

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
Shorten the timeline! This zoning code rewrite is urgently needed, and we cannot afford to wait nearly 3 years. Please shorten the timeline so that the plan may be presented to Council by Q4 2027 at the latest.	9th Ward		I own my home (with a mortgage)	Under 18	White	\$145,000 - \$180,000	I received a City announcement about it
1. Throughout the detailed description of work, there is a stronger focus on comparing existing developments to current zoning regulations than on crafting a new zoning code that implements the new comprehensive plan (Envision Evanston 2045). That focus favors perpetuation of the status quo and makes change more difficult. After all we've been through to adopt a new plan for the future, please let us move forward! Let's compare what exists to what is envisioned, and craft zoning changes to bring the vision about! 2. Please avoid unexplained acronyms. Near the end of the draft, the phrase "Understanding of CMP recommendations" is cited as a critical qualification for the consultants. What is "CMP"?	7th Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I read about it in a news article
A complete rewrite of the zoning recognizing our progressive values and urban character which prioritizes increased housing supply of all sizes and at all income levels, with removal of barriers to affordability and sustainability such as single family only zones and minimum parking mandates which increase the cost of housing and encourage car ownership contrary to our city's declaration of a climate emergency.	9th Ward		I rent my home in Evanston	25-44	White	\$95,000 - \$145,000	I heard NIMBYs talking about it and filling it
Zoning reform is long overdue in Evanston. Action is imperative to move us forward to create more and varied housing options that work for Evanstonians throughout the lifespan. Our housing shortage is real, and doing a full rewrite of our zoning code is an important strategy to begin to address this. I support the City in hiring a consultant to oversee the rewrite of Evanston's outdated zoning code to reflect modern needs and address affordability concerns. I'm grateful for the many opportunities the City has provided and will continue to offer for the community to give feedback. I also implore you not to get stuck in the process and continue to take actionable steps to make real progress in zoning reform.	6th Ward	Hastings/Colfax	I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
Let's get this done! A zoning rewrite isn't a technical exercise. It determines: - What types of housing can be built - Where housing can go - Whether we can align our zoning with Housing4All and the Comprehensive Plan - Whether Evanston becomes more affordable or remains exclusionary  Right now, our code limits housing options in many neighborhoods and makes it harder to build the types of homes we say we want.			I do not live in Evanston	25-44	Black/African American	\$60,000 - \$95,000	I received a City announcement about it
Let the city hire a consultant and move forward with a potential zoning code rewrite.	4th Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I heard about it from a family member, friend
I support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals, particularly those stated in the comprehensive plan.	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
As a resident who works and sends their child to Evanston Public Schools, I support the city hiring a consultant to do a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals and limits diverse housing types, and consequently, diversity of residents. We need to modernize our current zoning in order to expand housing types, increase housing supply, and therefore increase affordability. Additionally, family structures and access to income and financing are changing. Most young families do not have access to financing that would allow them to purchase a single family home in Evanston anymore. This hurts our economy, our school district, and our community at large. Additionally, older adults looking to downsize are met with very few, if any options to downsize affordably in the community they have called home for decades. We need smaller housing options such as more townhomes, condos, even small starter homes to address some of these concerns. I am all for community engagement, however, these surveys, professional analysis, etc. have been done for years and they all support the changing of current zoning laws, up zoning some areas, and reducing old policies that limit the way homes, and accessory dwelling can be used for more housing. Let's just make some decisions and get it done. We need more housing options for folks right now.	7th Ward		I own my home (with a mortgage)	25-44	Hispanic/Latino, White	\$95,000 - \$145,000	I heard about it from a family member, friend
Subject: Support for Advancing the Envision Evanston 2045 Zoning Update I strongly support moving forward with the Envision Evanston 2045 Zoning Update and hiring a consultant to conduct a comprehensive revision of Evanston's zoning code and map. The City Council adopted the new Comprehensive General Plan in January 2026 to guide development through 2045. If we are serious about implementing that vision, our zoning code must align with it. The last significant zoning overhaul occurred in 1993. While there have been amendments and overlays, we have not undertaken a holistic, equity-centered update in over three decades. A thoughtful, community-informed rewrite is both overdue and necessary. The City's own Housing4All Plan Update makes clear why this work cannot be delayed. Median household income in Evanston is \$119,602 for White households, compared with \$56,004 for Black households. Forty-one percent of White households earn over \$150,000 annually, compared with only 14% of Black households. Half of White households can afford nearly \$3,000 per month in housing costs, while half of Black households can afford approximately \$1,400. Nearly half of renter households (49%) are cost-burdened. At the same time, while Evanston's total population grew by 2% between 2013 and 2023, the Black population declined by approximately 16% (or 8% depending on methodology). The Plan itself acknowledges that Evanston is "diverse, yet segregated," with sharp differences in income, wealth, and opportunity across census tracts. These disparities are not accidental. Historically, zoning laws across the country – including in communities like Evanston – were crafted using neutral, technical language to preserve racial segregation after explicitly racial zoning was struck down. Single-family-only districts, minimum lot sizes, and restrictive land-use classifications functioned to limit who could access certain neighborhoods. While framed as technical land-use regulation, these policies shaped patterns of exclusion that persist today. The draft Scope of Services appropriately emphasizes robust community engagement, data-driven analysis, scenario modeling, and evaluation of displacement risk. That is exactly what this moment requires. We cannot meaningfully address housing supply, affordability, or racial inequity without examining whether our zoning framework constrains the types of housing the Comprehensive Plan envisions – including missing-middle housing, transit-oriented development, adaptive reuse, and infill opportunities in all parts of the city. Importantly, the Scope prioritizes quality over expediency and commits to transparency, documentation, and iterative public input. That approach builds trust. But declining to move forward with the zoning update would preserve a status quo that the City's own data shows is inequitable. If we want to align our land-use regulations with Housing4All, reduce displacement risk, and ensure that Evanston remains accessible to residents across income levels – including Black households who have experienced documented population decline – we must proceed with this zoning update. I urge the City Council to approve the Scope of Services and move forward with the Envision Evanston 2045 Zoning Update.	3rd Ward		I rent my home in Evanston	45 - 64	Hispanic/Latino, White	\$60,000 - \$95,000	I received a City announcement about it
Please hire a consultant to conduct a full zoning rewrite. We desperately need more housing and more density	1st Ward		I rent my home in Evanston	25-44	White		
It's good news that the plan is to hire a consultant. The identified consultant will need to conduct a full zoning code rewrite. The current code is outdated (and has been for at least a decade) and does not align with the City's housing and economic development goals.	6th Ward		I own my home (no mortgage) in	65+	White		I received a City announcement about it

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I recommend hiring a zoning consultant to advise on updating our antiquated zoning laws. Among other concerns I am concerned about the Three unrelated rule, whereby you cannot have four or more unrelated people in rental housing. Previous ideas for revision suggest using square footage rather than relations in determining occupancy. Let's make that happen. Wynn Graham 6th Ward	6th Ward		I own my home (no mortgage) in	65+	White		I heard about it from a family member, friend
I am in full support of Evanston hiring a consultant and completing the work of EE2045. I would like to undo exclusionary, outdated zoning regulations and allow for more density, more neighbors- an ABUNDANCE of types of housing in all the wards. Evanston is a city. I am in favor of the 6th and 7th wards looking more like the rest of Evanston- our public schools with benefit and so will our climate. As someone who grew up in Wichita KS, Evanston has SO much to offer (the lake, the trains, the proximity to Chicago, a BIG school, MLB, NFL, NHL, NBA, WNBA, the walkable business districts) and should be welcoming to all. Please don't let the crabbiest and most fearful voices hold all of Evanston back.	7th Ward	Central St and Ashland Ave Go Cats	I own my home (no mortgage) in	45 - 64	White		I received a City announcement about it
You support hiring a consultant to conduct a full zoning code rewrite	2nd Ward		I own my home (with a mortgage)	25-44	Hispanic/Latino	\$60,000 - \$95,000	I saw it on the City website
A zoning rewrite isn't a technical exercise. It determines: What types of housing can be built Where housing can go Whether we can align our zoning with Housing4All and the Comprehensive Plan Whether Evanston becomes more affordable or remains exclusionary  Right now, our code limits housing options in many neighborhoods and makes it harder to build the types of homes we say we want. If the City backs away from a zoning code rewrite it will stop real progress.  * I support hiring a consultant to conduct a full zoning code rewrite. * The current code is outdated and does not align with the City's housing goals. * Modernizing zoning is necessary to expand housing options and address affordability. * Community engagement should shape the rewrite, but we have to actually move forward with it to create change.	2nd Ward		I own my home (with a mortgage)	25-44	White	\$180,000+	I heard about it from a family member, friend
A full zoning code rewrite is needed in Evanston.	6th Ward		I own my home (with a mortgage)	25-44	White	\$60,000 - \$95,000	I heard about it from a family member, friend
A zoning update is necessary to achieve the goals of the comprehensive plan and create opportunities for more affordable housing at multiple levels of income for renters and home owners alike. While I do not live in Evanston (it was too expensive when we moved here from Kansas City), nearly all my activities take me there—church, pottery classes, grocery stores, restaurants, hair salon, bookstore, volunteer activities, including soup kitchens, food pantries, and shelters, and I care deeply about the people served there. I see firsthand what is missing and the obstacles the zoning code places in the path of solutions. A better zoning code will produce solutions rather than barriers.	I don't live in Evanston		I do not live in Evanston		White	\$60,000 - \$95,000	I received a City announcement about it
a complete rewrite of the zoning code	7th Ward		I own my home (no mortgage) in	45 - 64	White	\$95,000 - \$145,000	I heard about it from a family member, friend
I support hiring a consultant to conduct a full zoning code rewrite. * The current code is outdated and does not align with the City's housing goals. * Modernizing zoning is necessary to expand housing options and address affordability. * Community engagement should shape the rewrite, but we have to actually move forward with it to create change.	1st Ward		I own my home (with a mortgage)	65+	White		I heard about it from a family member, friend
I strongly support continuing to work to update/rewrite the City of Evanston's Zoning Code.	3rd Ward		I own my home (no mortgage) in	65+	White	\$180,000+	A Joining Forces email
a rewrite of the zoning code	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
Rewrite zoning code	4th Ward		I own my home (with a mortgage)	25-44	Hispanic/Latino	\$95,000 - \$145,000	I heard about it from a family member, friend
I think the current zoning code is written in a way that excludes and there should be a full rewrite to reflect the values of diversity and equity that we hold so dear in Evanston.	6th Ward		I own my home (no mortgage) in	45 - 64	White	\$95,000 - \$145,000	I heard about it from a family member, friend

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<p>A rewrite of the zoning code</p> <p>I strongly support hiring a consultant to conduct a full zoning code rewrite to align with Evanston 2045 comprehensive plan and the Housing4All Strategic Housing Plan.</p> <p>Evanston has long prided itself on being inclusive, equitable, and forward-thinking. But our current zoning code—written in 1993—no longer reflects those values and does not align with the City's housing goals. The 1993 zoning code expanded restrictions the kinds of homes we need most: duplexes, triplexes, fourplexes, and apartments. We need to relegalize the types of homes that make neighborhoods diverse, walkable, and welcoming to people of all incomes and backgrounds.</p> <p>Modernizing zoning is necessary to expand housing options and address affordability. A rewrite of the zoning code is necessary for an equitable Evanston in the future. If we want teachers, nurses, seniors, and young families to live here—not just commute here—we must relegalize modest, affordable housing in every neighborhood. Otherwise, we risk becoming a city of greater exclusion, where only the wealthy can afford to stay.</p> <p>A zoning rewrite in line with Evanston 2045 and the strategic housing plan isn't about massive development. It's about a gentle increase in homes—homes that fit the scale and character of Evanston, while expanding opportunity. It's about undoing decades of exclusionary zoning and making room for the next generation.</p> <p>Rezoning for missing middle housing is not just a policy change—it's a moral commitment. It says that Evanston belongs to all of us. That our future will be shaped by inclusion, not scarcity.</p> <p>We need a zoning rewrite that facilitates strategic growth in places where it makes sense—near transit, near services, and on sites already suited for redevelopment. And it pairs any zoning adjustments with design standards, height limits, and neighborhood review, so new buildings fit the scale and feel of their surroundings. This is about adding choice, not forcing radical change.</p> <p>We need a revised zoning plan that guides strategic growth in places where it makes sense—near transit, near services, and on sites already suited for redevelopment. And it pairs any zoning adjustments with design standards, height limits, and neighborhood review, so new buildings fit the scale and feel of their surroundings. This is about adding choice, not forcing radical change.</p> <p>We need to rewrite the zoning code to that it lives up to the values of our community, as defined in Evanston 2045 and the Housing4All strategic housing plan. Let's embrace rezoning for affordability, equity, and a thriving future.</p> <p>Community engagement should shape the rewrite, but we have had years of input and public discussion through the comprehensive planning process and the strategic housing policy. Now is the time to move forward with the rewrite of the zoning code to align with the choices that have been made through these transparent and community engaged processes. Now we need a zoning rewrite to drive the change that was agreed to in these processes and not be sidelined by a vocal minority.</p> <p>Thank you for your consideration.</p>	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
<p>I am in support of this next step and the decision to engage a consultant to help us define our zoning parameters. Our current code is out of date. It doesn't align and reflect our housing goals. I am a proponent of a zoning code that expands housing options, specifically addressing affordability which is a serious current issue. Thank you!</p>	7th Ward		I own my home (with a mortgage)	65+	White		I heard about it from a family member, friend
<p>The entire zoning code needs to be rewritten, not just "modified" or "updated"</p>	6th Ward		I own my home (with a mortgage)	65+	White	\$145,000 - \$180,000	I heard about it from a family member, friend
<p>I support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals. Modernizing zoning is necessary to expand housing options and address affordability. While community engagement should shape the rewrite, but we have to actually move forward with it to create change. And - by the way, if we do not move locally - the state government will move forward for us! But we can and should get this done locally.</p>	6th Ward		I own my home (with a mortgage)	25-44	Hispanic/Latino, White	\$180,000+	I received a City announcement about it
<p>I support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals. Community engagement should shape the rewrite, but a consultant is necessary to assure this doesn't get lost in the mix.</p>	4th Ward		I own my home (with a mortgage)	45 - 64	White	Under \$60,000	I heard about it from a family member, friend
<p>I support hiring a consultant for a full zoning code rewrite to expand housing options and address affordability in all wards.</p>	6th Ward		I own my home (with a mortgage)	25-44	White	\$180,000+	I saw it on the City website
<p>I support hiring a consultant to rewrite our antiquated zoning laws.</p>	2nd Ward		I own my home (with a mortgage)	65+	Black/African American	\$145,000 - \$180,000	I heard about it from a family member, friend
<p>I strongly support hiring a consultant to conduct a full zoning code rewrite. Evanston's zoning code needs modernization so we can expand housing options and meaningfully address affordability. If we want our kids and future families to be able to live here, we need zoning that reflects today's needs and allows more types of housing across the city. A comprehensive rewrite is a necessary step toward making Evanston more affordable and inclusive.</p>	4th Ward		I own my home (with a mortgage)	45 - 64	Hispanic/Latino	\$180,000+	I heard about it from a family member, friend
<p>I am writing to support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals. Modernizing zoning is necessary to expand housing options and address affordability.</p>	I don't live in Evanston		I do not live in Evanston	25-44	Hispanic/Latino, White	Under \$60,000	I work in Evanston and a colleague told me
<p>I support hiring a consultant to conduct a full zoning code rewrite, as the current code is outdated and does not align with the City's housing goals.</p>	I don't live in Evanston		I do not live in Evanston	25-44	White	\$60,000 - \$95,000	I heard about it from a family member, friend
<p>I am writing in support of the plan to hire a consultant to move forward with a full zoning code rewrite. My understanding is that it is necessary to hire a consultant zoning code rewrite. At this point I feel it would be very unfortunate not to implement the new code, which effectively addresses the issue of affordable housing in Evanston.</p>	4th Ward		I rent my home in Evanston		White	\$180,000+	I heard about it from a family member, friend
<p>I support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals.</p>	9th Ward		I rent my home in Evanston	25-44	White	\$95,000 - \$145,000	I heard about it from a family member, friend
<p>a rewrite of the zoning code is needed, evidence-based, and centering principles of affordability and equity</p>	6th Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I heard about it from a family member, friend
<p>Complete rewrite of the current zoning code</p>			9 I own my home (with a mortgage)	Under 18	White	\$145,000 - \$180,000	I saw it on the City website

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<p>The emphasis on public engagement throughout the document as a way to build trust in the process is overplayed and it seems to be weighted above all other objectives. Public engagement is important, however it should not be placed at a higher degree as a review of the historical land use patterns in Evanston (many of which were much more inclusive), as well as the current trends in housing and their potential for positive cultural, economic, and equity results for Evanston. Public Engagement during the Comprehensive Plan process has been used some members of the City Council and the members of the community as a "crutch" for their objection, in principle, to the mere thought of rezoning. Thinking that public engagement is going to assuage those who are adamantly opposed to rezoning is a fool's errand and is likely focused on delaying and prolonging the process.</p> <p>In Phase II, the scope should remove the section in the first paragraph that notes that assessment should be done on a ward and neighborhood basis. Specifically, this sentence should be removed "In coordination with community input, the consultant will evaluate how existing development patterns align with the current zoning regulations within each ward or neighborhood." Aligning zoning recommendations based on wards or neighborhoods will never allow us to achieve our goals, nor will create any equity in the city's housing policy. Section F, there should be a removal of "tenure" as a calculation for weighting responses. Much of the opposition to rezoning are long-term Evanstonians resistant to change and their responses should not be weighted more than others. Tenure in a community is not always a positive and, in many ways, has led us to the restrictive zoning policies Evanston has employed for decades.</p> <p>Remove audio and video recordings of community engagement. This is likely to discourage some from attending, knowing they will be recorded, and it encourages grandstanding by those with agendas. Its only purpose is to inflame passions around this topic.</p> <p>Phase III should remove the statement that Evanston is open to using the current zoning framework. That is not a rezoning, that is a tweak of current zoning. We need a full redraft. And again, the emphasis on community engagement seems to supersede every other priority. For the reasons outlined above, this language should be greatly reduced, as it will only serve to delay, postpone and prolong the process in an effort to water it down, or outright kill the project. This sentence in particular should be removed "Advancement to the next phase will be contingent upon completion of iterative engagement and refinement cycles and clear documentation of how community and advisory body feedback informed the evolving draft." This seems designed to keep the project with the Working Group in perpetuity.</p>	2nd Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
<p>The current scope of services is strong - my only concern in the language is that Phase 2 states "The assessment should be conducted by ward and neighborhood, as appropriate, and evaluate housing and building types, height, setbacks, lot size, and uses." The language of "ward" is concerning here, as wards are merely political geographies and not meaningful to neighborhood community development. To suggest that zoning and resultant development be tailored in a political manner risks the mistakes of an "aldermanic prerogative" type system where development decisions are made inequitably. As a general matter, the city requires a ground-up zoning rewrite to encourage equity-conscious density and alignment with goals expressed in EE2045 like increasing housing options and creating a more integrated community.</p>	2nd Ward	(Open Communities serves Evanston - many staff	I do not live in Evanston	25-44	Hispanic/Latino	\$60,000 - \$95,000	I received a City announcement about it
I support hiring a consultant so that the zoning rewrite can progress.	5th Ward		I own my home (with a mortgage)	25-44	White	\$95,000 - \$145,000	I heard about it from a family member, friend
I am very excited about the City hiring a consultant to work with the entire Evanston community on a complete rewrite, not just a revision of our outdated zoning code so that significantly more affordable housing of all types, like the "missing middle" can be built through out Evanston. The process is critical and I appreciate that the plan includes early and essential regular community engagement, but the draft needs to say that the consultants must be INCLUSIVE by providing people with lower incomes, in proportion to the population of Evanston, the means to regularly participate in community engagement sessions eg. childcare, transportation allowance. Most importantly, the scope must be sure to put "teeth" in the new zoning code so that it can be enforced.	2nd Ward		I own my home (with a mortgage)	65+	White	\$95,000 - \$145,000	Through a local NFP
I support the hiring of a consultant to conduct a full zoning code rewrite. I am an Evanston business owner, not a resident.		My BUSINESS is in the 9th ward	I do not live in Evanston	45 - 64	White	\$60,000 - \$95,000	I heard about it from a family member, friend
Hello, I just wanted to register my support for hiring a consultant to move forward with a zoning code rewrite. The zoning code is outdated and misaligned with our values as a community. Indeed many dwellings that help to comprise the communities we love would not be possible under current zoning without having to go through an onerous process to have an exception made. We need inviting, affordable, inclusive neighborhoods, and changing zoning to re-allow more missing middle housing is an important first step. Please move this plan forward.	3rd Ward		I own my home (with a mortgage)	25-44	Black/African American,	\$180,000+	I heard about it from a family member, friend
We need to hire a consultant to facilitate the rewrite of the zoning rules to move this work forward.	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I received a City announcement about it
I recommend a rewrite of the zoning code (not a modification), and I support hiring a consultant to conduct a full zoning code rewrite. The current code is outdated and does not align with the City's housing goals. Modernizing zoning is necessary to expand housing options and address affordability. Community engagement should shape the rewrite, but we have to actually move forward with it to create change.	7th Ward		I own my home (no mortgage) in	45 - 64	White	\$95,000 - \$145,000	I heard about it from a family member, friend

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<p>1) Zoning Code Rewrite Approach</p> <p>Regarding the zoning code rewrite, I strongly urge that we reconsider the idea of a complete overhaul.</p> <p>Evanston is almost entirely built out. We are not planning a new city from scratch; we are refining and improving an existing, established community. A full rewrite unnecessarily complicates the process, introduces uncertainty, and makes it more difficult for residents and stakeholders to track changes.</p> <p>Instead, I recommend that the consultant provide a redlined version of the existing zoning code. Our current code should serve as the starting point, with targeted modifications where necessary. This approach:</p> <ul style="list-style-type: none"> <li>• Maintains continuity and institutional knowledge</li> <li>• Makes changes transparent and easier to understand</li> <li>• Reduces confusion and unintended consequences</li> <li>• Keeps the scope focused and manageable</li> </ul> <p>A redline format allows everyone to clearly see what is being changed and why. Starting from scratch obscures that clarity and makes meaningful public review much more difficult.</p> <p>For these reasons, I would not support pursuing a total rewrite. Targeted revisions to the existing code are a more practical, transparent, and responsible path forward.</p>	1st Ward		I own my home (with a mortgage)	25-44	White	\$180,000+	I heard about it from my Councilmember
<p>2) Community Feedback Process</p> <p>We've repeatedly heard that this is a "community-led" process. However, it often feels as though public feedback is performative rather than meaningfully incorporated. There does not appear to be a clear, transparent process outlining how community input is evaluated, prioritized, or integrated into the draft revisions.</p> <p>Can staff and the consultant clearly explain:</p> <ul style="list-style-type: none"> <li>• How community feedback is being documented and categorized?</li> <li>• What criteria are used to determine whether feedback is incorporated?</li> <li>• Where the public can see revisions that were made specifically in response to community input?</li> </ul> <p>If this is truly intended to be community-led, the schedule must also include dedicated time for revisions based on public feedback before moving forward. Without built-in revision time, engagement risks becoming a box-checking exercise rather than a substantive part of the process.</p>							
<p>I am writing as an Evanston homeowner and an immigrant who became part of this community through marriage to a longtime Evanston resident. Choosing to put down roots here was not accidental. It reflects trust in the City's institutions, stability, and respect for process.</p> <p>Because of that, I am concerned about framing this effort as a broad or open-ended rewrite of the entire zoning code and map. Zoning is foundational. It shapes property rights, long-term investment decisions, and the environment of our city. A wholesale rewrite introduces significant uncertainty and risk before there has been clear legislative direction from our elected representatives. The City Council is contentious over these issues. If updates are needed, they should be clearly identified and narrowly scoped in advance. The consultant's role should be technical and advisory, not policy-setting.</p> <p>Legislative authority must remain with the City Council. Major structural changes, including decisions about development types or density, should follow explicit debate and direction from elected officials. Those choices should not be embedded in early consultant deliverables before the public understands what is being contemplated.</p> <p>Public engagement must also be transparent and even-handed. If any methodology such as weighting or adjusting community input is used, it should be publicly disclosed in advance and authorized by the Council. Both weighted and unweighted results should be made available so residents can see how conclusions are reached. Equal treatment and clarity are essential for public trust.</p> <p>Finally, before any significant zoning changes are adopted, there should be independent review of infrastructure capacity, fiscal impacts, and other Evanston-specific conditions. Responsible governance requires understanding the cumulative and long-term consequences of major land use changes.</p> <p>I chose to make my home in Evanston because of what I perceived was its strong civic culture and respect for lawful process. The Scope of Services should reflect those values by establishing clear guardrails, preserving legislative oversight, and ensuring a transparent and accountable process from the outset.</p>	6th Ward		I own my home (with a mortgage)	45 - 64	Black/African American	\$180,000+	I heard about it from a family member, friend
<p>I have lived in Evanston since 1970, and I care deeply about how our city continues to evolve. I support updating our zoning code where needed to reflect adopted policies and current realities. Thoughtful updates can strengthen housing options, sustainability goals, and long-term planning.</p> <p>My request is that the Scope of Services remain focused on a zoning update, as described, rather than becoming an open-ended rewrite of the entire zoning code and map. Those are very different undertakings. A targeted update tied to clearly adopted policies is more transparent and easier for the public to follow. A comprehensive rewrite would introduce much greater uncertainty and could shift the discussion beyond what residents and Council have actually directed. Clear scope definition at the outset helps maintain trust and accountability.</p> <p>I also believe major policy choices should continue to come from our elected representatives. The consultant's role should be technical and advisory. Decisions about specific development types or regulatory changes should follow explicit legislative direction from City Council, not be embedded early in consultant recommendations.</p> <p>Finally, I would strongly support independent review of impacts before adoption of any final zoning text and map. That includes housing and affordability implications, infrastructure capacity, fiscal impacts, and other Evanston-specific conditions. Independent evaluation would help ensure that changes achieve their intended goals without unintended consequences.</p> <p>I support inclusive growth and responsible planning. A clearly scoped update, grounded in legislative authority and supported by independent impact review, will help ensure that this process is transparent, durable, and broadly supported.</p>	6th Ward		I own my home (with a mortgage)	65+	Black/African American	\$180,000+	I heard about it from a family member, friend

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>Having grown up in Evanston, I have a valuable perspective on what makes Evanston special. Some of the very rash decisions on zoning in this administration are already having a negative impact on the city, including huge retail vacancies in downtown Evanston, soaring rents, and longtime residents (especially Black families) being pushed out. Developers should not have the keys to the city. It is crucial that this draft outlines:</p> <ul style="list-style-type: none"> <li>✓ A limited update focused on clearly identified issues</li> <li>✓ Transparent and traceable community engagement</li> <li>✓ Full disclosure of any demographic weighting methods used in surveys</li> <li>✓ Independent, publicly released impact analysis on density, affordability, displacement risk, and fiscal sustainability</li> <li>✓ Clear documentation of how public input actually shapes draft revisions</li> </ul> <p>Thank you.</p>	7th Ward		I own my home (no mortgage) in	45 - 64	White	\$60,000 - \$95,000	I heard about it from my Councilmember
<p>The city should pursue a zoning code update, not a full rewrite. Eliminate any staff potential directive to align zoning with existing conditions. Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. Remove Staff directive (page 5 ) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Public engagement should be limited to Evanston residents and local business owners. No "weighting" of public input. The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. No special access to staff or mayor by paid staff advocacy lobbying groups. Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>	7th Ward		I own my home (with a mortgage)	65+	Other Race/Ethnicity	Under \$60,000	I received a City announcement about it
<p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established [p. 4].</p> <p>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>Remove Staff directive (page 5 ) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>		7th	I own my home (with a mortgage)	45 - 64	Asian	\$180,000+	I heard about it from a family member, friend
<ol style="list-style-type: none"> <li>1. The city should pursue a zoning code update, not a full rewrite</li> <li>2. Eliminate any staff potential directive to align zoning with existing conditions.</li> <li>3. Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant.</li> <li>4. Remove Staff directive (page 5 ) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</li> <li>5. Public engagement should be limited to Evanston residents and local business owners.</li> <li>6. No "weighting" of public input. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices.</li> <li>7. The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined.</li> <li>8. No special access to staff or mayor by paid staff advocacy lobbying groups.</li> <li>9. Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</li> </ol>	9th Ward		I own my home (no mortgage) in	65+	White, Other Race/Ethnic	\$180,000+	I heard about it from a family member, friend

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established (p. 4).</p> <p>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>Remove Staff directive (page 5) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>	4th Ward		I own my home (with a mortgage)	65+	White	\$95,000 - \$145,000	I heard about it from a family member, friend
<p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences.</p>	4th Ward		I own my home (with a mortgage)				I received a City announcement about it

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>1. The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>2. Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established [p. 4].</p> <p>3. Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>4. Remove Staff directive (page 5) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>5. Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>6. No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>7. The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>8. No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>9. Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p> <p>When families purchase homes, they rely on the zoning framework in place. A wholesale rewrite of the zoning code would create avoidable uncertainty and potential unintended consequences.</p>							I received a City announcement about it
<p>If revisions are needed, they should be limited, specific, and tied to clearly adopted policies. Major map changes or shifts in development impact should only occur after explicit Council authorization and thorough analysis.</p> <p>Protecting property owner expectations should be a guiding principle of this process.</p>	3rd Ward		I own my home (no mortgage) in				I heard about it from a family member, friend
<p>I support the updating of the zoning with the use of an outside consultant. With all the new planning for the city, this is wholly appropriate and necessary at this time.</p>	6th Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I heard about it from a family member, friend
<p>I am a longtime Evanston renter and I care about stability and responsible decision-making in this city! Zoning affects renters just as much as homeowners. It shapes the neighborhoods we live in, the type of housing that gets built, and the long-term direction of the community. We have seen ugly gentrification and neglect in west Evanston in the form of multifamily.</p> <p>For that reason, I believe this effort should be clearly defined as a limited and targeted update tied to specific policies that City Council has already adopted. It should NOT be treated as an open-ended rewrite of the entire zoning code and map. Large, undefined changes create uncertainty for residents and can have unintended consequences.</p> <p>If significant changes are being considered, they should follow clear authorization and direction from the City Council AFTER public discussion. The consultant should be implementing defined goals, not setting the policy direction.</p> <p>Public input must also be handled in a transparent and even-handed way. If any adjustments or weighting of feedback are used, the public should know about it in advance and be able to see both adjusted and unadjusted results.</p> <p>A focused update with clear boundaries will allow the City to address specific concerns while maintaining stability for those of us who rent and call Evanston home.</p>	9th Ward		I rent my home in Evanston	65+		Under \$60,000	I heard about it from a family member, friend

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>I think it is really important to get this right. We need an experienced consultancy firm that will bring professionalism, structure, and perspective to the process. The Comprehensive Plan process was divisive and pulled the city apart to an all too often "us and them" dynamic. I hope that the company that is selected will bring a new chapter to the process with a collaborative spirit and openness to the varying needs and perspectives brought forward. Part of the beauty of Evanston is its eclectic neighborhoods and shopping districts and all the different people who live here. We need to honor all of them - all of us - as we plan for the future.</p> <p>Following are suggestions:</p> <ol style="list-style-type: none"> <li>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. My preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</li> <li>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established.</li> <li>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. NOTE: It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted BEFORE final action is taken on the Final Draft Zoning Text and Map.</li> <li>Remove Staff directive in page 5 that asks the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</li> <li>I feel very strongly that public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</li> <li>There should be no "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices.</li> <li>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined and managed exclusively by the consultant firm.</li> <li>Advocacy lobbying groups should not have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</li> <li>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</li> </ol> <p>Thank you.</p>	3rd Ward		I own my home (with a mortgage)	45 - 64	White		I saw it on the City website

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>This seems to be yet another flawed process to avoid community input and shove the wants of the Mayor, special interest groups and city staff down our throats. Here is a list to start, but perhaps, broad input from actual Evanston residents, should be the starting point.</p> <p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established [p. 4].</p> <p>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>Remove Staff directive (page 5) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>	6th Ward		I own my home (with a mortgage)				
<p>I value Evanston's existing built environment and the planning framework that has shaped it over time. I've lived here almost all my life. The zoning code we have today did not happen by accident. It reflects decades of deliberate policy decisions and has provided structure and predictability for residents and property owners. It's been a place to raise a families.</p> <p>For that reason, it should not be reopened wholesale without direct authorizations from City Council. If updates are needed, they should be specific and limited to clearly identified provisions. A full rewrite of the entire zoning code and map would create unnecessary uncertainty and could disrupt development patterns and neighborhoods that people have relied on for years.</p> <p>The consultant's role should be clearly defined and limited. Policy direction must come from elected officials after open discussion. Consultants should implement goals that Council has clearly set, not define the direction themselves.</p> <p>A focused, carefully authorized update makes a lot of sense as things change. A total rewrite does not!</p>	9th Ward		I own my home (with a mortgage)	65+	White	\$60,000 - \$95,000	None of the above

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>#1 - The sentence on page 2: "Evanston seeks a holistic update to align the Zoning Ordinance and Map with the 2026 Comprehensive General Plan." This is a declarative sentence, but then leads to these inconsistencies. Again on page 2 "... whether this takes the form of a complete rewrite or a mark-up of the existing regulations," this is inconsistent with the top of page 8, under III. "This should be a draft Map to rezone the entire city..." Why is there this inconsistency in the language from page to page? Beyond this question, the RFP should read: "the consultant teams should do a mark-up of the existing regulations not a complete rewrite."</p> <p>#2 - The following sentence should be removed from the the RFP: "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible." This is a leading directive that should not be there.</p> <p>#3 So as to NOT have undue influence from outside lobbying groups as we had in the creation of the Comprehensive Plan, the public input should be limited to residents and local business owners only; therefore, eliminate "other stakeholders" on page 2 and page 5 from the RFP. If "stakeholders" cannot be defined more specifically, they should not be mentioned in this general manner. Nor should access to staff or elected officials take place by lobbying groups.</p> <p>#4 "Weighting" resident input will result in certain groups not being heard at the same level or value as others. All groups should be given equal footing and outreach should take place robustly throughout all groups and areas of the city. Therefore, this practice of "weighting" should be eliminated.</p> <p>#5 Include in the RFP that at no time will focus groups be allowed. That was a major flaw in the Comprehensive Plan's creation.</p> <p>#6 Just because certain properties don't fit but are located within the current zoned areas does NOT mean the slate should be wiped clean with a new rewritten adjustment that may result in upzoning of that area. There is nothing inherently wrong with these instances unless the intent is to upzone the whole area to match those larger properties. There will always be anomalies. Don't insert the pre-determined intent into the discussion. Find the reasons why we have these areas or properties in this area which is most likely due to different development eras.</p> <p>#7. Regarding page 8, under V: "This report should evaluate the likely impacts..." This report should be done first by a different firm not connected to the one hired from this RFP. Supposedly this is being done by the Housing4All study. This should be completed previous to this consultant(s)'s work and that report will then guide the suggested zoning proposals.</p> <p>#8 The idea of the Working Group is, in my opinion, a recipe for anyone to conclude that this process is inherently flawed. Having chosen councilpersons, mayor-appointed LUC members and staff comprising this Working Group reporting back to council makes no sense. We saw too much mayoral influence in choosing LUC members who agreed with him on zoning. Let's not repeat this. Perhaps WG members could be chosen by lottery from those interested in serving. Residents should be chosen throughout the city. The WG as presented in the RFP is top down and delegitimizes the process.</p> <p>#9 There must be extensive field work done by residents, elected officials, staff and the consultants. That is your real Working Group. Reports from the field should be presented with opportunities for further resident input.</p>							I knew it was in the works.
The zoning update should limited in scope. Targeted changes should be made in such a way that they benefit the entire community, keep existing residential housing in place and exploit opportunities to add affordable housing and transit friendly as urban in-fill...not to replace existing residences.	9th Ward		I own my home (with a mortgage)	45 - 64	White, Other Race/Ethnic	\$145,000 - \$180,000	I received a City announcement about it
As someone looking to make Evanston my home, predictability and responsible planning matter to me. What I am reading about Evanston is alarming. The zoning code sets the ground rules for how the city handles development, and it should not be opened in a broad way. If updates are needed, they should be specific, limited, and tied to clearly adopted policies so residents, and future residents like me, understand the direction of the town. The consultant's role should be to implement defined actionable and legal objectives, not to set or encourage them. A focused, legislatively directed update would signal stability and thoughtful governance to those of us evaluating Evanston as a place to invest hard earned money and put down roots.	I don't live in Evanston		I do not live in Evanston	45 - 64	White	\$60,000 - \$95,000	None of the above

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established (p. 4).</p> <p>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>Remove Staff directive (page 5) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>	1st Ward		I own my home (with a mortgage)	25-44	White	\$145,000 - \$180,000	I heard about it from a family member, friend

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<p>1) Please stop the general "up zoning" of Evanston. Establish a "code update" and not a rewrite as proposed by Envision Evanston. Developers are even now razing small affordable homes and erecting duplexes in their place with each of the 2 units costing twice as much as the small home that was demolished at that address! This method for "affordable housing" is scandalous, and is gentrification pure and simple.</p> <p>2) Have a third party independent housing analysis done to prevent conflict of interest, and do this before making code change proposals, as to not then make the proposal first and get the analysis to then fit the code.</p> <p>3 No staff or mayor appointed "focus groups" as this has a propensity for bias.</p> <p>4) No private or special access to the mayor or staff by paid special interest should be allowed during this process.</p> <p>5)No "weighting of public input". Reach out to get opinions from under represented residents .</p> <p>Thank You. Mike Kelly</p>	7th Ward		I own my home (with a mortgage)	65+	White	Under \$60,000	I heard about it from a family member, friend
<p>The city should pursue a zoning code update, not a full rewrite. A full code rewrite involves too much risk of unknown impacts and unintended consequences. Further, on page 2, the RFP says "The City encourages consultant teams to recommend whether this takes the form of a complete rewrite or a markup of the existing regulations," but on page 8, the direction calls for a draft map to rezone the entire city. The preference is for a code update, not a complete rewrite, but at minimum, the consultant should make that determination.</p> <p>Eliminate any staff potential directive to align zoning with existing conditions. Zoning is a prescriptive policy tool that determines what can be built in the future, not simply a reflection of current conditions. The "alignment" language reads as a potential call or justification for broad upzoning. The RFP should not begin with alignment language until policy direction is established [p. 4].</p> <p>Housing and affordability impact analysis of the proposed zoning should be conducted by a third-party independent from the zoning consultant to align the intent of the amendment and to avoid conflicts of interest. It should not be prepared concurrently with the code, so that the analysis is not used merely to justify the document. The impact analysis must reflect Evanston land valuation, development costs, trends, local market conditions, rather than relying primarily on generalized national research. If comparison cities are used, they should include those with similar density and market characteristics. The process should include language consistent with the amendment in the "Implementation" section: "City Council shall review and debate this analysis in open session before taking final action on any major zoning reform." Thus, an analysis should be conducted before final action is taken on the Final Draft Zoning Text and Map.</p> <p>Remove Staff directive (page 5) asking the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible," as it presupposes policy direction and exceeds staff's role. Specific goals/directives like this must be established through community input and elected leadership.</p> <p>Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.</p> <p>No "weighting" of public input. Instead of "weighting" public input, devaluing some resident input and upvaluing others, the selected consultant should be required to conduct robust, targeted outreach to underrepresented or hard-to-reach populations to broaden participation. The proposed "weighting" of public input raises significant concerns about fairness, transparency, and practical application, especially in a college town with a large number of students who may not participate yet fall under the underrepresented categories. "Weighting" undermines public trust and creates an opportunity to shape or justify a desired outcome. Expanding participation, rather than re-scaling responses after the fact, is consistent with best practices. (p. 6 &amp; 8)</p> <p>The process should not allow any staff- or mayor-appointed focus groups that create the perception of preferential access or influence. A more neutral selection process should be determined. (p. 5)</p> <p>No special access to staff or mayor by paid staff advocacy lobbying groups. Advocacy lobbying groups should have preferential access to the mayor and staff teams and should NOT be permitted to submit draft zoning code as happened in the last round for the Comprehensive Plan.</p> <p>Public input should meaningfully inform zoning recommendations—not be relegated to less consequential sections of the plan.</p>			I own my home (with a mortgage)	65+	White		I heard about it from a family member, friend

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<p>Although I do not live in Evanston, I am a broker here and depend on predictable land use policies. A comprehensive rewrite of the zoning code will create uncertainty for property owners. Any revisions should be clearly scoped and follow explicit direction. Stability and clear legislative oversight are essential for maintaining integrity of Evanston properties.</p>	I don't live in Evanston		I do not live in Evanston	25-44	White	\$95,000 - \$145,000	I heard about it from a family member, friend
<p>The draft scope must make it clear that this zoning update will follow the direction of the city council and the city's boards and commissions, rather than having direction set by the consultants and/or special interest lobbying groups.</p> <p>The scope must establish this effort as a targeted update limited to the provisions required to implement adopted policy—not an expansive or discretionary rewrite of the entire zoning code and map.</p> <p>A narrowly-defined scope ensures community control, accountability, and long-term policy stability. Identification of specific development types (infill, TOD, missing middle, adaptive reuse, etc.) must be determined by elected officials. These decisions cannot be embedded in consultant work products or copied from special interest lobbying groups' wishlists.</p> <p>If demographic "weighting" of public input is used, the methodology must be disclosed to the public in advance and formally authorized by the Evanston City Council. Weighted and unweighted results must both be released to ensure the community can directly evaluate how conclusions are produced.</p> <p>Housing and affordability impact analysis must be independently conducted or independently verified, and it must evaluate the final draft zoning text and map before any vote is taken.</p> <p>Impact analysis must address Evanston-specific conditions, including infrastructure capacity (water, sewer, stormwater), schools, public safety, redevelopment feasibility, and long-term tax-base outcomes. Nothing less provides the level of rigor required for responsible policymaking.</p>							
<p>I have owned several homes and condos in Evanston over the years, in multiple wards. I believe zoning changes should be deliberate and clearly authorized by City Council before consultant work begins. If specific updates are required, they should be narrowly defined and tied to adopted policies. A complete rewrite of the entire zoning code and map would introduce uncertainty for residents who have made long-term financial decisions under the current framework. A focused, legislatively directed update is the more responsible approach. The consent of property owners should be a focus, and that has not been the case.</p>	1st Ward		I own my home (no mortgage) in	65+	White	\$180,000+	Connections for the Homeless

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
Treat this as a zoning code update, not a full rewrite. This will save considerable time, money and argument.  Restrict input to Evanston residents and/or local Evanston businesses. Lobbying groups, particularly from outside Evanston, should not be permitted to submit suggestions or draft code.  Give the public input higher weighting. "Summarize" accurately, not in a way that only supports staff wishes. Public input should accurately shape any zoning changes and not be simply considered as related "feedback."  Conduct an independent, thorough housing and land analysis before starting on any zoning modifications.  Use a separate, qualified, independent consultant to review the impacts of any proposed zoning changes on affordability and housing stock make up. (This consultant should be hired for this piece only.)  Be smart and use this as an opportunity to rebuild some public trust. The process to date has been divisive and destructive. Do not allow special access to staff or the Mayor to any specific lobbying groups. Please play this clean from here on out.	2nd Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I received a City announcement about it
As a resident of Skokie, I am watching the Evanston planning decisions closely because of these impacts. Zoning changes can have a ripple effect beyond city boundaries and set a terrible precedent. This effort should be limited to a code updates identified by the village, with full transparency around the engagement. Not just equitable zoning code. Clear boundaries now will reduce unwanted consequences later.	I don't live in Evanston		I do not live in Evanston	65+	White	\$145,000 - \$180,000	I read about it in a news article
Increase the by right zoning to a minimum of 4 flats and remove parking minimums all over the city.	3rd Ward		I rent my home in Evanston	25-44	White	\$95,000 - \$145,000	I received a City announcement about it
	9th Ward		I rent my home in Evanston	65+	Other Race/Ethnicity	Under \$60,000	I saw it on the City website
With over 40% of Evanston's population 45 and older, please emphasize security. A beautiful city means one where people feel safe, including when they're on their computers. Other cities the size of Evanston have cybersecurity departments to fight online crime. Can you please retrain some of your police officers to combat hacking and other internet invasions of privacy? They also need to resolve crime, not just tell you sorry we don't take police reports for stolen iPhones that contain an enormous amount of personal data and intellectual property. Whoever is running the city is light years behind. I've lived in other areas and few are as bad as Evanston is at fighting crime. It's shameful!	6th Ward		I own my home (with a mortgage)	45 - 64	White	Under \$60,000	I received a City announcement about it
While the scope of services is reflective of good communication and change management practices, it does not include a communication plan or a change plan deliverable. A communication plan lists audiences and what will be communicated by whom, how and when. Many of the elements in the scope are things that would be in the plan, but ensuring completeness using the lens of a communication plan will ensure that nothing is dropped. Likewise, a change plan will provide a basis for discussing changes and the risks that need to be addressed by the process to ensure that changes are adopted successfully. Failure to continually assess this risk as the project unfolds is one reason the initial attempt failed – it needs to be carefully monitored in this round to ensure success. I can tell that whoever wrote the scope is thinking about these things – but there needs to be a forum for continuing to think about them throughout.	2nd Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I received a City announcement about it
A 4-year planning process (2024-2028) for a 20-year plan seems excessive. That's significant taxpayer money on consultants and staff time for what feels like drawn-out planning rather than action. The community input process has already happened through multiple meetings. At this point, you have the data you need to move forward. I don't support extending this process further. It's time to make decisions and implement, not continue planning indefinitely. Most residents won't be satisfied with the final outcome regardless of how many more meetings are held.	9th Ward		I rent my home in Evanston	25-44	White	\$95,000 - \$145,000	I received a City announcement about it
	4th Ward		I own my home (with a mortgage)	65+	White	\$180,000+	I received a City announcement about it
Gather feedback from the property owners in the single family housing zones to see if they want apartments in their neighborhoods. This should be a neighborhood by neighborhood decision by the people who own the property. Politicians, city employees or renters should have no impact on that kind of decision.	6th Ward		I own my home (with a mortgage)	45 - 64	Other Race/Ethnicity		I received a City announcement about it
Don't change zoning for single family houses. Or at least don't do it for my ward (sixth).	6th Ward		I own my home (with a mortgage)	25-44		\$180,000+	I received a City announcement about it
	2nd Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I heard about it from a family member, friend
	3rd Ward		I own my home (with a mortgage)	65+	White	\$180,000+	I received a City announcement about it
	1st Ward		I rent my home in Evanston	65+	White	\$180,000+	I received a City announcement about it
	2nd Ward		I own my home (no mortgage) in	65+	White	Under \$60,000	I saw it on the City website
I am vehemently against the City condemning private property and then giving or selling that property to developers or other private parties.	6th Ward	Central Park and Central	I own my home (no mortgage) in	65+	White	\$145,000 - \$180,000	I received a City announcement about it
In trying to achieve clear, effective, and community-focused zoning, it would be helpful to describe the goals – the characteristics the city of Evanston seeks to grow as concretely as possible.	7th Ward		I own my home (with a mortgage)	65+	White	\$180,000+	I read about it in a news article
Looks great as is!	1st Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I read about it in a news article
The draft should make clear how "the consultant" will be chosen and how their work product will be evaluated. The company that did the initial round of community input for Envision Evanston was really, really bad.	4th Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I received a City announcement about it

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>Rather than a blanket upzoning, which would allow/encourage the teardown of small homes to be replaced with luxury development, I would like to see a comprehensive review of all Evanston properties to identify unused or underutilized parcels, which could be targeted for development of new multifamily and/or missing middle housing.</p> <p>I know of cases where a side lot with a separate PIN, which is next to an existing apartment building, is prohibited from being developed because that building exceeds lot coverage ratios, and/or lacks required parking, and therefore becomes "attached" and development not allowed on the side lot. An example of this would be the lot at 1505 Dobson, which is next to the apartment building at 1507 -1509 Dobson. It would be nice to see the city allow something to be built on that vacant lot, rather than look to tear down existing houses for new construction.</p> <p>Furthermore, I think there are underutilized commercial sites, which could be attractive for development of "missing middle housing" if the zoning were to allow it. An example of this would be the 90 unit townhouse development built in the early 2000s at the NE corner of Chicago Ave. and South Boulevard where a small grocery store used to be located. This was a nice success for the neighborhood as it provided a type of housing for which there is a lot of demand, at a price point that was affordable for many. I think there must be other areas that could be considered for this type of rezoning. For instance, I believe the city acquired the former "Bib and Tucker" laundromat at the NW corner of Elmwood and Main Street, with the idea of finding a developer to construct a type of housing that is lacking in the neighborhood.</p> <p>Feel free to contact me if you want to talk any further. Jim McKee 773-544-0888.</p>	3rd Ward		I own my home (with a mortgage)	45 - 64	Other Race/Ethnicity	\$95,000 - \$145,000	I read about it in a news article
<p>Since "Public engagement and community outreach will be a core component" residents of each ward should be allowed to vote on each phase of the draft as this is the best way to insure that the community input is truly representative of what the community thinks. Meetings alone are not sufficient as only a sliver of the community shows up. Therefore what is absolutely essential is a survey of the community either by email or online in the same way you have asked for feedback on the draft.</p>	5th Ward		I own my home (no mortgage) in	65+	White	\$60,000 - \$95,000	I received a City announcement about it
I read the draft. Very comprehensive.	7th Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I received a City announcement about it
While there are requirements on experience and data driven methodology of the consultants, there is no quantification of /how much/ experience or /what types/ of data. Also, there isn't a component of /results/ like adoption or outcomes of the reports.	6th Ward		I own my home (with a mortgage)	25-44	White	\$180,000+	I heard about it from a family member, friend
No blanket up-zoning!!!	7th Ward		I own my home (no mortgage) in	45 - 64	Black/African American	\$180,000+	None of the above
<p>We do not need another two-year public process. We just did Envision. We did a pretty good job. We know what people think about housing and zoning and the built environment. We passed the comp plan. The plan is the qualitative representation of the polity's view of what Evanston should be like. Now, staff (or, if you insist, consultants) need to do the hard, technical work of translating the plan and all the public opinion that's embodied in it into ordinances that reflect our democratically-determined preferences. We do not need to spend more of our tax money on another consultant (and let's be clear, two full years of consultancy is going to be VERY EXPENSIVE) that we can't reasonably expect to turn up anything nontrivial that the Envision team didn't. Instead, we need a robust and representative resident Working Group that works in tandem with a small, nimble consultant team to quickly develop a zoning plan that fits the goals of Envision.</p> <p>If we do have to run a public process again, we need to focus on efficiency. We can't be rushed, but we have a lot of resources at our disposal that mean this process doesn't have to be as long as it would otherwise be. The process should focus on what's changed recently and use our data from Envision to figure out who might have been missed.</p> <p>I know consultant hiring goes slow. If you insist that this has to start in Q3 2026, so be it. (But hey, if you underpromised and overdelivered us a consultant by Q2... star with streamers!)</p> <p>"Plan and Launch" does not need to take six months. If a consultant can't manage to make a plan in a quarter, they do not deserve our tax dollars.</p> <p>"Engage and Assess" is not meaningfully different from "Engage and Draft," and the distinction is unnecessary. The consultant should have access to our Envision data and early zoning drafts from the Envision process, and they should bring a draft zoning code to the first public meetings they conduct. We've already done the info-sourcing; the best use of our time right now is to have a document (or a couple options, perhaps) in front of people to focus our energies.</p> <p>The status quo is not working. Our zoning codes are outdated, and it's killed our ability to build housing for new and old neighbors. Our public engagement procedures are arduous, redundant, and even so they tend to miss the most vulnerable. We are losing longtime residents to undersupply. The longer we wait to increase supply, the more people will be hurt.</p> <p>The original plan was to pass zoning in the Envision package in 2025. Another public engagement process is just two more years of the status quo. It's two more years for people to stall implementation of the comprehensive plan that we passed. It's two more years of Evanstonians being forced out by rising rents and property assessments.</p> <p>Give the consultant 6 months max to do engagement and drafting. Get a draft to Council before the end of 2027, ideally Q3. Adopt by the end of 2027, or Q1 2028 at the absolute earliest. Or, do none of this, use the existing resources at your disposal to save a boatload of money and time, and get some housing built.</p> <p>Retain single-family home zoning. Let the consultants work on actual ways to implement more affordable housing. It has been demonstrated over and over again that doing away with single-family homes will do NOTHING to make housing more affordable.</p> <p>If unlimited density and unlimited lot sizes are proposed, a form-based code and/or design standards are crucial to maintain compatibility with existing building typologies. A Spanish version of the Zoning Ordinance is a laudable concept, but would be difficult to impossible to administer, interpret, and maintain/update over time.</p>	4th Ward		I own my home (with a mortgage)	18- 24	White	\$145,000 - \$180,000	I heard about it from a family member, friend
	7th Ward		I own my home (no mortgage) in	65+	White		I read about it in a news article
	5th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I received a City announcement about it
	2nd Ward		I own my home (with a mortgage)	65+	White	\$95,000 - \$145,000	I read about it in a news article
<p>Look for neighborhoods with existing affordable housing (especially single-family homes) - Investigate how to maintain affordable lots so they can't be bought up and developed into multi-million dollar buildings.</p> <p>I do not believe that many residents want to see their own neighborhoods increase in density. Make sure to do outreach to current residents (people that live in the neighborhoods - not outside interest groups and nonresidents) before making changes to zoning that would increase density in their neighborhood.</p> <p>Investigate how to keep Evanston's housing family focused - such as limits on the number of studio and one-bedroom units</p>	9th Ward		I own my home (with a mortgage)	25-44		\$145,000 - \$180,000	I received a City announcement about it

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
	2nd Ward		I own my home (with a mortgage)	45 - 64	White	\$95,000 - \$145,000	I received a City announcement about it
This document is drowning in words. Please don't forget the goal to create more affordable housing throughout all 9 wards,	9th Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I received a City announcement about it
Do not change current R1 zoning	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$95,000 - \$145,000	None of the above
DO NOT change R1 zoning	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I saw it on the City website
More public input after phase III before phase LV	4th Ward		I own my home (no mortgage) in	65+	White	\$60,000 - \$95,000	I heard about it from a family member, friend
The City should ask the consultant(s) to consider the City's climate plan and how land use, transportation, and zoning policy choices help achieve the goals or undermine them, including impact on single occupancy vehicle use, transit utilization, and bike and pedestrian safety and accessibility. When possible, quantifying emissions reductions, or increases, from various scenarios should be included for public discussion and consideration by Council.	9th Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I received a City announcement about it
DO NOT changes the residential zoning to allow multiunit buildings!!!!	3rd Ward		I own my home (no mortgage) in	65+	White		I received a City announcement about it
rezone the soon-to-be closed Kingsley Elementary School into an area for high density housing or apartment building		6th	I own my home (with a mortgage)	25-44	White	\$95,000 - \$145,000	I saw it on the City website
Glad to see sig mention of getting community input - that's hugely important: why did residents come here to begin with, how we live, what we like about our neighborhoods & want to keep etc. I am a career market researcher, so I know how easy it is to write poor surveys etc and get the results you want. I think it's critical to know that a consulting group has expertise in doing this community research so it is a) neutral, not biased or leading b) is done in formats, times and places so all types of residents can participate (not limiting to one occasional mtg at 6pm on a worknight for ex, which happens far too often). I would want to make sure consultants can submit a concrete plan for this piece - both logistically as well as expertise in good quality research and analysis of results, so all voices are truly heard, not just getting back what the council, mayor etc want to hear. And then how is that input really incorporated into a zoning plan. Separately, I think it's also important for them to consider - and share with the public - what impact would be by new zoning on a) the architectural history/design of our beautiful neighborhoods and b) potential impact on tree coverage & green space in neighborhoods. Thank you	3rd Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I received a City announcement about it
I think that the scope should include a mention of the sign code since this was incorporated into the Zoning Ordinance several years ago and may not be well integrated into the current language. Phase 1 - The public engagement plan should describe how engagement relates to specific deliverables and how input received will inform next steps. Phase 2 - While I agree that public input can provide qualitative input to the consultant, I think that the scope should stress that it is critical for the consultant to share quantitative data with the community to help inform the engagement process. The goal should be creating a common base of understanding that can serve as the foundation for subsequent phases. Phase 2 Deliverables - Clarify if the built environment model is expected to cover the entire city (I hope so). Also, I'm not sure whether the audio/video recordings will raise privacy concerns for participants (this was an issue in at least one of the Envision Evanston focus groups). Consultant Selection Criteria: 1. What does CMP stand for? 2. Under the project team and project experience headings, I think that it is important to get a strong understanding of the consultant's experience in maintaining a consistent project team throughout the engagement. Too often experienced people will wov the client at an interview only to be replaced by less qualified/experienced individuals once the contract has been awarded. While it is not uncommon for team members to change jobs, etc during the course of a multi-year project like this, it is important for there to be discussions about how changes in team members will be communicated and handled, both internally and in meetings/communications with the public.	1st Ward		I own my home (no mortgage) in	65+	White	\$145,000 - \$180,000	I received a City announcement about it
I appreciate the opportunity to provide detailed feedback on the Draft Scope of Services for the Zoning Update. Because zoning decisions shape Evanston's physical structure, public infrastructure, and fiscal systems for decades, the scope of this effort should be clearly defined and legislatively directed before consultant work proceeds.  The draft currently allows for either a complete rewrite of the zoning code or a markup update of existing regulations. These are fundamentally different undertakings with very different levels of risk, cost, and long-term impact. City Council should explicitly determine whether the intent is a targeted update to address specific provisions, or a comprehensive structural overhaul of the zoning code and map. A clearly narrowed and defined scope would reduce unintended consequences and provide clearer legislative accountability. Evanston's zoning framework has historically played a significant role in shaping the city's development pattern. The National Register nomination for the Lake Shore Historic District, my neighborhood, specifically references the 1921 zoning ordinance as a "cardinal" factor in determining the district's subsequent development. Because zoning has historically influenced development outcomes in ways that are now formally recognized, substantial revisions to the code should proceed with clear legislative intent and careful impact evaluation.  It is also important that policy direction come from elected officials before specific development typologies are embedded in the consultant's work. The Scope calls for identifying locations for infill development, transit-oriented development, missing-middle housing, and adaptive reuse opportunities during the assessment phase. Identification of specific development typologies should follow legislative policy direction. These are policy choices that belong to Council. Embedding them in early consultant deliverables risks shaping the framework of the project before elected officials have provided explicit direction.  The required impact analysis currently focuses heavily on housing supply, density, affordability, displacement risk, and fiscal sustainability. While those are relevant considerations, a comprehensive review should also evaluate infrastructure capacity, including water, sewer, and stormwater systems; school enrollment and municipal service impacts; public safety and emergency response capacity; long-term property tax base implications; and realistic redevelopment feasibility based on Evanston land values, construction costs, and market absorption rates. Impact modeling should be grounded in Evanston-specific economic and infrastructure conditions rather than relying primarily on generalized national research.  If demographic weighting of public input is used, the methodology must be transparent and publicly disclosed before implementation. Both weighted and unweighted data should be made available, along with a clear explanation of how weighting affects conclusions. All stakeholder engagement structures should be transparent and publicly documented, including how participants are selected and how feedback is incorporated into draft recommendations.  Finally, because the consultant will be drafting zoning recommendations, housing and affordability impact analysis should be conducted or independently reviewed by a third party and should evaluate the final draft zoning text and map prior to adoption. Independent review would strengthen credibility and public confidence in the analysis.  Clear scope definition, proper legislative sequencing, transparent engagement structures, and locally grounded impact analysis will strengthen the integrity of this process and improve long-term outcomes for the City.	3rd Ward		I own my home (with a mortgage)	25-44	Black/African American	\$180,000+	I read about it in a news article

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
As a taxpayer and citizen of Evanston I want clear, well thought out and non biased research and decision making to go into the rezoning. This entire process has seemed rushed and secretive to push agendas. Community input is key, as is research that doesn't skew toward supporting a particular narrative or idea. Rezoning will shape the future of Evanston, the culture and feel of the neighborhoods. The people who are taxpayers should have an active part in deciding how the city will move into the future.	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I received a City announcement about it
Keep downtown multi story buildings under 11 stories. The city will become over congested after the Legacy and 605 Davis are built. Not adequate streets or public safety downtown.	4th Ward		I own my home (with a mortgage)	65+	Other Race/Ethnicity	\$145,000 - \$180,000	I saw it on the City website
What is not included? There is a reference to Northwestern and other public land. We have a large portion of public land and historic districts/ buildings. Does this zoning include small farms, greenhouses, etc. There are a lot of one offs and odd property in this city. This should be spelled out or later in the project you will have major scope creep as people add more items to this project.	4th Ward		I own my home (with a mortgage)	45 - 64	White	\$60,000 - \$95,000	I received a City announcement about it
- The current plan ends in 2028, but the project is called Envision Evanston 2045. That leaves 17 years between the end of this project and the deadline. Each of the phases can be extended to allow more time for the consultant to complete all relevant tasks. - The role of the community in the project should be clarified and those involved must be proactive in involving the community instead of waiting for citizens to come to them. - Be more specific about who the consultants will be and where they're coming from. Alternatively, if there is a bidding process, clarify how it will be run. - Specify the involvement of each ward representative in the Work Group.		Lincoln and McDaniel Street	I do not live in Evanston	18- 24	White	\$145,000 - \$180,000	I received a City announcement about it
The introductory paragraph indicates the expected qualities of the code ie: understandable, intuitive, outcome-focused, and considering the attributes of the city. BUT there is no indication that attention to the features of the previous code which resulted in inequities will be a priority. To be in alignment with the new Comp Plan, there are some rather glaring issues that need consideration. These were discovered by a zoning analysis done in 2019.	6th Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I received a City announcement about it
I believe any serious impact analysis must evaluate Evanston-specific conditions, including infrastructure capacity (water, sewer, stormwater), school enrollment impacts, public safety demands, redevelopment feasibility, and long-term implications for the tax base. The current emphasis on rapid expansion without a corresponding assessment of future conditions risks creating avoidable challenges for the community. When long-term impacts are not fully accounted for during the planning process, the cumulative effects can undermine the city's ability to protect public welfare.  Evanston should clearly identify the types of development it intends to support—such as infill, transit-oriented development, missing-middle housing, and adaptive reuse—and ensure that these decisions reflect explicit direction from elected representatives. Current, independent studies must be conducted and meaningfully incorporated into policy decisions. At present, external advocacy organizations and non-resident interests have exerted disproportionate influence on our community's planning process, and a recalibration toward locally grounded, evidence-based decision-making is needed.	3rd Ward			45 - 64			I heard about it from a family member, friend
1). Specifically ask if the consultants have had past experience working with cities of our size that want to expand housing but are landlocked, highly desirable, with historic districts, and already dense already. 2). The names of the firms submitting a bid and a copy of what they submitted should be made public once the deadline for submission is closed. This will enable the public and council members to research the candidates. 3) The document and the Comp Plan make a strong point about Wards and neighborhoods need to provide feedback and input. The City knows how many wards there are, but I don't think they have defined "neighborhoods". They could start now in defining those "neighborhoods". The number of neighborhoods will impact the responses since the more neighborhoods the more work there is in engagement. These defined neighborhoods could be suggested by the Council Member and then accepted by those in those areas - a process that could take some time.  For example, in the third ward, one could say the Lakefront / Sheridan road corridor is one neighborhood, then the area south of Main and north of Main might work. This would be 3 neighborhoods. 4) Another point that might be more about process, is that when the consultant first gets feedback from a community (the ward / neighborhood language of the plan) they need to come back to that local and explain how they took or interpreted the community's comments into action steps for zoning. 5)They suggest a lot of virtual meetings - I think they need to be physically present for at least 2 meetings in each neighborhood that requests it. 6) They talk about a Project Webpage that will provide progress notes. This ought to have a ward / neighborhood structure to it as a natural outcome of the public engagement effort that they seem to be very focused on. 7)In phase 3 (page 6) the feedback and suggestions have to be translated into how they will impact the neighborhoods that have been setup. 8)There is very little verbiage about using data in the process, i.e., existing density, parking availability, surveys, school capacity, existing open lots, etc. This needs to be part of the consultants input.	3rd Ward		I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I heard about it from a family member, friend
	8th Ward		I own my home (with a mortgage)	45 - 64	Black/African American	\$95,000 - \$145,000	Social media
I'm on the 11th floor with south facing windows for passive solar heating in the Winter. Your future zoning should prohibit the building of high rise buildings to the south and west of me and others with similar passive solar heating which would block out our heating sun.	4th Ward		I own my home (no mortgage) in	65+	White	\$60,000 - \$95,000	I heard about it from a family member, friend
Public engagement should be limited to Evanston residents and local business owners. During the comprehensive plan process, input from paid advocacy groups (staff members and advocates) and even non-residents appeared to influence and shape outcomes more significantly than that of residents.	1st Ward		I own my home (with a mortgage)	45 - 64			I heard about it from my Councilmember
I believe that nothing should be done with zoning!	5th Ward		I own my home (with a mortgage)	45 - 64	Other Race/Ethnicity	Under \$60,000	None of the above
What will the impact be to the infrastructure requirements, water, sewer, police, fire, other city services; what are the long term implications on our bond rating, budget and tax dollars that the citizens will have to pay? The Federal grant money is minimal. There is no financial analysis. In fact, for a scope, very little analysis.	3rd Ward		I own my home (with a mortgage)	45 - 64		\$60,000 - \$95,000	I received a City announcement about it

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
The RFP is called a "community-centered effort." The City has FAILED Evanston tax-payers on the comprehensive plan because it was NOT "community-centered," it was centered on meeting pre-determined outcomes. This RFP MUST include metrics that hold the process accountable for including actual community input in the results. ONLY input from Evanston RESIDENTS should be considered in every point of this zoning project. The Mayor, city staff and City Council allowed non-Evanston citizens and groups to influence the Comprehensive Plan and other housing decisions and that is one reason that the taxpayers do NOT trust City leadership. The consultant should NOT be the one determining whether the zoning code should be completely re-written or just updated. A consultant will pursue whatever creates more opportunity for THEM. A re-write or an update should be decided BEFORE engaging a consultant. A citizen task force should be established with representatives from each ward. These citizens should be volunteers NOT appointed by the Mayor. City staff and city council have proven that they cannot be trusted to represent the majority of their constituents or pursue compromises between opposing perspectives. The citizen task force should serve as advisors every step of the way during this project. This project should NOT require the Consultant to "identify locations where infill development, TOD, missing-middle housing, and adaptive reuse opportunities are feasible." This assumes policies will be pursued that have NOT been publicly debated. The city MUST look at this project as an imperative to earn back the trust of its citizens.	4th Ward		I own my home (with a mortgage)	45 - 64	White	\$95,000 - \$145,000	I received a City announcement about it
Eliminate parking requirements and add flexibility to housing requirements along transit corridors.	5th Ward		I own my home (with a mortgage)	45 - 64	White	\$95,000 - \$145,000	I heard about it from a family member, friend
Don't let the fearful naysayers sabotage our path to a more just and affordable Evanston. I want to live in a bustling equitable town with a better mix of income and ages and opportunities.	3rd Ward		I own my home (no mortgage) in	65+	White	\$145,000 - \$180,000	I heard about it from a family member, friend
Modernizing zoning is necessary to expand housing options and address affordability. Please move forward with the Scope of Services, as it's necessary to align zoning changes with Housing4All and the Comprehensive Plan.			I do not live in Evanston	45 - 64	White		From Connections, and I work in Evanston.
I am highly supportive of the reduction or elimination of parking minimums as well as a focus on Transit Oriented Design. Further, making it easier to build two flats and three flats throughout the city will only increase affordability.	2nd Ward		I own my home (with a mortgage)	45 - 64	Middle Eastern/North Af	\$180,000+	I heard about it from a family member, friend
			I rent my home in Evanston, I ow	65+	White	\$60,000 - \$95,000	Your letter today
	I don't live in Evanston		I do not live in Evanston		Black/African American		I heard about it from a family member, friend
I'm in favor of Evanston hiring a consultant to look at and revise the zoning code.	I don't live in Evanston	I work in Evanston.	I do not live in Evanston	45 - 64	White	\$180,000+	I received a City announcement about it
I think the draft scope is sufficient. No updates are necessary.			I do not live in Evanston		Black/African American		I heard about it from a family member, friend
<a href="https://www.cityofevanston.org/home/showpublisheddocument/103001/639059806988818497">https://www.cityofevanston.org/home/showpublisheddocument/103001/639059806988818497</a>	8th Ward		I own my home (no mortgage) in	45 - 64	White		I heard about it from a family member, friend

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
<p>*Community workshops/engagements must focus on understanding the existing physical form and fabric components and how proposed changes may complement, improve or potentially distract from any appealing existing conditions. Previous plans and studies should contribute to this process and reduce the effort required of the consultant.</p> <p>*The working group is a great component of the process. It will provide just the correct amount of input and feedback and serve as an efficient and hopefully respected authority when it comes to evaluating the process and its appropriate timeframe and possible amendments. I am not sure that it would benefit from the addition of citizen representatives as proposed by some people.</p> <p>*How is the Independent Impact Analysis to be implemented? What constitutes an independent entity? Who selects them and how are they to be compensated? Are they to be a separate consultant to the City or included in the Zoning Groups team? How are they to be compensated, through the Zoning Consultant or directly by the City? They likely should be a third-party independent from the consultant. The results of the analysis should be reviewed openly before any action is taken on the final draft zoning map and text.</p> <p>*The planning process should investigate and ultimately determine which areas would benefit from a form-based zoning approach, and also what areas would employ a hybrid approach integrating overlay districts, historic districts and other influences where appropriate. It would seem that the employment of a form-based approach at various corridors and some transit node mixed-use areas would be most appropriate. In addition, some sensitive residential areas would be best to employ form assisted approaches.</p> <p>*The process should be able to generate and compare projections for future housing units (and other particular goals) based on different zoning changes. It may turn out that certain zoning changes are more beneficial than others when all criteria are weighed. A robust data-driven modeling capability would be very beneficial to monitor progress over time.</p> <p>*Proposed changes need to assess an increasing variety of infrastructure impacts. As we move into a period of more extreme climatic events we must design in as much resiliency as possible and anticipate what specific infrastructure elements will require significant replacement or augmentation. Existing infrastructure conditions and capacities should be considered when additional densities of uses are allowed.</p> <p>*Consultant created video presentations at each stage of the process, posted on the website is a good idea.</p> <p>*Phase 3 is a very expansive and important phase. While engagement at a Ward by Ward and selected neighborhood basis is advisable, it seems that areas of shared Ward or neighborhood interest, such as Downtown, certain transit-node mixed-use areas, and major E-W and N-S Corridors require their own engagement and development process. The determination of these specific areas could evolve from the Ward meeting engagements. The quantity of more specific areas of engagement is not particularly clear or suggested in my view. Also, reference to any existing prior area plans or overlay districts is also advised.</p> <p>*We are assuming that the most recent approved Comprehensive Plan will be employed in this process, that being the one that includes recently noted items that were not included at the last review.</p> <p>*Public engagement should be limited to Evanston Residents and local business owners. Outside advocacy groups and organizations should be restricted from participating.</p> <p>*The Consultant and the city should make every reasonable effort to get the attention and engagement of those representatives of the generations most adversely impacted by housing availability and costs, both at the present and future time. Younger generations must be actively engaged in a process, the result of which will greatly influence them over their long lives.</p> <p>*I am not clear what constitutes the weighing of public input, and whether that may be discriminatory.</p> <p>*Focus Groups considered for engagement activities should be independent of any city council, staff, or mayoral, creation or direct influence.</p> <p>*I am not an expert on zoning codes, but it might be beneficial if after the analysis and information gathering phases that a significant reformation of the existing code, if viable, would be less disruptive, disorienting and expensive than a complete redo.</p> <p>*Phase 3, VII Engagement Summary sounds arduous.</p> <p>*The directive asking the Consultant to identify locations where infill development, TOD, missing middle housing, adaptive reuse opportunities are feasible is a valid request provided it is presented in a manner that encourages citizen, etc. feedback, and is not perceived as a presupposition or imposition.</p>	1st Ward		I own my home (no mortgage) in	65+	White	Under \$60,000	I received a City announcement about it
I don't have updates but I'm just filing my support for this effort and think it is spelled out well.	2nd Ward		I rent my home in Evanston	45 - 64	White	\$145,000 - \$180,000	I saw it on the City website
Consultant must take an unbiased approach to community input, not emphasizing City staff priorities over the priorities of residents	7th Ward		I own my home (with a mortgage)		Other Race/Ethnicity	\$95,000 - \$145,000	I heard about it from my Councilmember
My main concern pertains to parking. Unlike some Evanstonians, I want to accommodate drivers "less". I say this as a driver. I want parking to be "less" convenient. We should think twice before we provide ample tempting parking spaces for commercial and residential sites. The steps we take now to make driving "less" convenient will pay off in the future as Evanston becomes more walkable, bikeable, and breathable.	9th Ward		I own my home (with a mortgage)	45 - 64	White		I heard about it from my Councilmember
Secure solid independent housing and land analysis of Evanston prior to embarking on zoning modifications. Weighting of public input is inappropriate. Restrict input to Evanston residents and/or local Evanston based businesses.	1st Ward		I own my home (with a mortgage)	45 - 64	White	\$60,000 - \$95,000	Email from Connections for the Homeless
I was born in Evanston living most of the time in the 5th Ward. The fair decision of how to zone Evanston neighborhoods was not fair to this part of town. Our properties are smaller including the City's part therefore we cannot plant certain trees here because large trees roots grow underneath the sidewalks causing dangerous sidewalks to lift up. More trees produce better air quality, lower temperatures, etc. Please hire a consultant to do the project. I know many Council members don't like spending money this way where they feel the staff can and should take that on. This gets you overwhelmed staff and an end product not as useable if it have been a team only focusing staff and CM a better outcome. The zoning issue is huge and this should be handled with care. We don't have lots of vacant land to work with making it more important we design our community space with excellent skills knowing what they are doing.	5th Ward		I own my home (with a mortgage)	65+	Other Race/Ethnicity	\$60,000 - \$95,000	I read about it in a news article

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
It must be clear that different neighborhoods require different approaches and a different mix of housing. Past discussions suggest that developers will have free rein to tear down historic houses and squeeze modern, luxury condo complexes between 100+ year old homes.  Also, input of actual Evanston citizens must be prioritized. Up to know the zoning process has often been dominated by out-of-towners, college students and others who think they what's best for this community.  Finally, there need to be guardrails to prevent developers from driving this process. For a vivid illustration of the potential changer, look at the Firemen Park neighborhood, where out-of-town investors carve up former homes and rent them out to 10 or 15 college students. What's more, they fail to maintain the properties. Most of them are dilapidated.	1st Ward		I own my home (with a mortgage)	45 - 64	White		I received a City announcement about it
	1st Ward		I own my home (no mortgage)	65+	White	\$180,000+	I received a City announcement about it
I strongly support this step in the plan to change Evanston's zoning to encourage more affordable housing - this is a wonderful development for the city!	1st Ward	Noyes and Ridge, NE side.	I rent my home in Evanston	25-44	White	\$95,000 - \$145,000	I heard about it from a family member, friend
I recommend against overly-restrictive parking minimums downtown - we are fortunate to live in a multi-modal transport hub, and we should take advantage of living in a rare place where we can promote car-lite lifestyles. I am a driver, pedestrian, and active train rider, and there's a place for each, but we should not overly conform our environment to just one aspect.	3rd Ward		I rent my home in Evanston	25-44	Middle Eastern/North Af	\$145,000 - \$180,000	I heard about it from a family member, friend
Some guarantee that affordable housing will be operational in the next 5 years	3rd Ward		I own my home (no mortgage)	65+	White	\$180,000+	I saw it on the City website
Get rid of open ended surveys.	7th Ward		I own my home (no mortgage)	25-44	Black/African American	\$95,000 - \$145,000	I saw it on the City website
Transparency is key; clear rules regarding development e.g. adaptive reuse, demolition/new construction, etc. Independent analysis of impact also critical, as well as analysis of infrastructure impact.	7th Ward		I own my home (no mortgage)	65+	White	\$145,000 - \$180,000	Central Street Neighbors Association
yes	9th Ward		I rent my home in Evanston	45 - 64	Black/African American	Under \$60,000	None of the above
What types of housing can be built Where housing can go Whether we can align our zoning with Housing4All and the Comprehensive Plan Whether Evanston becomes more affordable or remains exclusionary	8th Ward		I own my home (no mortgage)	65+	Black/African American		None of the above
I am excited the city is reviewing the zoning code and working to address the housing crisis our city is facing. Our current zoning reflects racist redlining practices that need to be repaired. I want to see zoning reform that allows for diverse housing types across the city and gets rid of single family only zones which are racist and classist. Please select a consultant that will understand the need for reforms that benefit our most marginalized neighbors.	4th Ward	I work in Evanston	I do not live in Evanston	25-44	White	Under \$60,000	I heard about it from a family member, friend
I agree with hiring a zoning consultant firms . However can the council members discuss and vote in changing the 3 unrelated Rule and not wait for the consultant firms to be hired. This Rule is out of date and needs to be changed as soon as possible.	1st Ward		I own my home (no mortgage)	65+	White	\$180,000+	Member of Joining Forces
I am urging that the Draft be revised to include, among others, the following points: <ul style="list-style-type: none"> <li>Legislative Direction Should Come First</li> <li>ID of specific development types (infill, TOD, missing middle, adaptive reuse, etc.) should follow explicit direction, not be consultant-driven.</li> <li>Transparent Public Engagement</li> </ul> How any public input is "weighted" should be publicly disclosed and authorized by City Council, with both raw and adjusted results available. <ul style="list-style-type: none"> <li>Independent Impact Review</li> </ul> Housing and affordability impact analysis should be independent and should inform the final draft zoning text and map before adoption. <ul style="list-style-type: none"> <li>Infrastructure &amp; Fiscal Impacts</li> </ul> Impact analysis should evaluate Evanston-specific conditions, including infrastructure capacity (water, sewer, stormwater), schools, public safety, redevelopment feasibility, and long-term tax base implications.	6th Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	None of the above
The Scope of Services should specifically direct zoning consultants to review existing zoning and its rationale, including in particular the Central Street Master Plan, the Downtown Plan, the West Side Plan, the Lakefront Master Plan, and the previous two comprehensive plans, before beginning any editing or re-write, and to respect and harmonize those plans with Envision Evanston 2045.  A running log of meetings and inputs should be published and updated on at least a weekly basis.  The theme of conforming zoning to nonconforming uses should be dropped. That did not emerge from the community. It was not a theme of community input. Even the EE45 advocates didn't ask for that. That seems to be a carryover from the Oshkosh planning and is out of kilter with how and why Evanston has zoned. Evanston and Illinois zoning are expressly designed to be prescriptive, not descriptive. Reducing zoning to the least common denominator for administrative ease, to say whatever has been done in the past is what should be allowed in the future, is not really a valid zoning principle.	6th Ward		I own my home (no mortgage)				I heard about it from a family member, friend
Increasing zoning allowances for more multiple unit residential building.	3rd Ward		I own my home (with a mortgage)	65+	White	Under \$60,000	I received a City announcement about it
Please ensure that any zoning changes do not put undue development pressure on legacy businesses. I do not want to see any displacement of these cherished businesses which help make Evanston unique.	3rd Ward		I own my home (no mortgage)		White		I heard about it from a family member, friend
Modernizing zoning is necessary to expand housing options and address affordability	2nd Ward	Church and Pitner	I own my home (with a mortgage)	45 - 64	White	\$60,000 - \$95,000	I heard about it from a family member, friend
The draft should be revised to include the following points: <ul style="list-style-type: none"> <li>Legislative Direction Should Come First</li> <li>ID of specific development types (infill, TOD, missing middle, adaptive reuse, etc.) should follow explicit direction, not be consultant-driven.</li> <li>Transparent Public Engagement</li> </ul> How any public input is "weighted" should be publicly disclosed and authorized by City Council, with both raw and adjusted results available. <ul style="list-style-type: none"> <li>Independent Impact Review</li> </ul> Housing and affordability impact analysis should be independent and should inform the final draft zoning text and map before adoption. <ul style="list-style-type: none"> <li>Infrastructure &amp; Fiscal Impacts</li> </ul> Impact analysis should evaluate Evanston-specific conditions, including infrastructure capacity (water, sewer, stormwater), schools, public safety, redevelopment feasibility, and long-term tax base implications.	6th Ward		I own my home (no mortgage)	65+	White	Under \$60,000	Central Street Neighbors' Association

I recommend the following updates to the draft scope:	I live in:	If you don't know your ward, enter your cross street	My current living situation:	Age	Race/Ethnicity	Household Income	Where did you hear about this survey?
As an FYI, the Evanston Action Coalition recommends urging that the Draft be revised to include, among others, the following points: <ul style="list-style-type: none"> <li>Legislative Direction Should Come First</li> <li>ID of specific development types (infill, TOD, missing middle, adaptive reuse, etc.) should follow explicit direction, not be consultant-driven.</li> <li>Transparent Public Engagement</li> <li>How any public input is "weighted" should be publicly disclosed and authorized by City Council, with both raw and adjusted results available.</li> <li>Independent Impact Review</li> </ul> Housing and affordability impact analysis should be independent and should inform the final draft zoning text and map before adoption. <ul style="list-style-type: none"> <li>Infrastructure &amp; Fiscal Impacts</li> </ul> Impact analysis should evaluate Evanston-specific conditions, including infrastructure capacity (water, sewer, stormwater), schools, public safety, redevelopment feasibility, and long-term tax base implications	6th Ward		I own my home (no mortgage) in	65+	White	Under \$60,000	I saw it on the City website
We need more housing options with diverse pricing.	4th Ward		I own my home (no mortgage) in	65+	White	\$60,000 - \$95,000	I heard about it from a family member, friend
fully engage Evanston residents and businesses ONLY - do not permit any involvement by non Evanston residents and entities	1st Ward		I own my home (no mortgage) in	65+	White	Under \$60,000	I received a City announcement about it
Zoning code development should be led by public input, not just informed by it Balance between growth and preservation should be emphasized Independent analysis of existing housing conditions should be undertaken	5th Ward		I rent my home in Evanston	18- 24	White	Under \$60,000	I received a City announcement about it
Improve the process. The last one was not balanced. Here are some suggestions:  Make transparency deliverables enforceable: Require the project webpage to include (a) all draft materials, (b) the full schedule and milestone calendar, (c) meeting agendas/minutes/recordings, and (d) all datasets/assumptions used in analysis—posted within a fixed turnaround time (e.g., 7 days).  FINAL Zoning Update Scope of ...  Add a public "Comment + Decision Log" (traceability). For every major issue, publish: what feedback was received, staff/consultant recommendation, what changed (or didn't), and why. This operationalizes the scope's goal that community feedback be "clearly traceable" across phases.	9th Ward		I own my home (with a mortgage)	45 - 64	White	\$145,000 - \$180,000	I read about it in a news article
Do not hire a consultant. Do not change the zoning code. As a well-to-do white property owner in Evanston, my needs come first, so I need you to continue to ensure that the racist, classist system that we've maintained for the past century continues on, at least in the neighborhoods that I care about. Killing the proposal for a consultant is a clean way of getting what I want because I can hide my racism and classism behind the veneer of an argument for good governance and cutting unnecessary expenditures. But make no mistake about my goals. I do not want a more affordable, higher-density Evanston, I want it to continue its trend towards being richer, whiter, and more exclusionary.	4th Ward		I own my home (with a mortgage)	25-44	White	\$180,000+	I heard about it from a family member, friend
and I support the rezoning effort fully and want it to proceed with diligence!	2nd Ward		I own my home (with a mortgage)	45 - 64	White	\$180,000+	I heard about it from a family member, friend
Please ensure that adequate attention and weight is paid to public opinion, which should come only from Evanston residents.	1st Ward		I own my home (no mortgage) in	65+	White		I heard about it from my Councilmember
Guarantee sufficient affordable housing gets actually developed soon—next 5 years	3rd Ward		I own my home (no mortgage) in	65+	White	\$180,000+	I heard about it from a family member, friend
I see no major problems or complications with this draft	4th Ward		I rent my home in Evanston	25-44	White	Under \$60,000	I heard about it from a family member, friend
First, please be guided that Evanston, like every other city has issues that vary depending where one lives. This is why ANY attempt to blanket zone - versus thinking of a community block by block, neighborhood by neighborhood and the various challenges that exist in those neighborhoods is not the way to go. In addition, what will be guardrails in place to avoid taking advantage of those especially in more moderate housing to create more density? Some of us are already getting calls asking if we wish to sell our homes. We depend on OUR GOVERNMENT to have policies and plans in place that lessen the pressures of the free market creating conditions that push people out of neighborhoods they've lived for a long time. No zoning changes, until COE has clearly addressed how as a city we are going to be at the helm having housing options that offer land trusts, and cooperative housing options. I'm going to be blunt. The idea that Connections for the Homeless, a NFP gets millions of dollars from Evanston, lobbies for every new development coming to town, and has the audacity to have people speak against a program to help low income people STAY in their homes is unacceptable. So yes, they do good things, but there are some real problems here - and this organization should not have a seat at the table when people who live here should. If they wish to include Evanston residents, so be it. Leave the organization OUT.	2nd Ward		I own my home (with a mortgage)	65+	White	\$60,000 - \$95,000	I heard about it from a family member, friend
Explanation of how to overcome the situations where zoning is not followed, but the city approves the building, anyways. This occurs. What good is zoning when contractors get their wishes, despite zoning issues. Case in point includes condos built without proper parking capacity and they are allowed.	6th Ward		I own my home (no mortgage) in	65+	White	\$180,000+	Central Street Neighbors
The process seems well designed. But the criteria for selection of consultants are overly general and unspecific and poorly matched to the deliverables desired. Particularly a problem given the experience with the previous consultants.	1st Ward	Hinman Avenue	I own my home (no mortgage) in	65+	White	\$95,000 - \$145,000	I heard about it from my Councilmember
La actualizacion de los codigos nos ayudaran a tener una mejor urbanizacion	8th Ward		I rent my home in Evanston	25-44	Hispanic/Latino	Under \$60,000	None of the above
I believe the report must make clear that we are interested in real affordable housing not arrangements for developers to pay a fee to cover the commitment to affordable housing.	4th Ward		I own my home (no mortgage) in	65+	White	\$60,000 - \$95,000	I received a City announcement about it