Expiration:	2027
2023 EAV:	\$28,028,336



ONE HOWARD STREET

A PARTNERSHIP BETWEEN

Feb 23, 2024 - News

New public spaces could revitalize Chicago-Evanston border



Justin Kaufmann



Rendering of the One Howard Street development. Courtesy of the Rogers Park Business Alliance

Chicago wants to revitalize its northern border with Evanston by developing more public spaces along Howard Street.

PROPERTY ACQUISITION \$950K



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





EVANSTON ROUNDTABLE

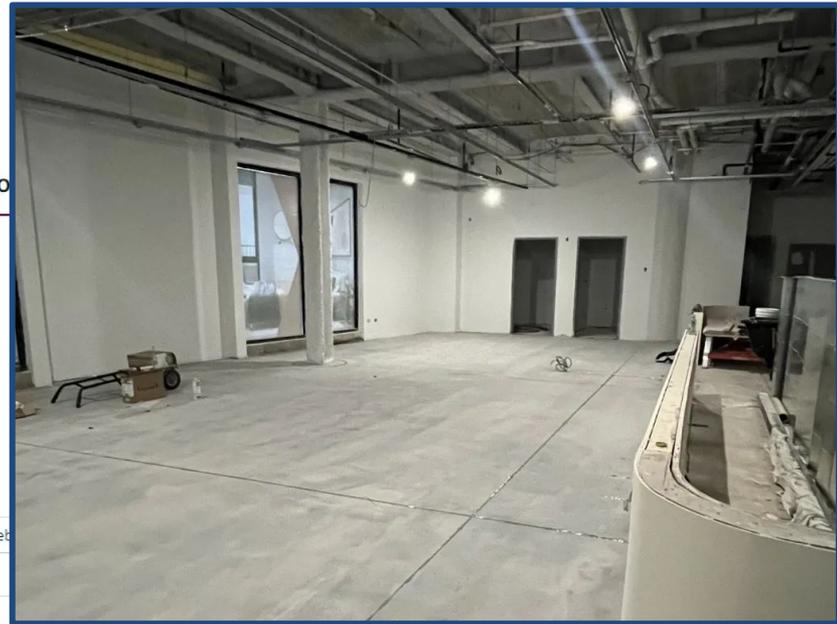
CITY SCHOOLS ART & LIFE PUBLIC SQUARE SPORTS BUSINESS FOOD CALENDAR PHOTO

Bakery/marijuana dispensary closer to opening in south Evanston

by Matt Simonette
April 12th, 2023

Twitter

Facebook

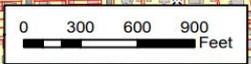
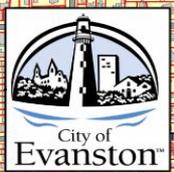


TIF District #6 West Evanston



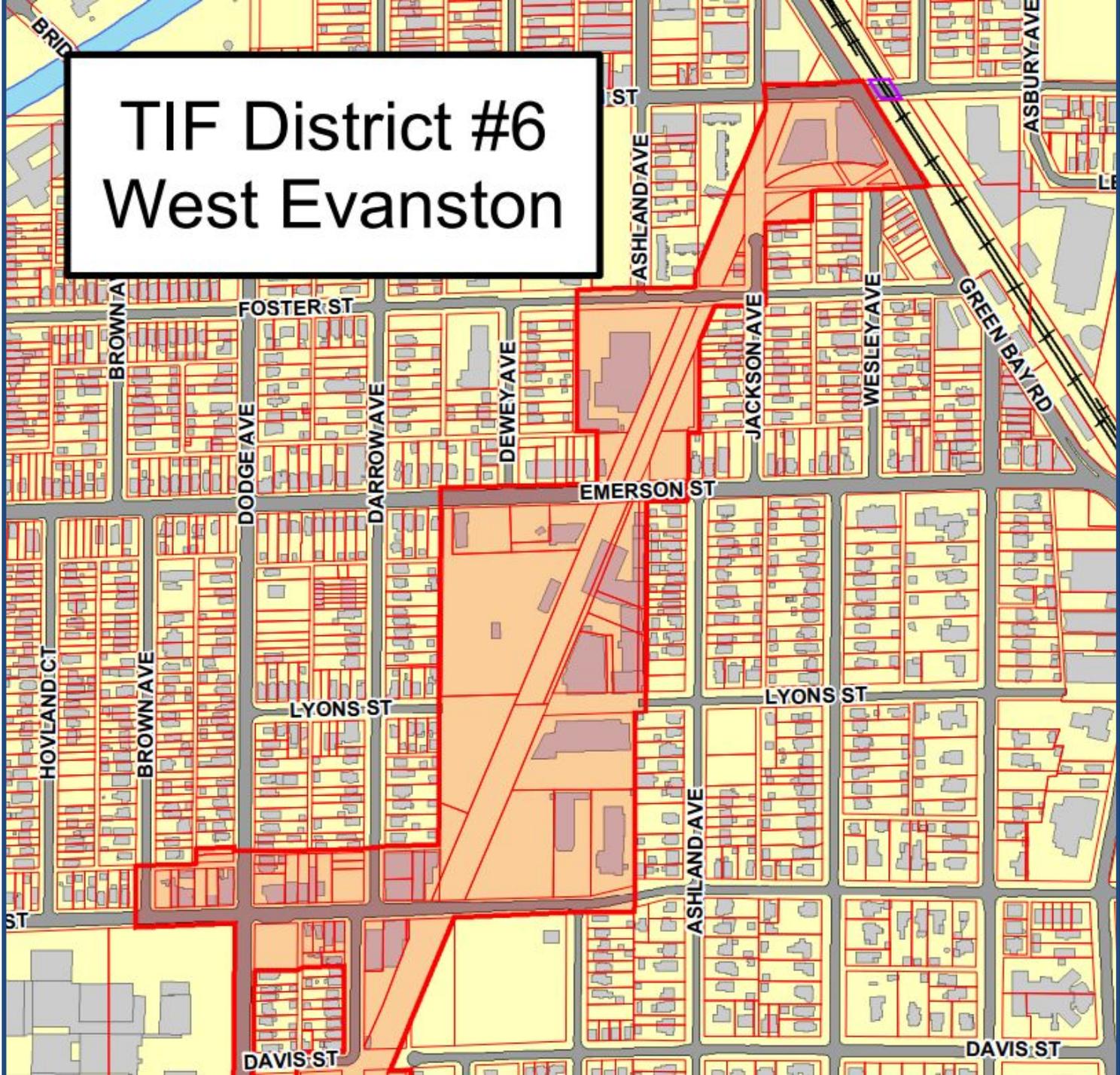
-  TIF District
-  Tax Parcel
-  Building
-  Railroad
-  Water

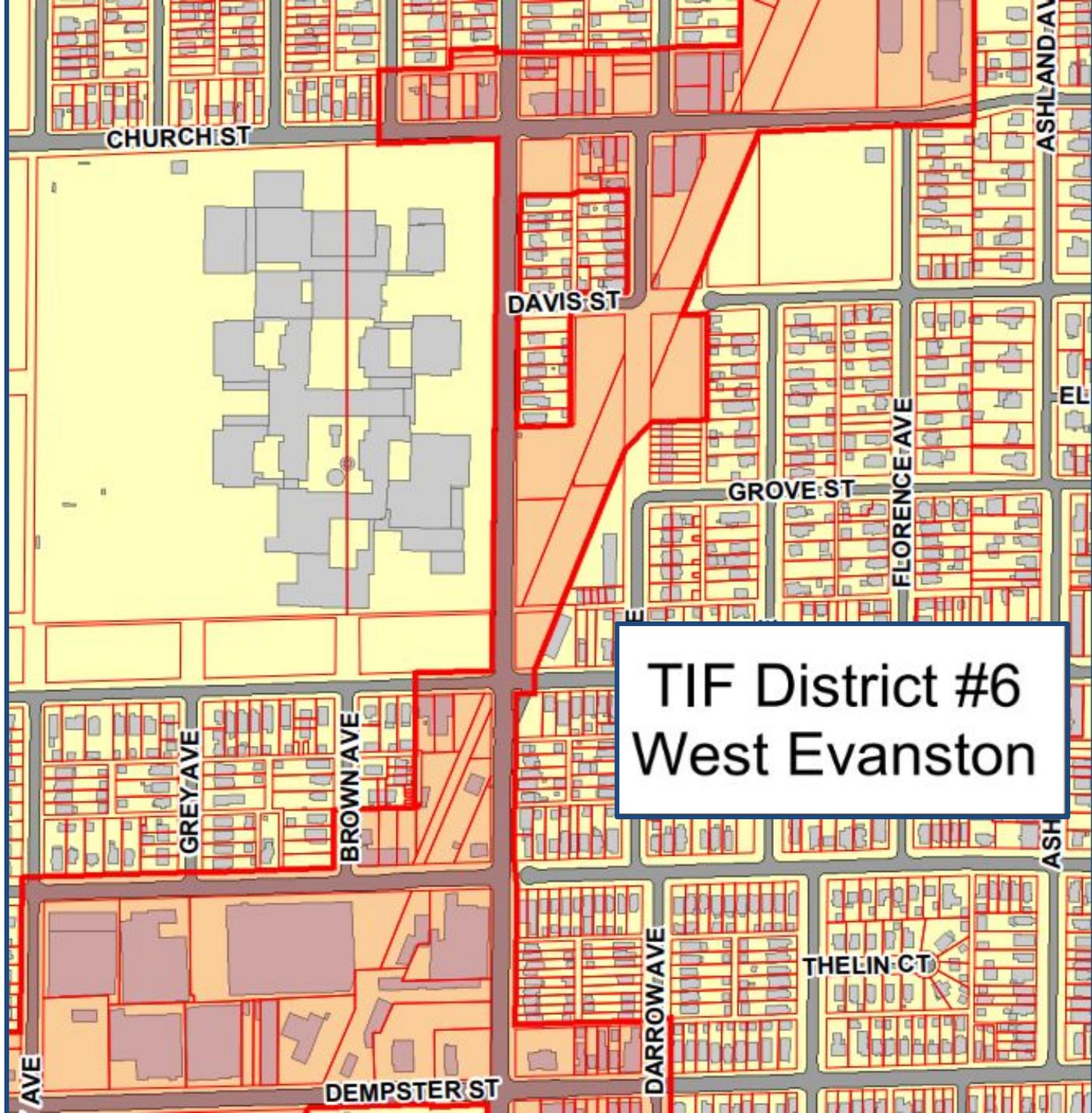
Established: 2005
Initial EAV: \$37,477,570
Expiration: 2029
2023 EAV: \$64,994,375



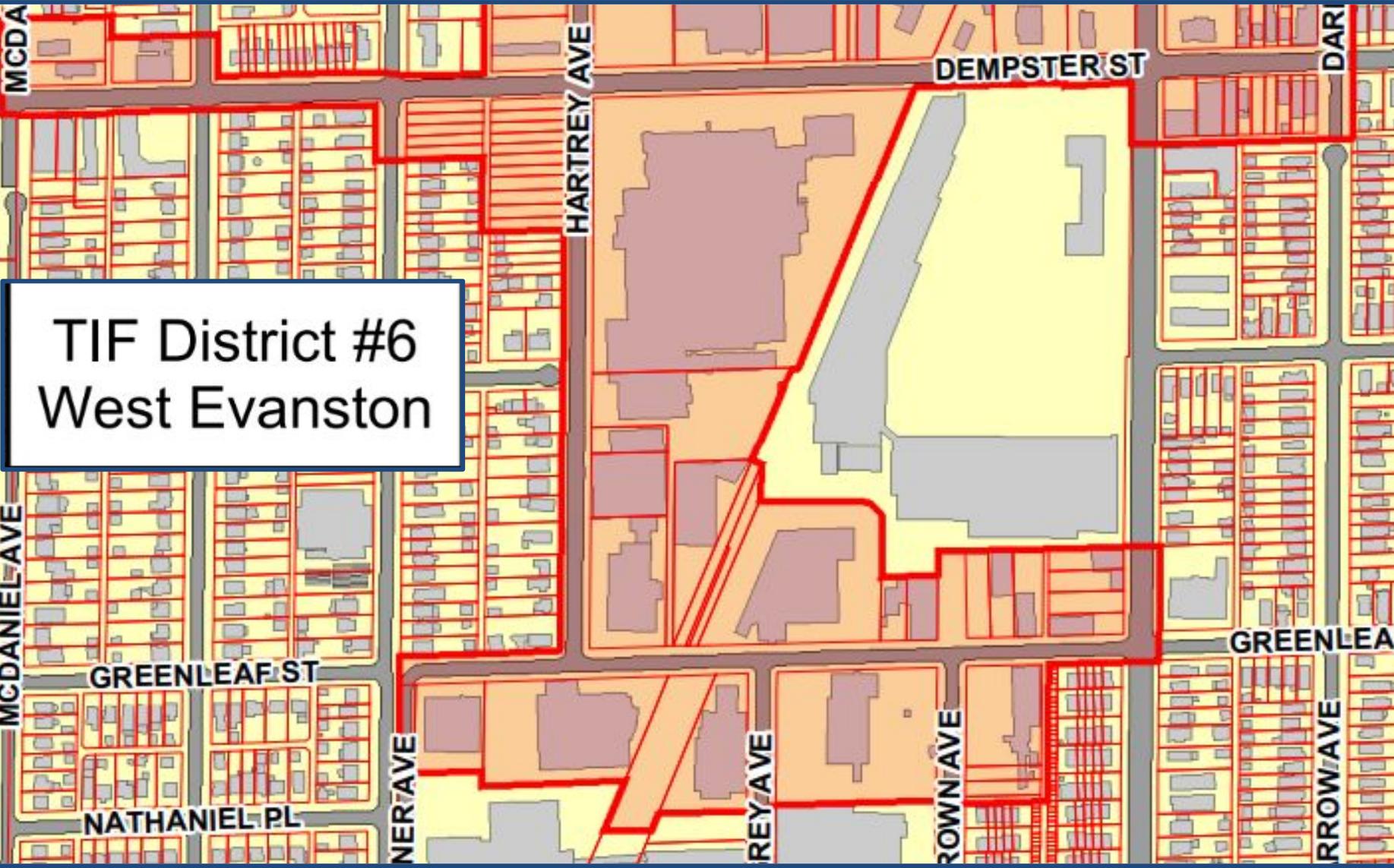
This map is provided "as is" without warranties of any kind.
See www.cityofevanston.com/mapdisclaimers.html for more information.
TIF6letter.mxd - 3/27/2013

TIF District #6 West Evanston





TIF District #6
West Evanston



TIF District #6
West Evanston

WEST EVANSTON TIF #6



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HODC MT PISGAH APARTMENTS



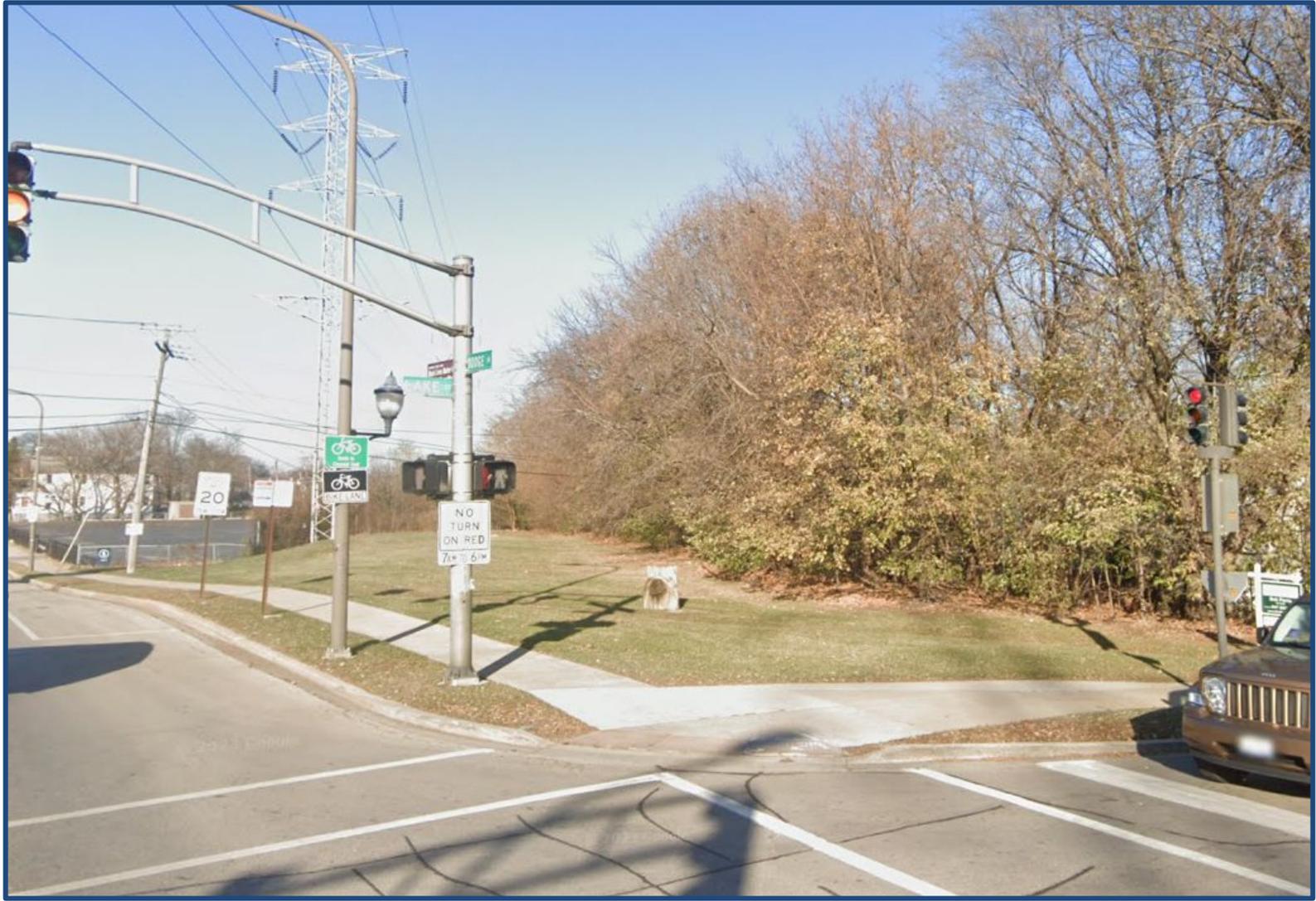
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Evanston™

MT. PISGAH PROPOSED DESIGN



City of
Evanston™

LAKE AND DODGE ACQUISITION - \$200K



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Evanston™



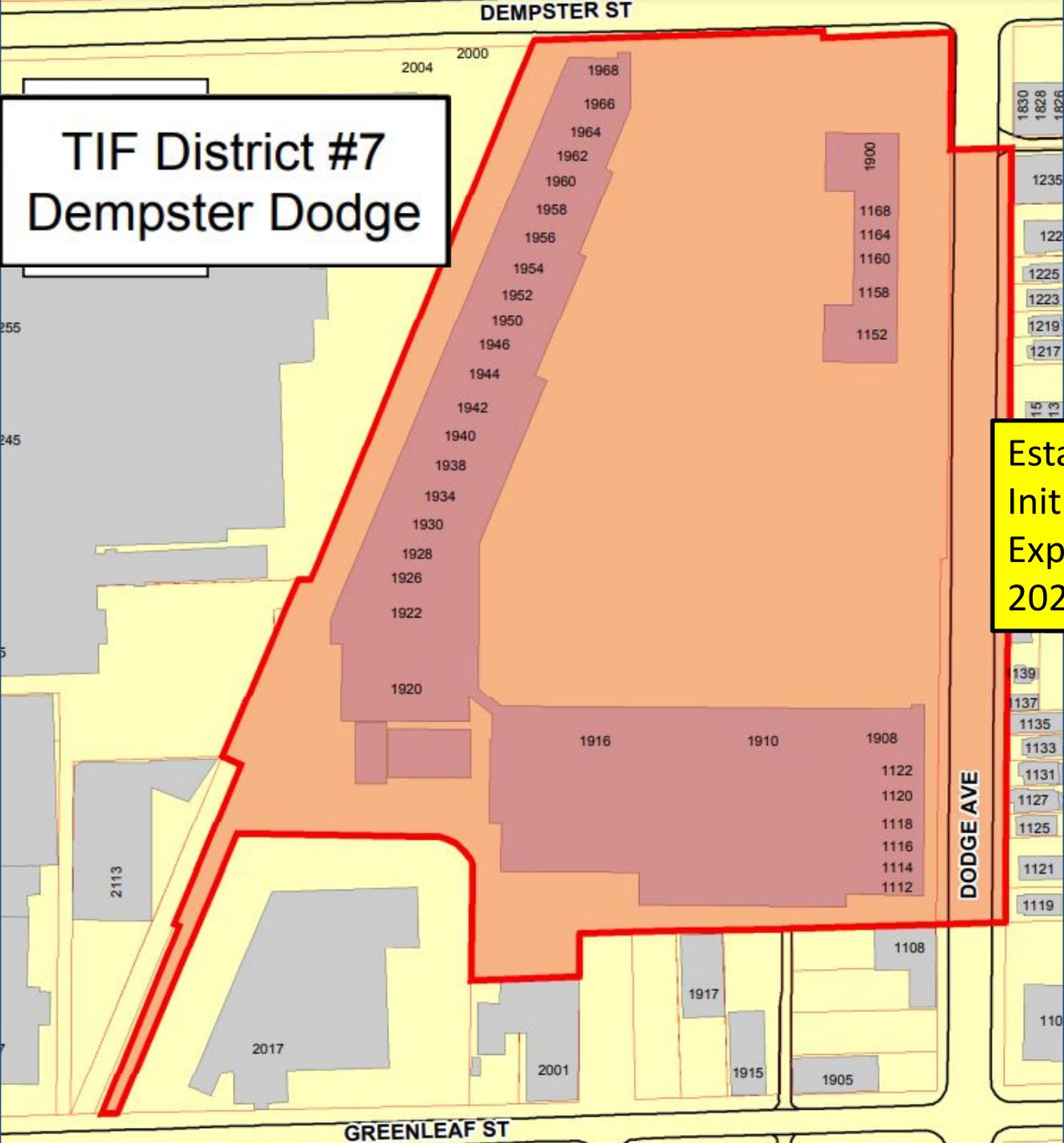
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ANDREWS/CONTINENTAL CONSTRUCTION?



TIF District #7 Dempster Dodge

Established: 2012
Initial EAV: \$10,816,879
Expiration: 2036
2023 EAV: \$16,908,404

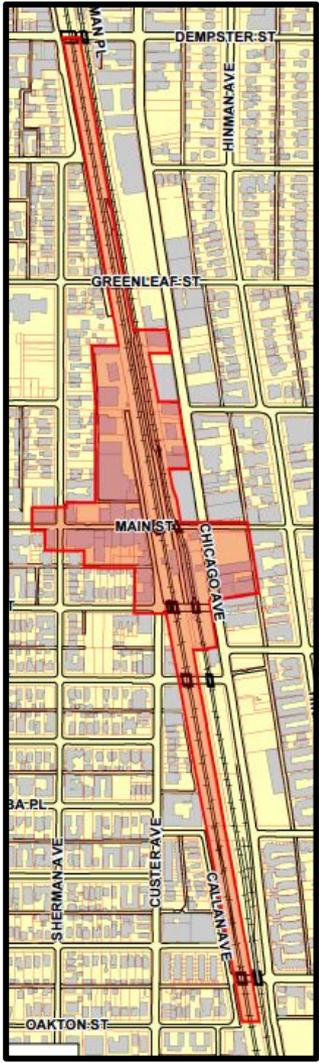


DEMPSTER DODGE TIF #7



TIF District #8
Chicago Main

Established: 2013
Initial EAV: \$11,489,118
Expiration: 2037
2023 EAV: \$26,085,428







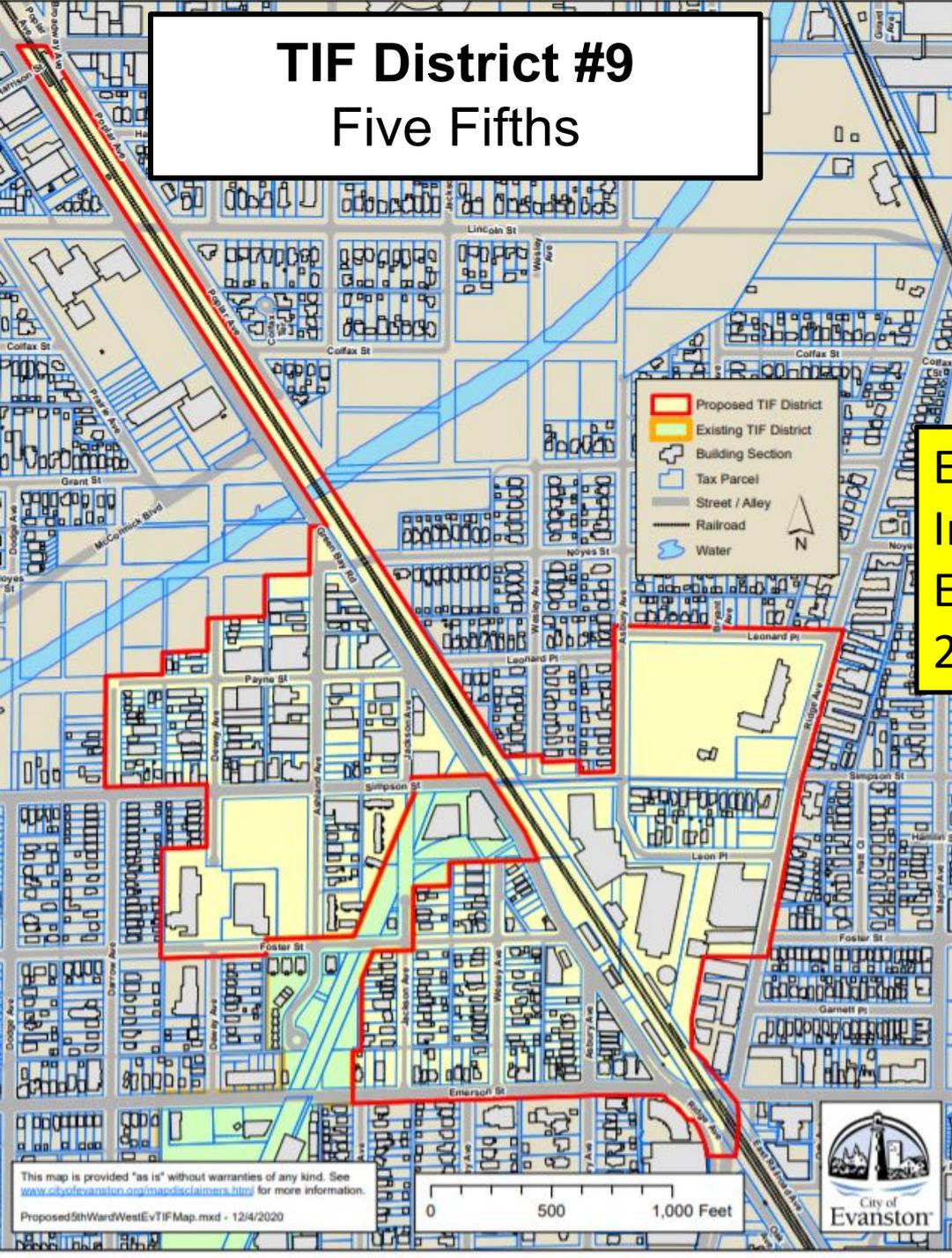
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TIF District #9

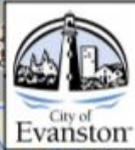
Five Fifths



Established:	2021
Initial EAV:	\$35,823,529
Expiration:	2044
2023 EAV:	\$54,233,245

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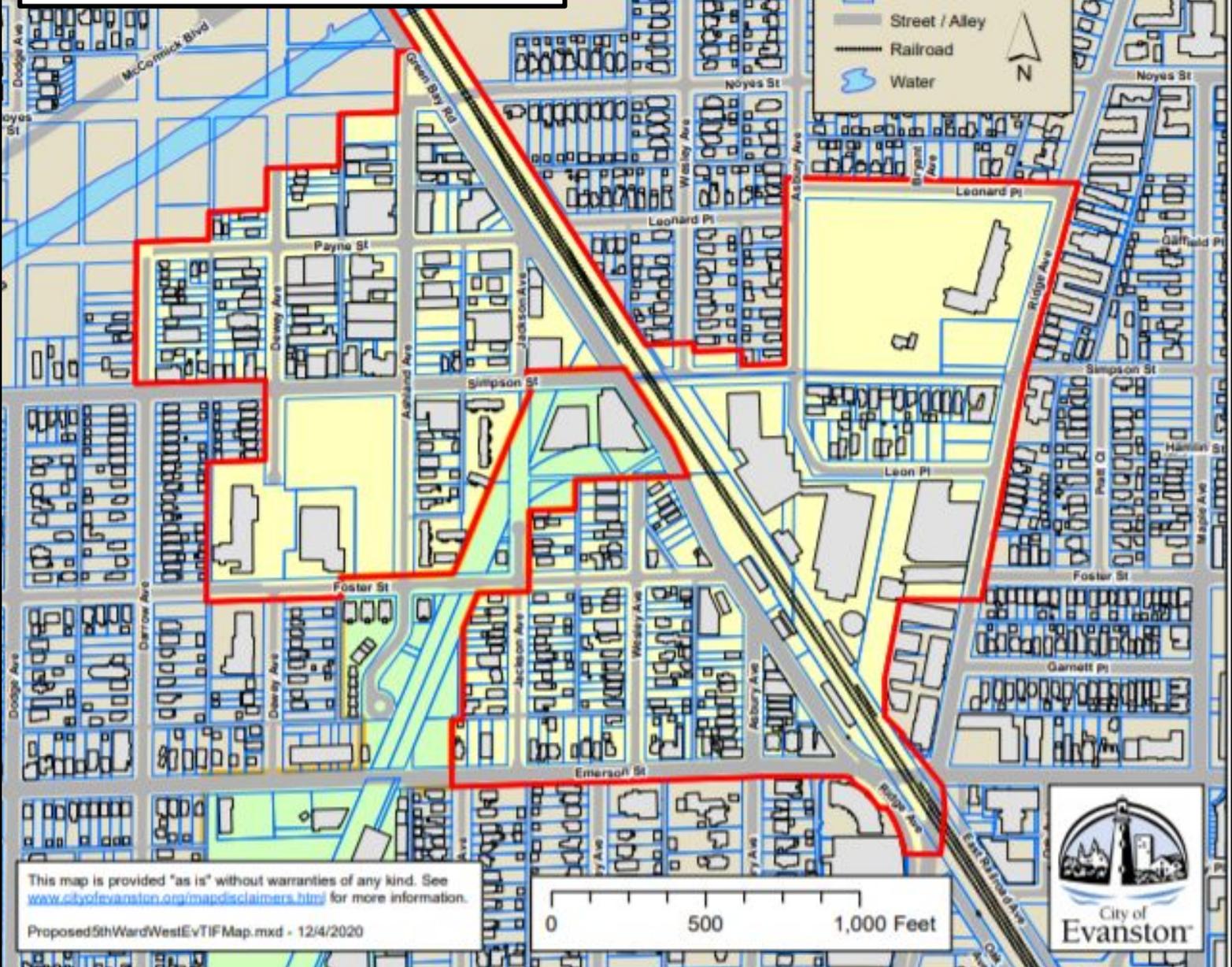
Proposed5thWardWestEVTIFMap.mxd - 12/4/2020



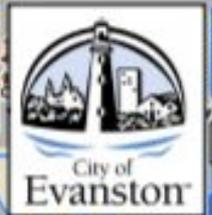
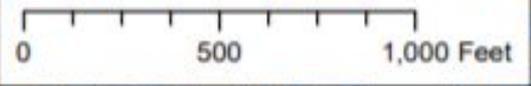
TIF District #9

Five Fifths

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



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Proposed5thWardWestEvTIFMap.mxd - 12/4/2020



Five Fifths TIF #9 - Trulee Assisted Living



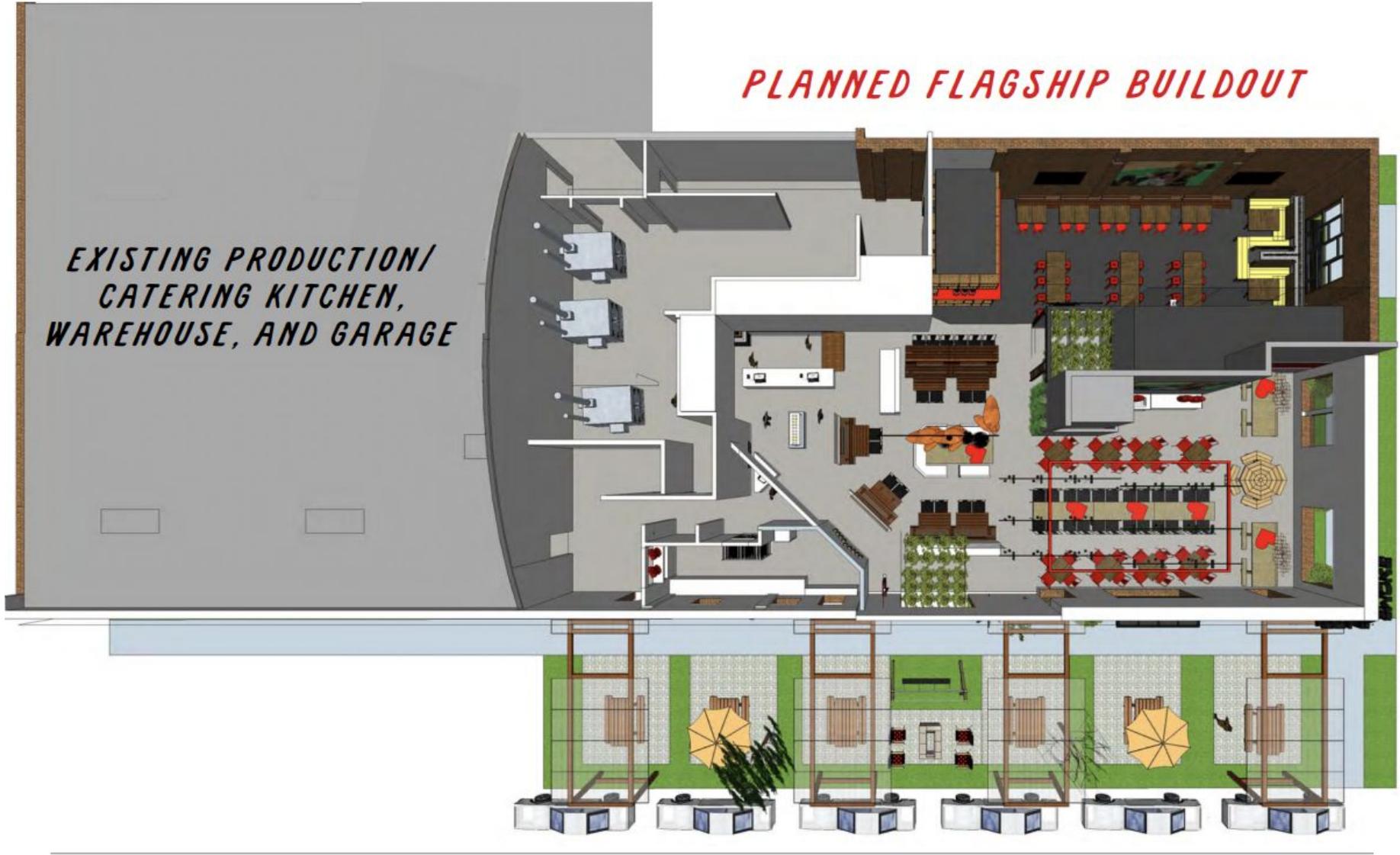
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Five Fifths TIF #9 - Fifth Ward School



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Evanston™

Five Fifths TIF #9 - Soul & Smoke Expansion



Emerson/Jackson Acquisition



Emerson/Jackson Property Acquisition



Emerson viewing west



An aerial photograph of Evanston, Illinois, showing a dense urban landscape with various high-rise and mid-rise buildings. The scene is bathed in the warm, golden light of a sunset or sunrise, with the sky transitioning from orange to a clear blue. 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*



City of
Evanston™

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 ^(TOP)

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

CONCEPT: RESIDENTIAL CONVERSION TO CAFE ^(BOTTOM)

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

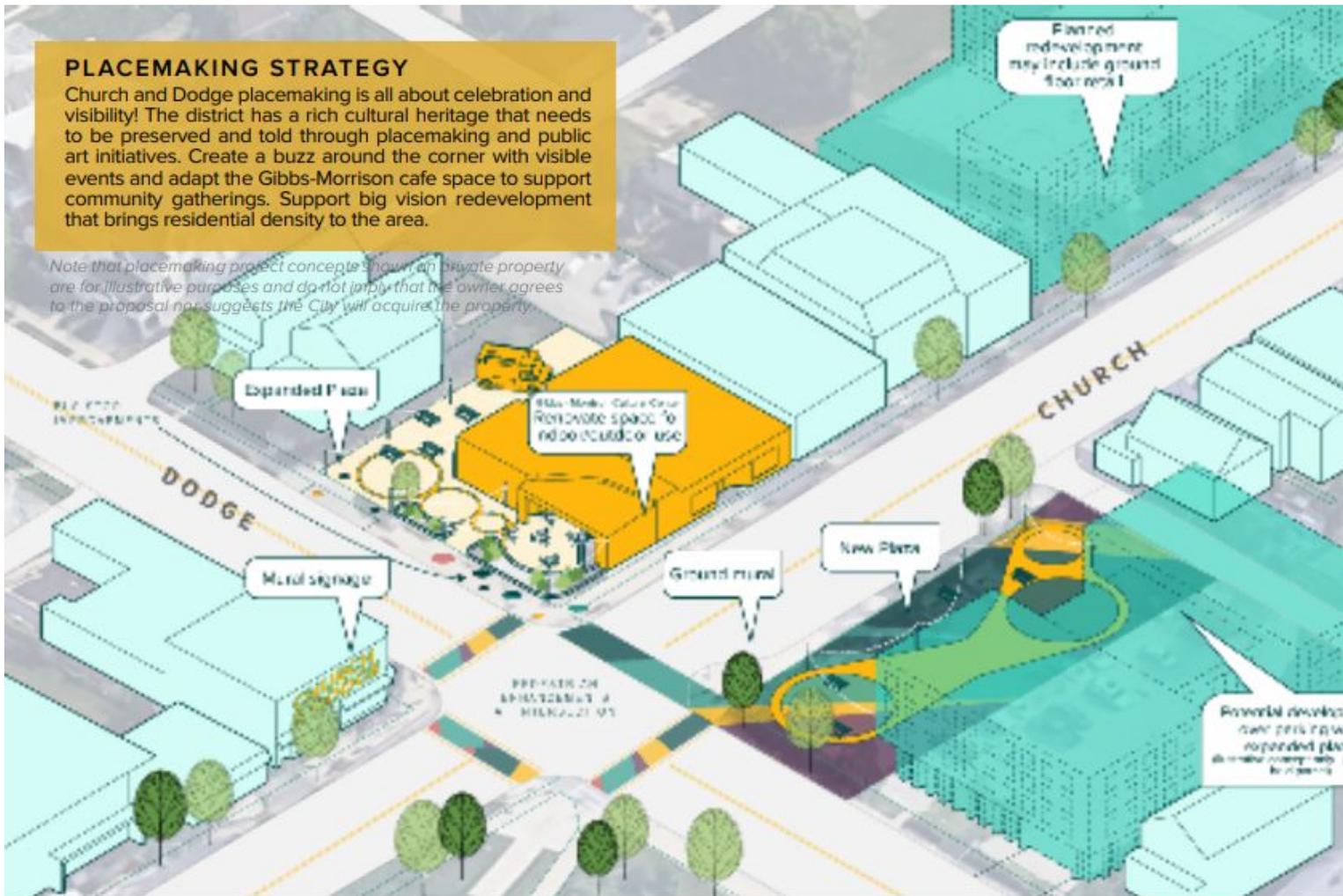


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PLACEMAKING STRATEGY

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.

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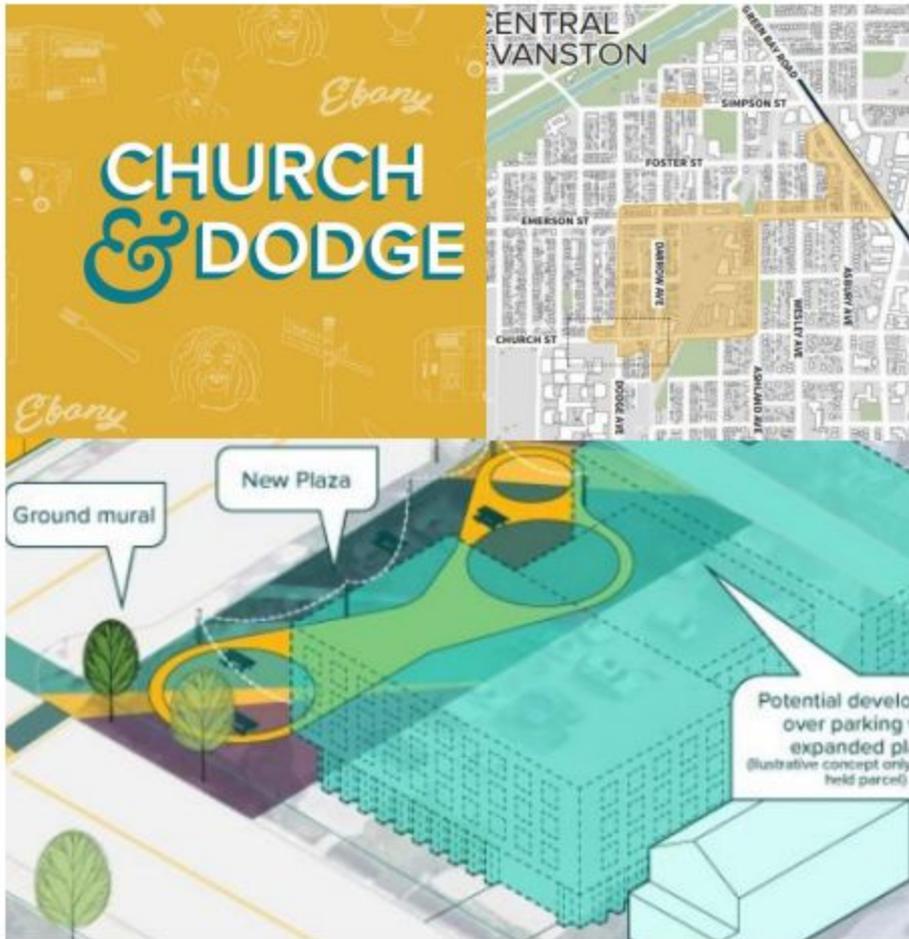


CONCEPT: INFILL DEVELOPMENT WITH PUBLIC SPACE

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.



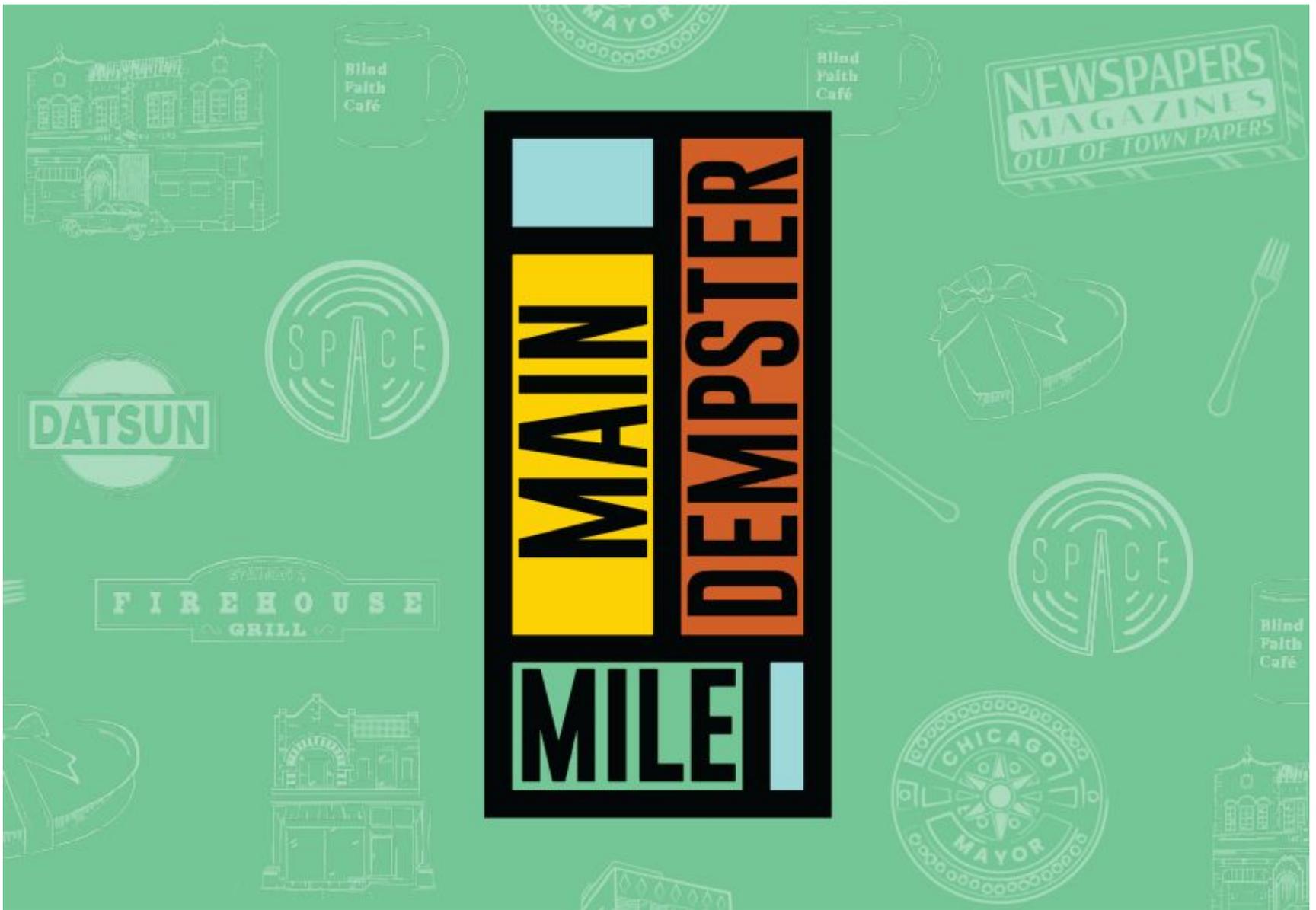
Church & Dodge



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

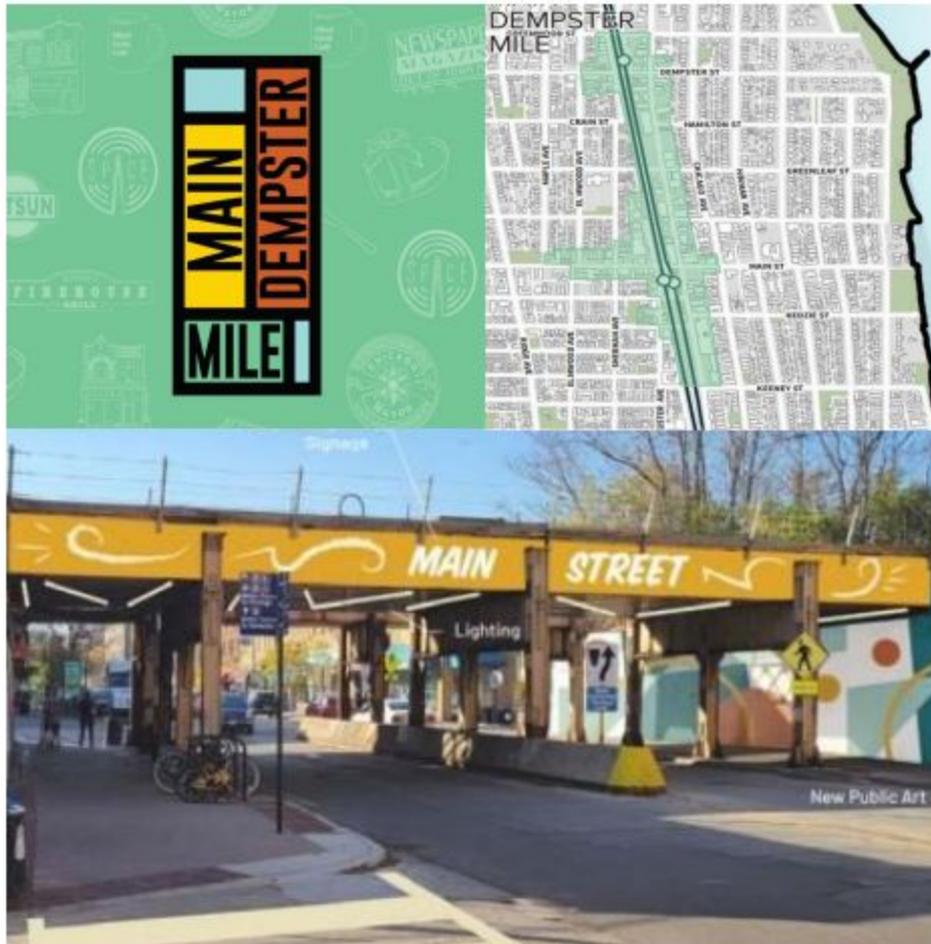
ADDITIONAL
CROSSINGS

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

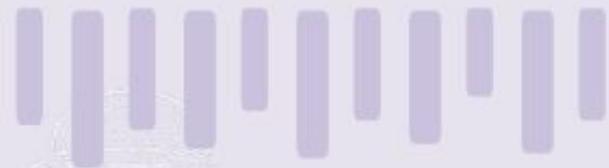


Top 5 priority ranking

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?