

ENVISION EVANSTON 2045

COMPREHENSIVE PLAN
Land Use Commission
Wednesday, November 20, 2024

This is a **once-in-a-generation opportunity** that will produce two documents:

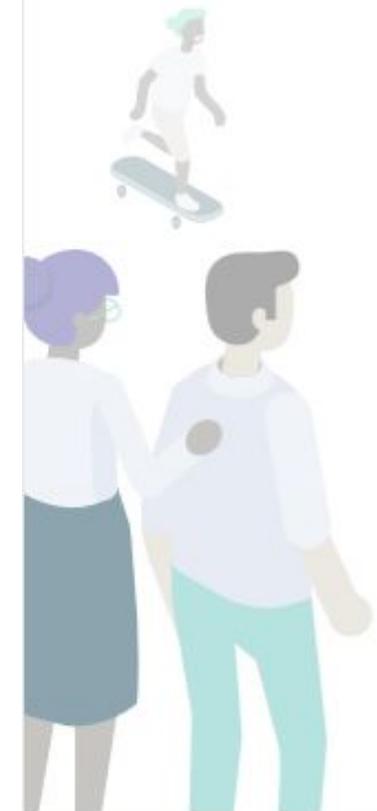


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A shared vision for the future with goals and strategies to achieve our vision.

A major tool, focused on how property can be used, that works to achieve our vision.



Phase 1 Lived Experience



All Phases

Input Opportunities

Office Hours, upon request

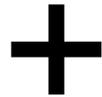
Email: EnvisionEvanston2045@cityofevanston.org

Big Idea website submission (since April)

Phase 1

Lived Experience

Phase 1
Community Input



Gather Data

Review Existing Plans

Review Current Zoning

Phase 1 So many sticky notes!

What I love about Evanston... Lo que me encanta de Evanston...

1 WHAT DO YOU LOVE ABOUT LIVING IN EVANSTON?
¿QUÉ ES LO QUE MÁS TE GUSTA DE VIVIR EN EVANSTON?

TELL US WHAT QUALITIES MAKE LIFE EASIER AND MORE ENJOYABLE. THINK ABOUT THINGS LIKE WALKABILITY, ACCESS TO GROCERIES, COMMUTES, QUALITY OF PARKS AND OPEN SPACE, OR SOMETHING ELSE.

CUÉNTANOS QUE CUALIDADES HACEN LA VIDA MÁS FÁCIL Y PLACENTERA. PIENSA EN COSAS COMO LA ACCESIBILIDAD PARA PEATONES, EL ACCESO A ALIMENTOS, EL DESPLAZAMIENTO DIARIO, LA CALIDAD DE LOS PARQUES Y LOS ESPACIOS ABIERTOS, O ALGUNA OTRA COSA.

SHARE YOUR THOUGHTS ON A STICKY NOTE HERE
DINOS LO QUE PIENSAS DEJANDO UNA NOTA ADHESIVA AQUÍ.



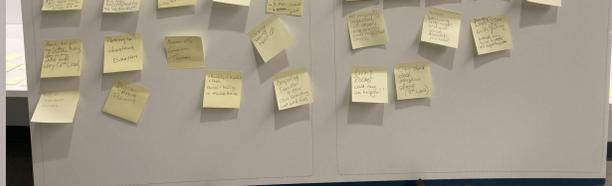
Challenges of Living in Evanston... Desafíos de vivir en Evanston...

1 WHAT CHALLENGES DO YOU FACE ON DAILY BASIS LIVING IN EVANSTON?
¿QUÉ DESAFÍOS ENFRENTAS A DIARIO AL VIVIR EN EVANSTON?

TELL US WHAT CHALLENGES YOU FACE IN YOUR DAY TO DAY LIFE. THINK ABOUT THINGS THAT EFFECT THE WAY YOU GET AROUND OR HOW YOU ACCESS YOUR DAILY NEEDS.

CUÉNTANOS QUE CHA DESAFÍOS EN TU VIDA DIARIA. PIENSA EN LAS COSAS QUE AFECTAN TU FORMA DE DESPLAZARTE O CÓMO SATISFACER TUS NECESIDADES DIARIAS.

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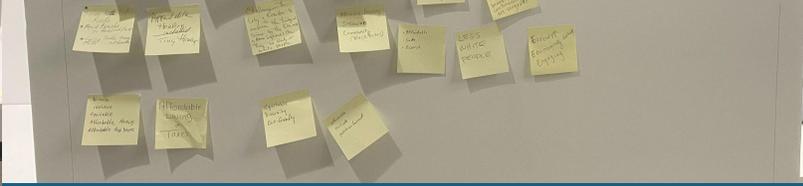


Building a Vision Construyendo una visión

IMAGINE IT'S 2045.
EVANSTON HAS GROWN EXACTLY HOW YOU WANT IT TO.
choose three words that describe your vision of Evanston

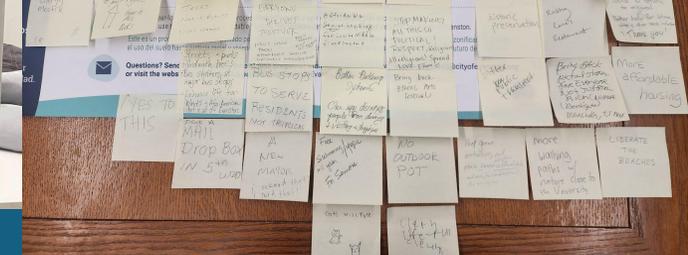
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EVANSTON HA CRECIDO EXACTAMENTE COMO DESEAS.
Elije tres palabras que describan tu visión de Evanston.

WRITE YOUR IDEAS DOWN ON A STICKY NOTE AND PLACE THEM HERE
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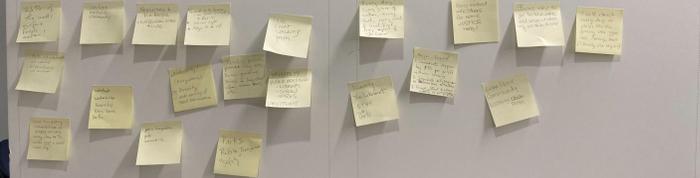
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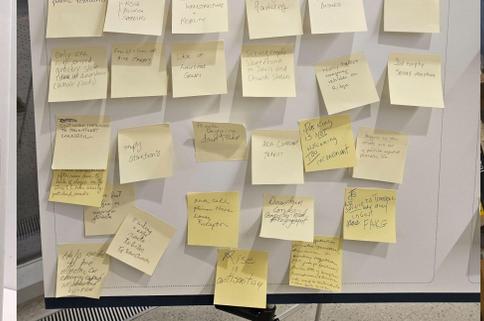
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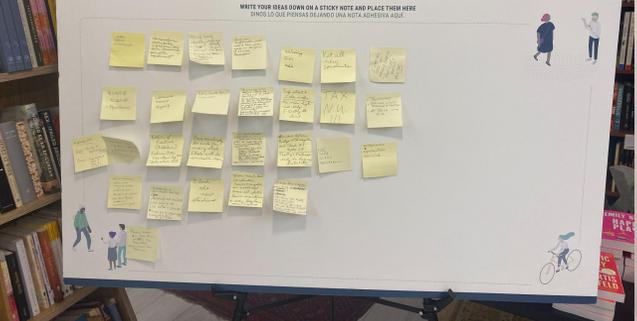


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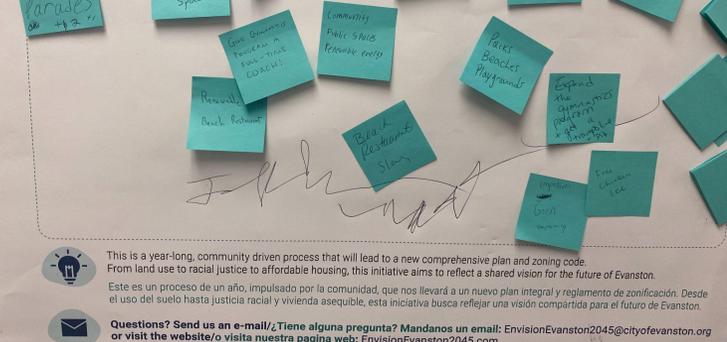
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This is a year-long, community driven process that will lead to a new comprehensive plan and zoning code. From land use to racial justice to affordable housing, this initiative aims to reflect a shared vision for the future of Evanston. Este es un proceso de un año, impulsado por la comunidad, que nos llevará a un nuevo plan integral y reglamento de zonificación. Desde el uso del suelo hasta justicia racial y vivienda asequible, esta iniciativa busca reflejar una visión compartida para el futuro de Evanston.

Questions? Send us an e-mail/Tiene alguna pregunta? Mandanos un email: EnvisionEvanston2045@cityofevanston.org or visit the website/visita nuestra pagina web: EnvisionEvanston2045.com

Phase 1

Lived Experience

85

Meetings, Presentations,
Pop-ups and more!

3,000+

Responses, Attendees and
Participants

Phase 1

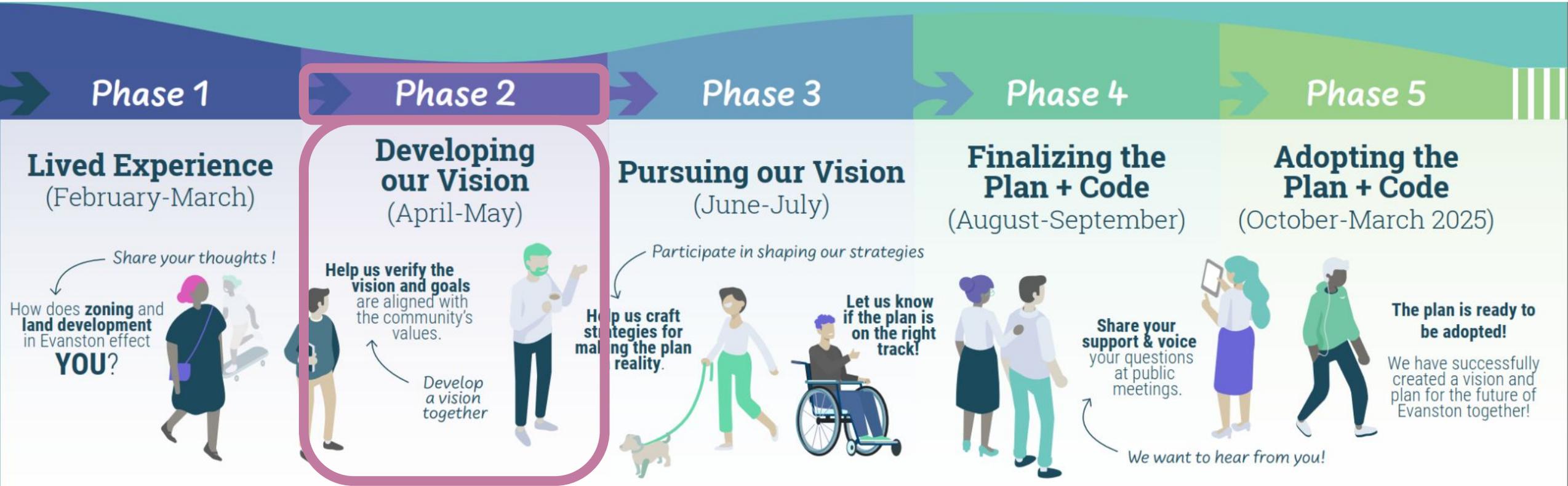
What we heard

1. High Cost of Housing
2. Need for Transportation Improvements
3. Preserve Evanston's Sense of Place
4. Climate Change

5. Protect Vulnerable + Marginalized Community Members
6. Enhance Public Spaces + Activities
7. Address Public Safety
8. Support Local Businesses + Downtown Vibrancy

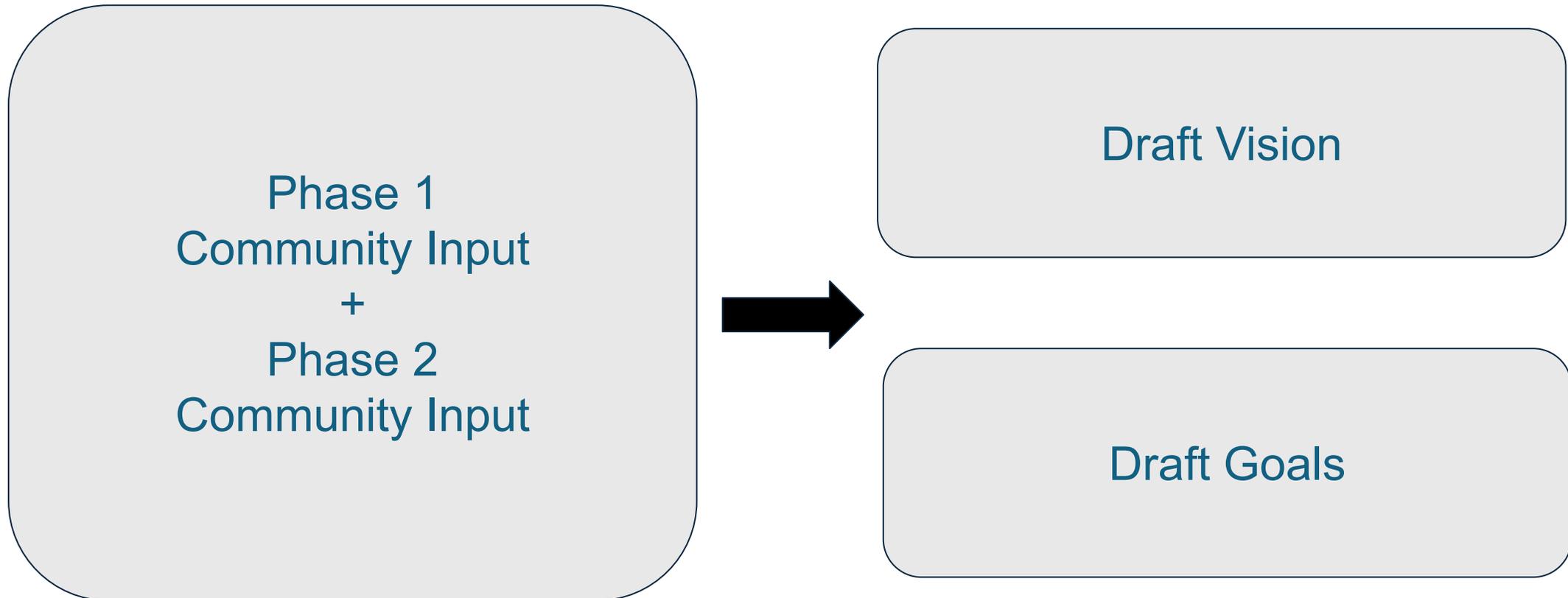
Phase 2

Developing a Community Vision



Phase 2

Developing a Community Vision



Phase 2

Visioning Workshop



Phase 2

Vision and Goal Validation

Vision

PUT A GREEN DOT IF YOU AGREE WITH THE VISION AND RED DOT IF YOU DISAGREE. IF YOU DON'T AGREE WITH THE VISION USE A STICKY NOTE TO TELL US WHY.

In 2045, Evanston is a vibrant, resilient, and welcoming community for all.

Evanston celebrates its diversity through our arts, culture, history, and neighborhoods. Steady growth in our local circular economy cultivates opportunities close to home while achieving ambitious climate action. Our abundant access to parks and open spaces promotes well-being and extensive housing options make living in Evanston safe and attainable. Evanston's neighborhoods are connected through a robust network of transit, bike, and pedestrian options.

We achieve this vision through proactive planning, community collaboration, and bold action.

Agree ● **Disagree**

Write your thoughts here

Tell us why...

ANY more improvements for the city Evanston not have

MAJ ALBORAS PHEA ELLI PARK PRESS TO INSPIRO

More sense + we James Park because is some is dangerous

Let covered zoning regulations are too strict I second this!

Write your thoughts here

Love the warmth and smiling faces of neighbors gives a sense of community responsibility to Evanston.

covers all the bases BUT needs more emphasis on housing diversity & inclusion

Late evening Cafe with work space

Make Evanston more downtown



Share Your Thoughts With Us! Goals

FOR MORE INFORMATION VISIT THE PROJECT WEBSITE
EnvisionEvanston2045.com

ENVISION EVANSTON 2045

PUT A DOT BY THE GOAL (S) YOU AGREE WITH. IF YOU DON'T AGREE WITH THEM USE A STICKY NOTE TO TELL US WHY.

	Agree	Disagree	Why
Create Healthy Community			Write your thoughts here Climate smart healthy waters
Establish a Strong Local Economy			We need to support our local businesses and create resilient economies in order to remain viable in a market that is so competitive. We need to support our local businesses.
Prioritize Environmental Sustainability			If we don't solve the environmental crisis, nothing else will matter!
Celebrate Arts and Culture			MAD Celebraciones culturales de las comunidades aquí en Evanston!
Increase Housing Diversity			I feel there is a wide range of choices available in Evanston and in surrounding communities. Resources are limited. If you can afford to live somewhere else there, if not there are always other options to have. I don't think it's a bad idea to have more housing.
Create Equitable Opportunities for All			Soia genial que todos los que es posible que nos podamos hacer una casa. I feel excited que social and more green can do more. Social responsibility.
			WE NEED MORE DIVERSITY LESS overpriced homes. It's important to have quality housing that people can afford to live in.

Phase 2 Pop-Up Events



Phase 2

Developing a Community Vision

20

Meetings, Presentations,
Pop-ups and more!

400+

Responses, Attendees and
Participants

Phase 2

Draft Vision Statement

In 2045, Evanston is a vibrant, resilient, and welcoming community. Evanston celebrates its diversity through our arts, culture, history, and neighborhoods. Steady growth in our local circular economy cultivates opportunities close to home while achieving ambitious climate action. Our abundant access to parks and open spaces promotes well-being and extensive housing options make living in Evanston safe and attainable. Evanston's neighborhoods are connected through a robust network of transit, bike, and pedestrian options.

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Phase 2

Draft Goals



Prioritize environmental sustainability



Create equitable opportunities for all



Create a healthy community



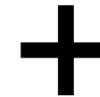
Celebrate arts and culture



Increase housing diversity



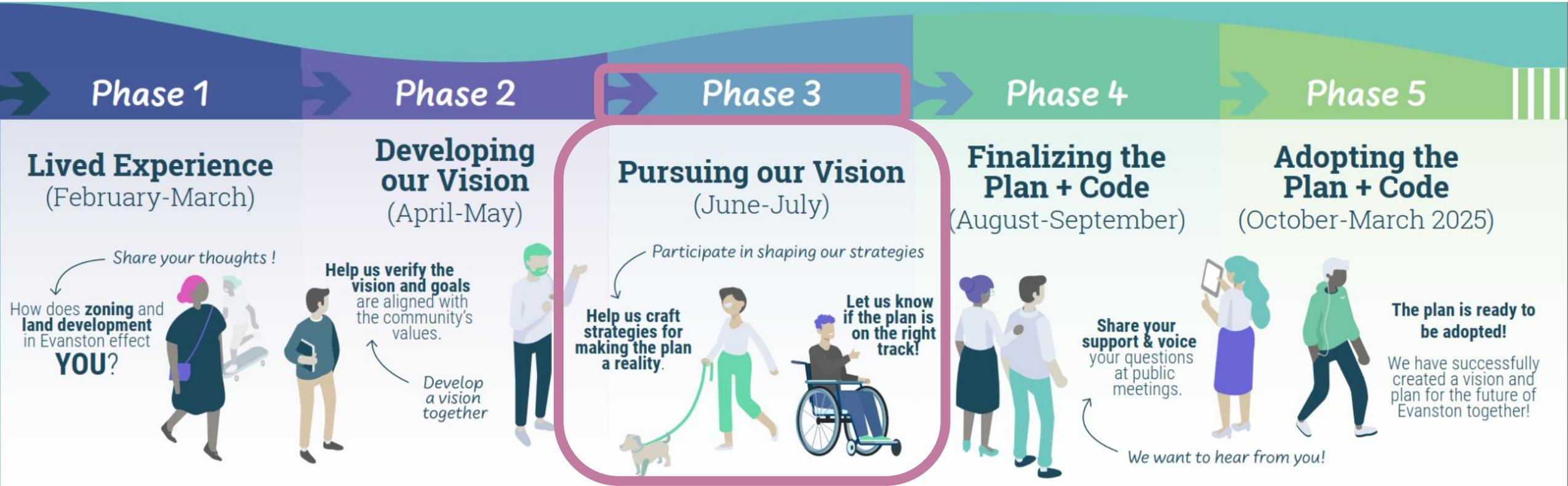
Establish a strong local economy



Invest in active transportation

Phase 3

Pursuing the Community's Vision



Phase 3

Pursuing the Community's Vision

Observations + Bold Steps

+

Phase 3
Community Input



Draft Comprehensive Plan

Phase 3

Observations and Bold Steps

We are running out of land and people cannot find housing

- Identify growth centers and corridors that can accommodate more people, for example, transit hubs and along major bus routes
- Encourage housing choice by allowing duplexes, triplexes, and fourplexes in all neighborhoods
- Provide housing for people, not cars - eliminate parking minimums

Phase 3

Observations and Bold Steps

Families who have lived here for generations are being pushed out, and children who grew up here can't afford to stay or return as adults

- Implement an anti-displacement strategy
- Increase density in identified growth centers and corridors to increase the tax base

Phase 3

Observations and Bold Steps

We have a rich fabric of people, but we do not have enough spaces and places for them to experience fun, joy and happiness

- Identify locations for mixed-use development that incorporates greenspace and outdoor dining
- Close down streets (temporarily or permanently) to enhance the pedestrian experience and opportunities for people and businesses to call Evanston home
- Remove barriers and allow more events and art throughout the community

Phase 3

Observations and Bold Steps

The current [zoning] code is complicated and difficult to use, approval process is unpredictable

- Streamline the development process to reduce the time and complexity
- Simplify the zoning code by reducing the number of districts
- Use illustrations to communicate ideas
- Reduce the number of exceptions to the rules by allowing more uses by right

Phase 3

Focus Group Topics

Arts and Culture

Design Professionals

Development Community

Equity and Prosperity

Housing and Community Development

Jobs and the Economy

Land Use and the Built Environment

Social Gathering Places

Transportation and Mobility

Phase 3

Development Scenario Workshop



Phase 3

Pursuing the Community's Vision

20

Meetings, Presentations,
Pop-ups and more!

600+

Responses, Attendees and
Participants

Phase 4

Finalizing the Plan + Code



Plan Development

- **Community input driven**

The feedback and discussions that occurred in earlier phases lead to the themes, observations, and goals that informed the policies and actions proposed.

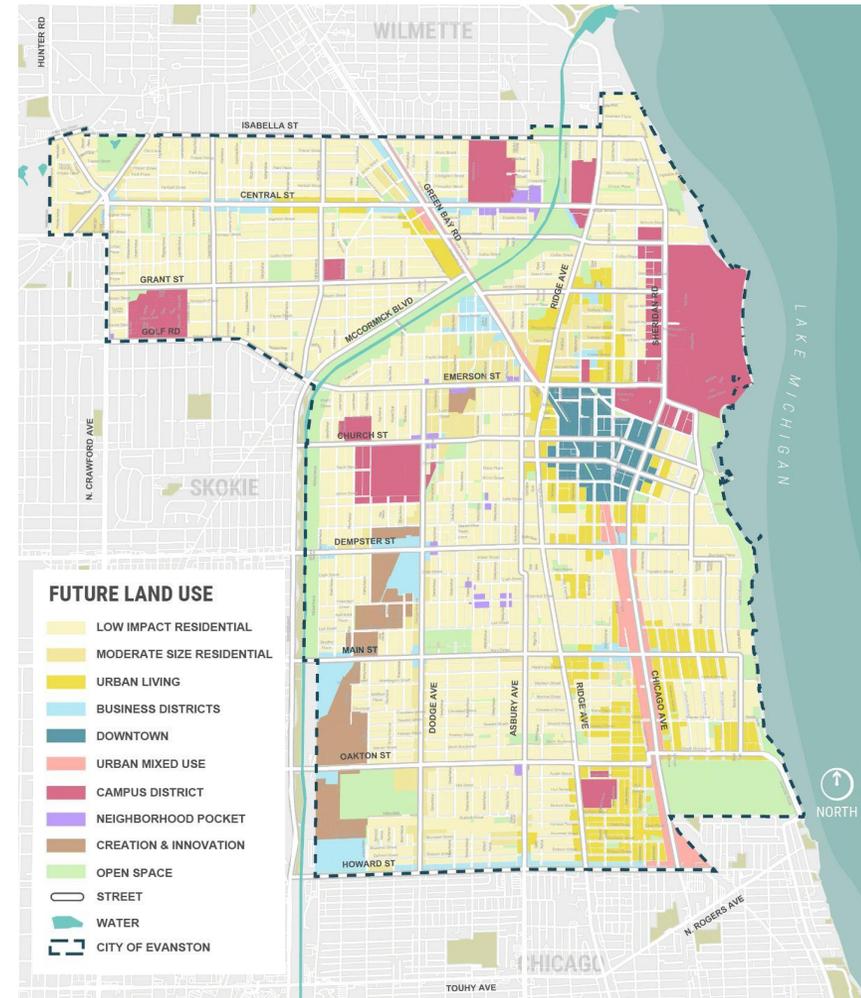
- **Included collaborative interdepartmental effort**

Staff across the City's departments provided feedback and helped to make sure other completed plans were contemplated in what was drafted.

1 Future Land Use Strategy

Overview

- Provides a planning context for including demographic information and early planning history
- Touches on the community engagement provided earlier, including major themes that emerged.
- Introduces the Future Land Use Map



2 Land Use

Overview

The Land Use Chapter outlines policy directives for Evanston's land resource management, integrating environmental justice, equitable development, and smart growth principles to foster healthy, inclusive neighborhoods. This strategy emphasizes a "centers and corridors" framework, focusing on developing densely populated centers linked by transportation corridors with efficient public and active transit options. Centers are mixed-use hubs for economic, social, and cultural activities, enabling residents to live, work, and play in one area. Corridors, serving as vital links between centers, enhance connectivity and accessibility.

2 Land Use

Draft Policies 1/2

1	Direct development to centers and corridors to ensure the efficient use of land and access to transportation choices and amenities.
2	Ensure development, infrastructure improvements, and zoning decisions implement the Comprehensive Plan and Future Land Use Map.
3	Evaluate development and redevelopment proposals to measure their impact.
4	Prioritize capital improvement projects in centers and corridors.
5	Encourage the transition of industrial areas and buildings to support innovation districts with a thriving entrepreneurial and research scene that foster collaboration, innovation, and economic development through close proximity and shared resources.
6	Collaborate with local institutions to implement Envision Evanston 2045 and address emerging trends.

2 Land Use

Draft Policies 2/2

7	Ensure public facilities are carbon neutral, support workforce and customer needs, and improve service delivery.
8	Prioritize efficient utility planning to sustain system adequacy, manage costs, and keep the City's utility rates competitive while addressing sustainability and climate resiliency.
9	Ensure equitable and proper stormwater management by improving infrastructure, programs, and regulations to improve the health of urban watersheds.
10	Ensure universal broadband access across all neighborhoods in Evanston by prioritizing underserved areas to close the digital divide to achieve 100% broadband availability by 2045.
11	Collaborate with the energy utilities to continue to modernize, decarbonize, and increase efficiency.

3 Transportation

Overview

Evanston's development has historically been shaped by transportation planning and investments. This section emphasizes creating a comprehensive, multimodal transportation system that expands access to diverse transportation options. These efforts align with regional, statewide, and local goals. With climate change intensifying, reducing transportation emissions is critical. Investing in public and active transportation can decrease car dependency, reduce vehicle miles traveled, and lower greenhouse gas emissions.

3 Transportation

Draft Policies 1/3

1	Collaborate with and support regional transit partners to improve and expand Evanston's transit network coverage, service levels, and vehicle decarbonization.
2	Invest in Evanston's transit infrastructure and programs to ensure that transit is a safe, accessible, affordable, desirable, and convenient option.
3	Enhance the safety, accessibility, convenience, and usability of the existing active transportation network for all ages and abilities.
4	Invest in infrastructure and programs that encourage walking for both transportation and recreation.
5	Develop infrastructure that encourages use of the bike lane network.
6	Support and create programs that reduce financial and skill barriers, promote safe road practices, and increase participation in active transportation.

3 Transportation

Draft Policies 2/3

7	Expand the shared active transportation fleet, integrating it into existing networks for maximum effectiveness.
8	Develop an educational and regulatory framework to support safe, positive active transportation experiences.
9	Support an increase in the share of electric vehicles (EVs) within Evanston.
10	Implement policies and infrastructure improvements that support EV use by the City of Evanston and other fleets operating in the city.
11	Encourage reductions in vehicle miles traveled (VMT) by Evanston residents.
12	Promote safe driving practices through infrastructure and traffic operations improvements.

3 Transportation

Draft Policies 3/3

13	Encourage infill development on surface parking lots.
14	Support data-driven parking management solutions.
15	Revise the parking fee structure to balance affordability with transient parking goals.
16	Apply best practices in street design and construction to promote all forms of transportation.
17	Manage truck and delivery vehicle use to support local businesses while minimizing adverse impacts.
18	Ensure seamless transitions between travel modes and service providers to enhance the user experience.

4 Parks + Open Space

Overview

Parks and open spaces are vital for enhancing physical, mental, and environmental well-being. They promote community health, improve quality of life, strengthen social bonds, connect people with nature, and preserve natural areas. By designing high-quality parks that reflect community demographics, we can increase equitable access and address environmental injustices. Focusing on community health, equity, and environmental resilience strengthens the cultural, economic, emotional, environmental, intellectual, physical, and social fabric of our community. Parks also offer a means to address and reverse the impacts of past inequities.

4 Parks + Open Space

Draft Policies

1	Evaluate existing park and recreation programming.
2	Ensure park facilities are age-appropriate based on user demographics.
3	Assess and invest equitably in parks.
4	Increase city investment to maintain and operate park and recreational facilities.
5	Evaluate and establish a plan for an accessible public bathroom system.

5 Environment

Overview

The climate, air quality, water, natural resources, and their sustainability are fundamental to life in Evanston. This chapter explores Evanston's natural resources, ecosystems, green infrastructure, and urban tree canopy. Nature-based solutions can mitigate climate change, pollution, and resource scarcity. As Evanston grows, investing in its natural assets is essential for a sustainable future for all residents.

5 Environment

Draft Policies 1/2

1	Incorporate climate resilience measures into infrastructure projects to mitigate future climate impacts, including increased flooding, heat waves, and storm events.
2	Effectively manage natural resources to optimize ecosystem health.
3	Effectively manage the tree canopy to optimize the benefits of the urban forest.
4	Employ land-use practices that optimize soil health.

5 Environment

Draft Policies 2/2

5	Manage land along the lakeshore and the North Shore Channel to limit habitat degradation and protect and preserve water quality.
6	Ensure a sustainable water supply by protecting Lake Michigan and promoting water conservation practices across residential, commercial, and industrial sectors.
7	Prioritize stormwater management strategies that protect water quality, manage flood risks, and enhance the natural function of wetlands, floodplains, and water bodies.
8	Increase circularity of materials and resources to reduce burdens on the environment.

6 Economic Development

Overview

Economic development enhances a community's economic well-being and quality of life. Effective economic development builds a dynamic, sustainable economy, creates quality jobs that support residents' prosperity, and improves overall quality of life. Fostering a vibrant, resilient local economy requires strategic planning and investments in business support, workforce development, and infrastructure. Evanston has the potential to exemplify how transforming local economies means not only creating jobs but also cultivating places where people want to live, work, and play.

6 Economic Development

Draft Policies

1	Increase economic mobility, especially those who have the lowest median household incomes.
2	Increase the number of families who choose to live in Evanston.
3	Provide support for the growing senior population.
4	Continue to create and preserve attractive public spaces and vibrant retail streets which contribute to Evanston's unique identity.
5	Expand workforce development.
6	Continue revitalization efforts of the local retail economy.
7	Increase digital presence and awareness of Evanston as a desirable place to do business, to live, and to have fun.

7 Housing

Overview

Access to safe and stable housing is vital for a healthy, diverse, and economically vibrant community, supporting residents' physical, mental, and economic well-being. This housing chapter outlines a framework to expand housing choices and supply, preserve existing homes, prevent displacement, and uphold Evanston's racial and economic diversity. Key goals include ensuring that housing is fair, safe, stable, connected, healthy, affordable, and accessible. Decades of discriminatory practices have left a lasting legacy of inequity. These past harms, along with continued issues in zoning, land use, and housing policies, still impact Evanston today.

7 Housing

Draft Policies

1	Increase housing supply and housing choice
2	Preserve current homes and prevent displacement
3	Expand support for non-traditional housing models including community land trusts, shared housing, and limited-equity cooperatives
4	Focus on healthy buildings and neighborhoods
5	Expand revenue for housing initiatives
6	Build and leverage local capacity and partnerships

8 Placemaking, Arts and Culture

Overview

Placemaking is a multifaceted approach to planning, designing, and managing public spaces that emphasizes community engagement, cultural expression, and the creation of vibrant, inclusive environments. Placemaking can take many forms, from the creation of lively public squares and pedestrian-friendly streets to the integration of public art and cultural events and activities that reflect a community's unique identity. Effective placemaking strategies create a strong sense of belonging and transform public spaces. Arts-based placemaking, focused not on the art itself but on fostering community connections, invites residents to engage, share ideas, and build bonds.

Arts and culture significantly shape Evanston's identity, enhance livability, drive economic development, and foster social cohesion. Through dance, music, murals, theater, and sculpture, art can create welcoming public spaces that contribute to the community's health, happiness, and multicultural dialogue.

8 Placemaking, Arts and Culture

Draft Policies 1/2

1	Make public spaces more accessible and friendly to all ages and abilities.
2	Encourage more ground-up placemaking initiatives in the community.
3	Align placemaking strategies with climate adaptation and mitigation goals.
4	Connect public spaces through a network of active transportation infrastructure.

8 Placemaking, Arts and Culture

Draft Policies 2/2

5	Enhance cultural arts activities that increase participation in local arts and culture and engage all ages and abilities.
6	Integrate arts and culture in City decision making.
7	Promote equity by including historically underrepresented communities in the creation and preservation of placemaking, arts, and culture.
8	Expand the use of public space for creative and cultural activities.

9 Preservation

Overview

Historic preservation is key to Evanston's future, safeguarding the cultural, architectural, and historical assets that shape its identity and sense of place. As a foundational land-use tool, preservation helps balance the City's long-term goals for economic development, housing, sustainability, and culture. Integrating historic preservation into future planning enables Evanston to retain its unique character and collective memory while supporting new housing, revitalization, and heritage tourism for future generations.

9 Preservation

Draft Policies

1	Support adaptive use and rehabilitation of historic buildings to support the City's economic development and housing goals.
2	Continue to survey and document properties eligible for historic designation and protection.
3	Promote historic preservation tools and approaches in line with the City's growth, housing, and economic development goals.
4	Preserve spaces that embody historic, social, and cultural periods, people, and events.
5	Promote inclusive economic development in historic areas.
6	Establish, maintain, and leverage a range of incentives and programs to address neighborhood rehabilitation and stabilization needs.
7	Include residents, educational institutions, and other partners in preservation efforts.

Upcoming Releases + Input Opportunities

**Draft
Zoning Code
Release**



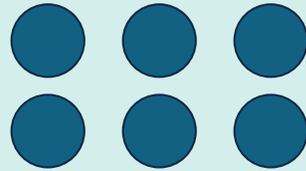
Nov + Dec 2024

Town Halls



Dec 2024

**Land Use
Commission**



**Nov + Dec 2024
Jan 2025**

**Final Draft
Plan + Zoning
Code Release**

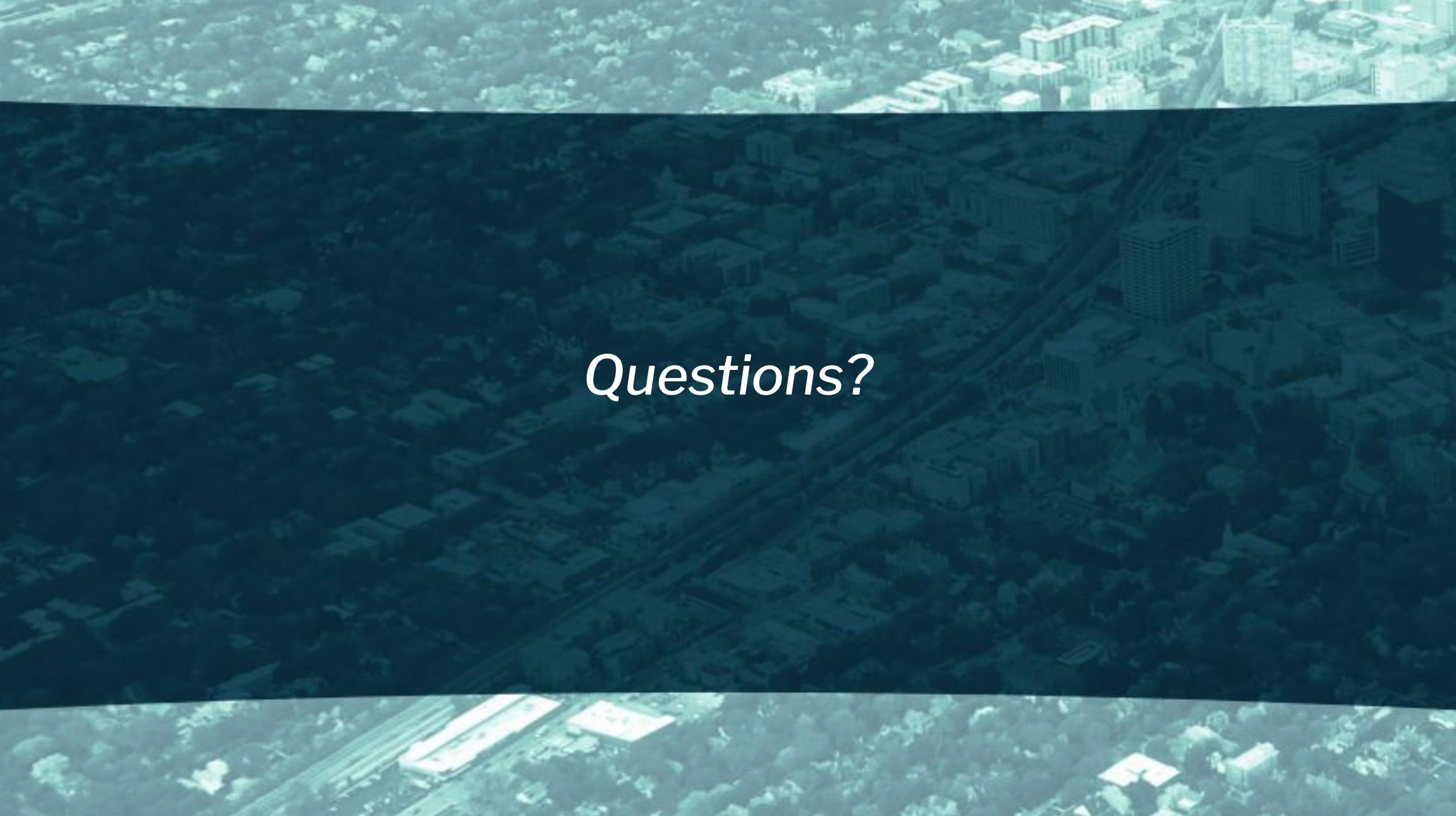


Feb 2025

**City
Council**



Feb + Mar 2025

An aerial photograph of a city, showing a dense grid of buildings and streets. The image is overlaid with a dark teal color that is most prominent in the center, fading towards the top and bottom edges. The text "Questions?" is centered in the dark teal area.

Questions?