

88-R-21

**A RESOLUTION
CITY OF EVANSTON COMMITMENTS CONCERNING THE PROPOSED
FIVE-FIFTHS TIF DISTRICT**

WHEREAS, the City intends to redevelop and encourage residential use, retail, commercial and institutional uses to upgrade, expand and modernize facilities within the City as part of its ongoing economic development planning; and

WHEREAS, the City has proposed a Five-Fifths Redevelopment Project Area (the “TIF District”) located in the north central portion of Evanston; and

WHEREAS, the proposed TIF District includes approximately two hundred eighty-four (284) tax parcels located to the east and west of Green Bay Road, to Ridge Avenue to the east, to Darrow Avenue to the west, and to Leonard Place to the north and Emerson Street to the south. A map of the proposed TIF District is attached hereto as Exhibit A; and

WHEREAS, City staff and officials have engaged extensively in multiple meetings with members of the community, including members of School District 65 and School District 202, regarding the proposed Five-Fifths TIF District; and

WHEREAS, several members of the community have expressed concerns with the proposed TIF District, including potential displacement and gentrification in the community, and with the potential benefits it will provide the community; and

WHEREAS, the City believes that the proposed Five-Fifths TIF District will provide numerous benefits to the community.

WHEREAS, the City believes that equity forms the foundation for this proposed TIF plan, and the intended investments and the restrictions recommended by Staff provide assurance that TIF funding should be devoted to those most in need.

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: The City commits to support using TIF funds for residential repairs and improvements to encourage home ownership retention and to improve and maintain existing rental housing as desired by existing homeowners and allow aging in place. This may be accomplished by:

- A. The use of TIF funds for structural repairs, such as roofing, chimney, and window repairs.
- B. The use of TIF funds for systems improvements, such as HVAC, electrical, and plumbing systems.
- C. The use of TIF funds to encourage climate resiliency measures, such as energy efficiency upgrades and the use of solar panels.
- D. The use of TIF funds to prioritize senior citizens, members of the disabled community, long-time homeowners, and low-income residents.

SECTION 3: The City commits to support using TIF funds for Affordable Housing measures to help retain existing homeowners and renters and to support current small and mid-sized landlords. This may be accomplished by:

- A. The use of TIF funds to fund up to fifty percent (50%) of the cost of each affordable housing unit.
- B. The use of TIF funds with a preference for larger family units.

C. The use of TIF funds to assist small and mid-sized landlords with repairs and renovation to existing “naturally occurring” affordable rental housing units.

D. The use of TIF funds to expand the number of accessory dwelling units (ADU's).

E. The use of TIF funds to expand homeowner community land trust programming

F. The use of TIF funds to offer homeowners, especially the elderly, licensed real estate and financial services.

SECTION 4: The City commits to support using TIF funds for workforce development by assisting small businesses with programs to train employees for current and future jobs and focusing that training on residents of the proposed TIF District. This may be accomplished by:

A. The use of TIF funds to train residents of the proposed TIF District.

B. The use of TIF funds to support creation of job training programs for businesses located within the TIF District.

C. The use of TIF funds to focus on training for new infrastructure jobs and top workforce opportunities as defined by large local employers within the TIF District.

D. The use of TIF funds for childcare space expansion and support.

SECTION 5: The City commits to support using TIF funds for infrastructure by funding new infrastructure and maintaining existing infrastructure, some of which has suffered from deferred maintenance. This may be accomplished by focusing on: water, sewer, street, sidewalk, bike path, walking path, and wayfinding projects.

SECTION 6: The City commits to support using TIF funds for public spaces, including community centers and recreational spaces, to a high quality standard that is equal or exceeds the quality of facilities in other areas of the City.

SECTION 7: The City commits to support using TIF funds for Business District improvement by supporting small businesses directly and the districts in which they are located including Simpson/Ashland, Emerson/Asbury, and Green Bay Road.

This may be accomplished by:

- A. The use of TIF funds for façade improvement programs, including awnings, tuckpointing, storefront glass, doors, and signage.
- B. The use of TIF funds for Storefront Modernization programs focused on interior renovations and leasehold improvements affixed to the property including HVAC, plumbing, and electrical systems.
- C. The use of TIF funds for improving business capacity.
- D. The use of TIF funds for streetscape improvements.
- E. The use of TIF funds for Business District identity, signage, and lighting improvements.

SECTION 8: The City commits to not supporting the use of TIF funds for: eminent domain, neighborhood clearance, funding for a new Civic Center, funding for a new Fifth Ward school, or funding for luxury housing/microunits.

SECTION 9: This Resolution 88-R-21 will be in full force and effect after the date of its passage and approval in the manner provided by law.

Daniel Biss, Mayor

Approved as to form:

Attest:

Stephanie Mendoza, City Clerk

Nicholas E. Cummings, Corporation
Counsel

Adopted: _____, 2021

EXHIBIT A