

Edits/Corrections

p. 6 - Define what EC2C is (maybe this could be done in an introductory sentence describing the organizations help with outreach)

pp. 12-16 - Add topic intros

Neighborhoods and Places

Guide change: Establish an Urban Design Commission

Getting Around

Coordinate with transit providers: Work with transit agencies to improve

Prioritize people: Develop pedestrian-only zones

Environment

Embrace the lakefront: Further develop the lakefront ...

Community Building, Arts and Culture, and Placemaking

Recognize cultural amenities: Support and grow Evanston's ...

p. 24 - Under Emerging Trends note that these are national trends and identify where they came from

p. 104 - Evanston's first Preservation Ordinance was adopted in 1975 (1st line of the 2nd paragraph). Please correct before this goes to City Council.

Clarification Questions for Staff

p. 6 - Under Perception of New Development, what does "White respondents less positive about neighborhood integration and design" mean?

p. 29 - The last sentence in the 1st paragraph under Land Use Approach describes a citywide analysis that was done. Where is that information? How has it been incorporated into the plan draft?

pp. 38-39 - The "Creation and Innovation" designation and text suggests that the long term intent is to eventually eliminate industrial uses. Is that what staff is proposing? Is this really what we want to do? ***This is a topic where City Council input would be helpful.***

p. 41 - Under policy 9 - where did NP 9.5 (Allow pockets of retail areas in every neighborhood to ensure all residents have essential services within walking distance.) Is this something that the LUC voted on? What is considered a neighborhood? How big should it be? How does this action item relate to the policy? ***This is a topic where City Council input would be helpful.***

p. 92 - Chapter 12 Economic Development - Explain how the conclusions under the Age discussion were reached. They don't seem to make much sense given that Evanston is located in a large region and is not an isolated community.

p. 93 - Chapter 12 Economic Development - explain how how income and wealth inequality could worsen given the generally higher levels of educational attainment.

Glossary (beginning on p. 114)

- Why include a definition for conditional use permit when Evanston has historically used “special use” - the definitions look identical?
- Should “planning commission” be replaced with “land use commission” since that’s what we are?

Proposed Replacement/Additional Text

p. 9 - Under Land Use consider adding the following bullet point:

Recognize the contribution of Evanston’s single-family housing stock to Evanston’s community identity.

p. 11 - Under Zoning and Development replace the 1st bullet with the following:

Some expressed support for protecting single-family zoning in R1 and R2 residential zoning districts and some were open to change.

p. 11 - Under Zoning and Development replace the 2nd bullet with the following:

Some expressed support for creating a more-neighborhood oriented approach to zoning while others preferred a more flexible approach.

p. 14 - Under Housing consider the following replacement text:

Make space for affordable housing: Identify ways to meet the affordable housing needs of younger families and low-income populations and create policies and programs that will encourage affordable housing.

p. 19 - Consider replacing the 1st two paragraphs with the following text and making the data disclaimers a footnote:

Information on a variety of demographic, housing and economic characteristics is compiled by the U.S. Census Bureau and updated annually in the American Community Survey. The consistent format allows comparisons among communities and analysis of trends over time.

p. 19 - Under Households consider adding the following before the last sentence:

There are also a large number of senior households many of which have down-sized and moved from other communities to Evanston drawn by its housing stock and community amenities.

p. 23 - In the key metrics table replace “population density” with “housing units” and add a definition for the “lead exposure risk index”

p. 30 Chapter 5 Introduction proposed text insert after 4th paragraph)

Evanston has a long history of proactively planning for its future. Approaches that have met our needs in the past may not be suited to the challenges that we will face in the future. The term “place” includes Evanston’s built environment that has evolved over the last 150+ years along with the natural environmental features that help to define its context. For more than 100 years, Evanston has engaged in formal planning and zoning efforts intended to guide growth and development in a thoughtful and proactive way. Few places look like Evanston with its mix of low-density single-family neighborhoods and large urban-scale multi-family buildings. The question before us is how the built environment can continue to support community values and aspirations for the future.

While the pace of development has varied from year to year, it has not stopped. Nor would we want it to stop. New buildings and investment in existing ones have expanded Evanston’s property tax base, which in turn has enabled the City to meet the service needs of residents. As new projects are proposed, the community has also worked to balance growth with maintaining the overall feel and identity that has come to define Evanston’s evolving identity. Continuing to guide growth and development in a thoughtful way is critical to Evanston’s success as a community. While residents are concerned with the look and feel of their neighborhoods as new buildings and uses are added, the City Council is also concerned with prioritizing financial transparency, forecasting and identifying new revenue sources to support the services that residents have come to expect.

p. 33 - Consider revising the 6th and 7th Ward descriptions to note that while much of the Central Street business district is located in the 6th Ward, the Green Bay and Central business area is in the 7th Ward.

p. 38 - Under “Campus Community” consider adding the following phrase to the last sentence: ... and emerging trends, while recognizing the potential impacts on adjacent neighborhoods.
City Council input on this topic would be helpful.

p. 38 - Under “Open Space” (or at least somewhere in the document) there should be an explanation of why Calvary Cemetery is classified as open space. Here is suggested language:
Calvary Cemetery is included in the open space category because it provides semi-public green space that is unlikely to be redeveloped for other uses and provides habitat for birds and other fauna.

p. 42 - Proposed text insert after the Introduction paragraph:
Most of the infrastructure that allows Evanston to accommodate new growth and development is the responsibility of the City of Evanston. New buildings must be connected to the City’s water and sewer infrastructure. However, there is also a broad range of City buildings that house many of the public services that residents rely on.

These include our five fire stations, the library, police station, recreation and community centers, animal shelter and City service center. These buildings are in varying states of maintenance. Some like the animal shelter and Robert Crown are new. Others like the police headquarters building and the 2100 Ridge property were built decades ago and no longer meet acceptable standards. Aging infrastructure and evolving needs form a unique problem set for Evanston.

Our ability to continue meeting the needs of our community requires a robust system of City services supported by other service providers. The policies and action statements presented in this chapter highlight the opportunities for collaboration and the challenges of maintaining the public buildings and infrastructure well into the future.

p. 44 - Proposed text insert as last sentence under Water Supply and System:

The replacement of existing lead services lines has been mandated by the State of Illinois and will be an ongoing effort for years to come.

p. 50 - Proposed text insert to conclude the Transit section:

Among the issues with respect to transit is that none of the providers are under Evanston's control and all are currently facing significant financial challenges. Until it is possible to provide effective regional solutions that allow residents to easily get to and from destinations using transit and for those living in communities to our west to get to jobs in Evanston, transit will fail to meet its full potential as part of Evanston's multi-modal transportation network.

p. 52 - Replace the last sentence under Parking (Evanston's developmental guidelines historically require a minimum number of off-street parking spaces to accommodate the growing needs of residents and businesses.) with the following:

One of the ongoing discussion points is how much off-street parking should be required for new developments or if any off-street parking should be required at all. This is especially true for residential developments, especially those proposed in neighborhoods that developed before automobiles became the primary transportation mode for most households. On-street parking is already at a premium in many of these neighborhoods and the prospect of new households raises concerns about the impact on current households.

p. 55 - Proposed Parking text revisions

(Parking text insert after opening paragraph) Residential neighborhoods are served by a combination of on-street and off-street spaces. Additional data gathering and trends analysis related to housing units and vehicle ownership in Evanston can help inform discussions about how best to "right-size" Evanston's parking requirements.

(Proposed parking minimum replacement text) Current parking requirements have been identified by some as an unnecessary barrier to new development. It is argued that the determination of how much on-site parking to provide should be left to developers. Others argue that there should be some guardrails in place to ensure that a

reasonable amount of on-site parking is provided, especially in residential neighborhoods where finding parking can be challenging.

p. 77 - Chapter 10 Housing proposed opening paragraph insert for Introduction:

Diversity is a hallmark of Evanston's housing stock. Maintaining both the diversity of the types of housing units available in Evanston and keeping them at price points that are within the means of all income groups is a key housing objective. Not everyone who would like to live in Evanston will be able to do so because housing supply is not likely to ever catch up with demand. Still it is important to explore ways to keep housing affordable at all income levels. This will help to keep vulnerable long-time residents in the community and provide opportunities for new households, especially those with children to find a home in Evanston. **City Council input on how it views housing would be very helpful.**

p. 87 - Chapter 11 Health and Well-Being proposed text insert to follow Climate section under Key Challenges:

Industrial Legacy

Evanston no longer has many industrial uses. Old industrial sites have been capped with asphalt to allow for retail centers to be built. Sites that once housed gas stations or dry cleaners are other examples of contaminated sites that have limited potential for reuse without significant soil remediation. The waste transfer station in the 5th Ward is another example of a facility that has affected the quality of life for residents who live nearby.

Plan Maps

- Figure 1. Future Land Use Map - should the Innovation and Creation category be replaced with an industrial designation? What is the campus community shown around the Ridge/Green Bay/Emerson intersection?
- Figure 2. School Map
- Figure 3. Transit Routes and Stops
- Figure 4. Parks - has this map been created?
- Figure 5. Historic Districts - the current map incorrectly shows the boundaries of the Northeast Evanston Local Historic District boundary. Has this map been corrected? Should the map include dots showing the locations of the 48 buildings in the Suburban Apartment District?
- Figure _ Ward Map - should this be added to provide context for the Ward overview in Chapter 5 Neighborhoods and Places chapter?

Appendix B Proposed Additional Data Tables

- Tables comparing the bedroom mix for owner and renter housing with our neighbors (these tables already exist)
- Comparing Evanston with our neighbors/peer communities in terms of housing cost burden (overall, owners, renters) using available ACS data

Topics where City Council Input Would be Helpful/ Is Needed

- Future Land Use Map designations - should an industrial designation be retained?
- Campus Community and Neighborhood interface - how should competing resident/institutional interests be balanced?
- Community Systems Policies and Actions - do the draft policies and action statements reflect City Council priorities for City buildings and infrastructure?
- Housing - how should the balance between increasing Evanston's housing supply and maintaining the existing housing supply be addressed, especially with respect to single-family houses?
- What staff resources should be allocated to produce a full and complete Comprehensive Plan document that can be reviewed by the community and adopted by the City Council? How should community residents continue to be involved?