

EVANSTON ILLINOIS

Public Benefits + Impact Fees

Johanna Leonard, AICP
Community Development Director

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City of
Evanston™

Community Development

CITY OF EVANSTON'S PUBLIC BENEFITS (CITY CODE 6-3-6-3)

- Preservation and enhancement of desirable site characteristics and open space.
- A pattern of development which preserves natural vegetation, topographic and geologic features.
- Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
- Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
- Provision of a variety of housing types in accordance with the City's housing goals.
- Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.
- The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.
- The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.



IMPACT FEES

- One-time payments only for capital improvements
- Must satisfy three key requirements:
 - need
 - benefit
 - proportionality
- Need to be applied to a broader base, e.g. such as all new residences