



LAND USE COMMISSION ACTIONS

Wednesday, April 16, 2025 | 6:00 P.M.
 James C. Lytle City Council Chambers, Second Floor
 Lorraine H. Morton City Hall, 909 Davis Street

AGENDA

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo		X
Commissioner	Loren Berlin	X	
Commissioner	Brian Johnson	X	
Commissioner	Darush Mabadi	X	
Commissioner	Jameika Mangum	X	
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel	X	
Chair	Jeanne Lindwall	X	
Total		7	1

II. OLD BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation.

Action: *The Commission reviewed suggested edits within [outline](#) provided for the consent agenda items and items/topics that need additional discussion and voted as follows:*

Items for Consent Vote

- *Motion to approve consent agenda items with the exception of items 1.6, 1.7, 1.8, 8.1, and 14.1, approved, 7-0.*

Items for Discussion

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

- *Motion to approve suggested changes to Chapter 14 as listed under items for discussion, approved, 7-0.*
- *Motion to approve 14.1 under items for discussion to add a policy statement (# 8) regarding flexibility, approved, 7-0.*
- *Motion to approve 14.1 under items for discussion with amended language regarding flexibility, approved, 5-2.*
- *Motion to approve suggested changes to Chapter 5 as proposed under items for discussion, approved, 7-0.*
- *Motion to approve suggested changes to item 6.1 under items for discussion for Chapter 6 - Community Systems, maintaining the word “fully” and with the exception of the last two bullet points and policy statement CS 4.6 within the packet with intent that staff create more general language reflective of this evening’s discussion.*
- *Motion to approve suggested changes to Chapter 8 under items for discussion with additions of actions by staff related to lakefront protection, approved, 7-0.*
- *Motion to adopt item 9.1 under items for discussion with the edit of “develop a master plan to improve pedestrian and bike access through East-West streets from downtown to the lakefront” and add suggested preservation language, approved, 7-0.*
- *Motion to change item 11.1 under items for discussion with the edit to delete “while bringing together...” and making it its own new policy statement; changing item 11.2 to “engage in efforts to eliminate environmental hazards that impact health”; and accept TLW 5-7 - 5-10. Approved, 7-0.*
- *Motion to change language in item 11.2, TLW 5.6 language to “Work to mitigate the impact of brownfield sites and environmentally contaminated sites on their surroundings”, approved, 6-1.*
- *Motion to change item 10.1 to “preserve and increase Evanston’s diverse housing choices” and eliminate item 10.2 completely, approved, 5-2.*
- *Motion to edit items 10.3 and 10.4 to read “facilitate the use of new and innovative construction technologies, such as manufactured and modular construction, and streamline plan review permitting and inspection process....” and not using the suggested language change for 10.4., approved, 7-0.*
- *Motion to reject suggested deletion in item 10.5, approved, 7-0.*
- *Motion to approve items 10.6 and 10.7 as written, approved, 7-0.*
- *Motion to update item 10.8 to read “Explore establishing a down-payment assistance program for income eligible first-time homeowners in collaboration with local lending institutions”, approved 7-0.*
- *Motion to update item 10.9 by adding “and environmentally contaminated” after brownfield, approved , 7-0.*
- *Motion to update item 10.10 to read “Study opportunities for property tax relief for income-eligible Evanston residents.” approved, 7-0.*
- *Motion requesting that language from the Preservation Commission and the Environment Board that may not have been discussed during the meeting be included in the next meeting, passed, 7-0.*
- *Motion to accept item 2.1, revise item 2.3 to acknowledge dissenting opinions, and reject item 2.2, keeping the What We Heard title, approved 7-0.*
- *Motion to reject item 2.4, failed, 3-4. Original suggested edit approved.*

- *Motion to revise item 2.5 to say “on the question of support for increased housing density and transparent zoning, some proponents supported it and some proponents were against it.” and repeating that structure for remaining items in the discussion of feedback, approved, 7-0.*
- *Motion to edit item 2.6 to read “support for protecting single-family zoning in R1 and R2 with some in support and some people in opposition”, approved 7-0.*
- *Motion to accept item 2.7 with added language expressing some were in support and some were against, approved, 7-0.*
- *Motion to accept item 2.8 with the added edit of changing Committee to Commission, approved, 7-0.*
- *Motion to accept item 2.9, approved, 7-0.*
- *Motion to accept original language of item 2.10 and add the proposed language to it, approved, 7-0.*

Motion to continue hearing to the May 21, 2025 meeting at 6:00 P.M., passed 7-0.

III. COMMUNICATIONS

IV. PUBLIC COMMENT

V. ADJOURNMENT

The **next scheduled** Evanston Land Use Commission meeting is **Wednesday, May 14, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers
in the Lorraine H. Morton City Hall.