

# LAND USE COMMISSION

Wednesday, January 8, 2025 | 6:00 P.M.  
James C. Lytle City Council Chamber, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. OLD BUSINESS

#### A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

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

### III. COMMUNICATIONS

### IV. PUBLIC COMMENT

### V. ADJOURNMENT

The next Evanston Land Use Commission meeting will be held on **Wednesday, January 15, 2025, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

*Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org) or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

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



# Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner; Uri Pachter, Senior Housing Planner; Alison Leipsiger, Policy and Intergovernmental Affairs Manager; and Liz Williams, Planning Manager

Subject: Envision Evanston 2045 - Draft Comprehensive Plan - Change Options

Date: January 3, 2025

## **Request**

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

## **Notice**

Notice for this hearing was filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on October 31, 2024. On November 20, 2024, the public hearing was continued by the Land Use Commission to January 8th.

## **Background**

Envision Evanston 2045 was initiated in February 2024 and includes a year-long process to develop a draft Comprehensive Plan and Zoning Code. The draft Comprehensive Plan was released on November 5, 2024, and a public hearing was opened at the November 20, 2024, Land Use Commission meeting. The Land Use Commission continued the public hearing to January 8, 2025, and is scheduled to make a recommendation to the City Council on January 15, 2025. In addition to testimony received on November 20th, the City has received feedback via an online survey, emails, office hours, and in-person or virtual meetings.

Based on feedback received to date several change options have been outlined in the attachment to aid the Land Use Commission as they prepare to deliberate and make a

recommendation. The Land Use Commission may choose to recommend additional changes beyond those outlined in the attachment and summarized below.

- **Add Metrics to Evaluate Implementation (Change Option 1)** - Staff has identified several high-level metrics that are in alignment with the draft Comprehensive Plan goals and come from reputable data sources. Suggested metrics are outlined in Attachment 1 Change Options and the project team is open to additions.
- **(NEW) Health Chapter & Policies (Change Options 2-5)** - Add and shift content related to health to a new "Health" chapter with four policy areas: Economic Justice, Physical and Mental Health, Wraparound Services, and Aging in Place.
- **Community Systems Content & Policies (Change Options 6, 7, and 10-15)** - The Land Use Commission has indicated that they would like to see more discussion regarding community systems such as the school district, hospitals, universities, and public safety.
- **Putting Our Assets to Work Policies (Change Options 8 and 9)** - Members of the Land Use Commission have expressed an interest in integrating policies from the recent Putting Assets to Work Report in the plan. There are several policies and actions that could be added.
- **Future Land Use Strategy (Change Option 16)** - Community members and the Land Use Commission have requested more information regarding emerging trends and how they may impact Evanston over the next 20 years. The project team recommends adding content to the draft Plan to highlight emerging trends which could be categorized into the following topic categories: Demographic, Economic Restructuring, Governance, Housing, Resources, Technology, and Transportation. Detailed descriptions of each emerging trend are included in Attachment 3 Emerging Trends - Change Option 16.
- **Land Use Policies (Change Option 17-20)** - Several policies from past Comprehensive Plans related to land use are still relevant and will help support the implementation of goals in the draft Comprehensive Plan. There was also interest expressed to further encourage the adaptive reuse of existing buildings in Evanston.
- **Parks and Open Space Policies (Change Options 21-27)** - Several policies from past Comprehensive Plans related to parks and open space are still relevant and will help support the implementation of goals in the draft Comprehensive Plan. There was also interest expressed in highlighting the importance of coordinating with local park districts to achieve the goals of the draft plan.
- **Economic Development Policies (Change Option 28)** - A past policy related to financial literacy was identified by a member of the Land Use Commission that is still relevant today.
- **Housing Policies (Change Option 29)** - A past policy related to the City's housing inspection program was identified by a member of the Land Use Commission that is still relevant today.

- **Placemaking Arts and Culture Policies (Change Option 30)** - A past policy related to improving the appearance of rail embankments, underpasses, and stations was identified by a member of the Land Use Commission that is still relevant today.
- **Preservation Policies (Change Option 31)** - A past policy related to identifying, maintaining and enhancing the physical elements of Evanston was identified by a member of the Land Use Commission that is still relevant today.

In addition to changes recommended by the Land Use Commission, the project team is also working to integrate the following changes before the draft Plan travels to the City Council for consideration:

- **Data/Citations** - The draft Plan makes many statements that are not yet substantiated with data or sources of information. The project team recommends that the draft incorporate additional data and citations. Examples of how the data will be presented and cited are included in Attachment 4 Data/Citation Examples.
- **Expand the Parks and Open Space Chapter** - The Parks and Recreation Board has been working with staff and will recommend additional content for the Parks and Open Space Chapter ahead of the City Council's consideration.
- **Address Accessibility More** - The project team will be increasing content throughout the document to ensure implementation of the City's ADA Transition Plan.
- **Future Land Use Strategy** - The vision for the Downtown Core will be reframed. The scale of future development should be further evaluated and public space and amenities should be expanded to support Evanston's densest neighborhood.
- **Environment** - Increase content addressing environmental (in)justice in the Plan.
- **Economic Development** - Clarify unemployment data.
- **Housing** - Integrate additional housing data including supply, density, unit mix, and vacancy rates in comparable communities.

### **Discussion**

As the Land Use Commission prepares to deliberate on the draft Comprehensive Plan and change options on January 15th, it is helpful to obtain direction on the following questions -

- Do you recommend that any/all of the change options are integrated into the updated Comprehensive Plan?
- Do you recommend any specific metrics be added to the list for inclusion?
- Are there additional changes you would like to recommend be integrated into the updated Comprehensive Plan?

### **Attachments**

1. Change Options
2. Metrics - Change Option 1
3. Emerging Trends - Change Option 16
4. Data/Citation Examples

## Change Options

#	Chapter	Type	Alternative
1	Vision	Metrics	Add 12 high-level metrics (attached) identified based on alignment with Comprehensive Plan goals and a reputable, regularly updated data source. Note: The City of Evanston will track additional metrics tied to Comprehensive Plan policies and actions.
2	Health (New)	New Chapter	Add and shift content related to health to a new "Health" chapter with four policy areas: Economic justice, Physical and mental health, Wraparound services, and Aging in place.
3	Health (New)	Policies/Actions	Ensure equity in public health initiatives and expand community health partnerships. (City Council goal)
4	Health (New)	Policies/Actions	Provide welcoming and accessible community spaces where individuals experiencing a mental health crisis can safely deescalate and access resources to connect them to mental health care and other wrap around resources to support mental health wellbeing. (2022 EPLAN)
5	Health (New)	Policies/Actions	Work to reduce environmental hazards that contribute to poor resident health outcomes.
6	Multiple	New Content	Add content pertaining to "Community Systems" throughout the Plan, recognizable by visual cues like callouts and/or icons.
7	Multiple	Policies/Actions	Enhance public safety. (City Council goal)
8	Multiple	Policies/Actions	Create a capital facilities and government services master plan to comprehensively understand current and projected office and other space needs in order to right size public facilities. (Putting Assets to Work Playbook)
9	Multiple	Policies/Actions	Identify opportunities to incorporate revenue producing uses into underutilized city properties and/or new public facilities as they are replaced. (Putting Assets to Work Playbook)
10	Multiple	Policies/Actions	Ensure that all community members have equitable opportunity to participate in community events and provide input into city decision making. (2022 EPLAN)

## Change Options

#	Chapter	Type	Alternative
11	Multiple	Policies/Actions	Maintain fully accessible public buildings that serve the various needs and interests of Evanston community members. (2000)
12	Multiple	Policies/Actions	Enhance communication between the City and Northwestern University concerning long-range planning and development issues. (2000)
13	Multiple	Policies/Actions	Systematically evaluate City-owned buildings in terms of their quality of service delivery; prioritize maintenance and renovation planning accordingly. (2000)
14	Multiple	Policies/Actions	Maintain a dialogue with educational institutions on planning issues related to changing facility needs and resulting impacts on the community. (1974, 1986, 2000)
15	Multiple	Policies/Actions	Encourage cooperation between the school districts and the City to promote efficiency in the provision of programs and services. (1974, 1986)
16	Future Land Use Strategy	Emerging Trends	Add emerging trends, discussed as part of the May 2024 Visioning Workshop, which fall into the following categories: Demographic, Economic Restructuring, Governance, Housing, Resources, Technology, and Transportation. A description of each trend is attached.
17	Land Use	Policies/Actions	Emphasize the use of landscaping materials as a means of unifying and softening boundaries between public and private property. (2000)
18	Land Use	Policies/Actions	Promote attractive, interesting and compatible building and landscape architecture. (2000)
19	Land Use	Policies/Actions	Create an awareness among community members, developers and public officials of the importance of good design as it relates to Evanston's built environment. (1974)
20	Land Use	Policies/Actions	Encourage the application of universal design principles new construction and adaptive reuse of existing structures in order to improve accessibility for everyone.

## Change Options

#	Chapter	Type	Alternative
21	Parks + Open Space	Policies/Actions	Coordinate with Ridgeville, Lighthouse, and Skokie park districts and the Cook County Forest Preserve in meeting the passive and active recreational needs of Evanston community members.
22	Parks + Open Space	Policies/Actions	Preserve land dedicated as public park and open space while searching for ways to increase the amount of leisure space available throughout Evanston. (2000)
23	Parks + Open Space	Policies/Actions	Continue to pursue private, federal and state grant money that is or may become available to local municipalities for park acquisition and development. (2000)
24	Parks + Open Space	Policies/Actions	Install recreational facilities and equipment that meet the highest standards for accessibility and safety. (2000)
25	Parks + Open Space	Policies/Actions	Provide recreational services that are within the financial means of all Evanston community members. (1986, 2000)
26	Parks + Open Space	Policies/Actions	Adapt recreation services to meet the changing needs of the community. (1986)
27	Parks + Open Space	Policies/Actions	Provide public open space within major redevelopment projects. (1986)
28	Economic Development	Policies/Actions	Work with local financial institutions and other advocacy groups to make financial literacy programs available to help build household wealth.
29	Housing	Policies/Actions	Implement a robust housing inspection program to ensure safe housing for all.
30	Placemaking, Arts + Culture	Policies/Actions	Improve the appearance of rail embankments, underpasses and stations. (1986)

## Change Options

#	Chapter	Type	Alternative
31	Preservation	Policies/Actions	Identify, maintain and enhance the physical elements of Evanston, which create Evanston's visual character. (1986)

## #1 Metrics (Vision)

Metric	Current Value	Unit	Goals
Population Density	9,840	Population / Square Mile	Housing Sustainability Economy Equity Transportation
Race and Ethnicity	42%	People of Color / Total Population	Equity Housing Arts and Culture
Distribution of Income	0.55	Gini Coefficient	Equity Health Economy Housing Arts and Culture
Life Expectancy	82	Years	Health Equity
Lead Exposure	9	Lead Exposure Risk Index	Health Economy Sustainability Housing Equity
Commuting Mode Share	42%	Drive Alone / Workers 16+	Transportation Housing Equity Sustainability Economy
High Frequency Transit Access	10%	Population within 1/2 mile of high frequency transit	Transportation Sustainability Housing Equity
Greenhouse Gas Emissions	36%	Reduction from 2005 baseline	Sustainability Health Equity
Building Energy Consumption	669,900	Metric Tons of CO2e	Sustainability Health Housing Equity
Sales Tax Revenue	\$23,725,230	Annual Sales Tax Dollars	Economy
Business Ownership Diversity	476	Businesses owned by women and/or people of color	Economy Equity
Housing Cost-Burden	34%	Cost-burdened Households / Total Households	Housing Equity Economy

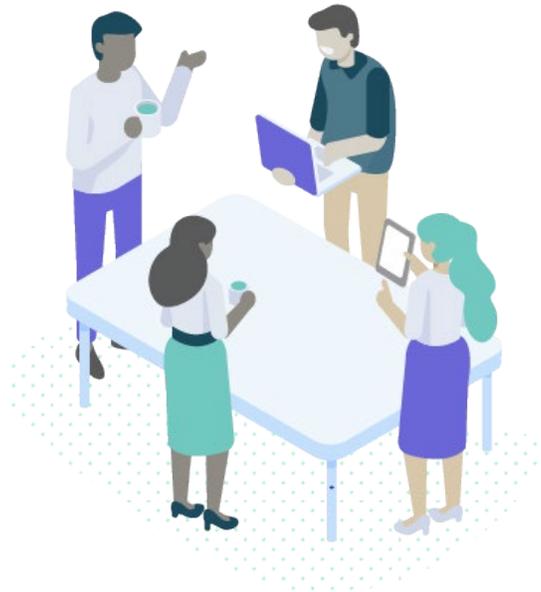
Demographic	
Declining Middle Class	A decline in the middle class affects local governments in direct and indirect ways. Cost of city services, need for affordable housing, etc. will impact local government spending and land uses in communities.
Suburban Remix	Inner ring suburbs are at crossroads: they are rapidly moving away from being strictly bedroom communities. More live-work-play, mixed use, higher density, walkable developments are becoming popular in suburban redevelopment and greenfield areas.
Smart Cities	Technology improvements create the opportunity for cities to become Smart Cities, that is, cities that use technology to improve city services. In a Smart City, the “software” or people side of the community is just as important as the “hardware” or technology side. Smart community members engage with technology to make their daily lives more convenient and to encourage their cities to become smarter in addressing local issues.
Aging Populations	The aging population will add growing pressure on health care and other social security services, and an aging population will consume fewer goods and services, potentially slowing the economy, reducing the tax base, and shrinking budgets for public investment
Migration to Rust Belt	Global warming may influence climate migration within the US northward into a shrinking triangle of land stretching from Tennessee to Maine to the Great Lakes, reversing the present trend of migration to the sunbelt
Declining life expectancy	Between 2014 and 2018, life expectancy in the U.S. declined from 78.9 years to 78.7 years. COVID-19 exacerbated this downward trend, reducing life expectancy at birth to 77.3 years, the lowest since 2006. Many factors are social determinants of health, including healthcare availability and the built environment (including accessibility to parks, sidewalks, and healthy foods). Unequal mortality rates also persist among various socioeconomic groups.
Rise in Climate displacement	The growing impacts of climate change have put more human settlements in the path of extreme weather. In 2022 alone, nearly 33 million people across the globe were displaced due to natural disasters, such as floods, drought, and wildfire. By 2050, more than one billion people may be displaced due to climate-related impacts. Local adaptation is critical to preparing for climate impacts, and communities should be prepared as people move away from high-risk areas.
Economic Restructuring	
Nomadic Workforce	As jobs become more digital, some communities are aggressively positioning themselves to attract this highly skilled, nomadic workforce. This “attract talent, not companies” strategy will require communities to rethink the types of services and amenities this workforce wants.
Upskilling and reskilling	Over time, some professions have become obsolete or replaced by technology while others have made a comeback. Today's rapid pace of change requires fast shifts in how companies meet the needs of their customers, as well as the needed skills of a successful workforce. The ability to acquire more advanced or new skills (upskilling and reskilling) have become essential for workers, employers, and professions to stay relevant.
Policy “pendulum shifts”	Political divisions have led to dramatic swings in policy every few years, especially on the federal level. Communities must be poised to take advantage of new opportunities as they arise, but any policy reversals in the future could damage the viability of longer-term programs leading to undependable federal dollars.

# TREND DESCRIPTIONS

Climate impacts	Even in the absence of larger-scaled natural disasters, climate change will impact local economies, especially those based on tourism or agriculture.
Rising Personal Debt	Personal debt is rising due to loss of savings during COVID, reduction of Federal stimulus post-COVID, and persistently higher interest rate level causing many people to use credit cards to maintain the level of spending under these conditions. This trend of rising private debt service to income ratio is strongly associated with an increased risk of systemic banking crisis, which can lead to longer and deeper recessions as well as long-lasting output losses.
<b>Governance</b>	
Trust in Government	Trust in government is at an all-time low. Where possible, building trust in local government creates a competitive advantage for local governments to reinvent and become more relevant to community members.
False Information Operations	Information operations are campaigns and programs that use communication themes to influence targeted populations. Conspiracy theories, social media and false information work together to distract government officials from working on running the city and providing public services.
<b>Housing</b>	
Aging housing stock	The U.S. housing stock is aging, and the median-aged owner-occupied home was built 40 years ago. In 2021, 2.8 million owner-occupied homes (3.4 percent) and 3.9 million renter-occupied homes (8.4 percent) were considered moderately or severely inadequate, as many homes face issues such as rising energy costs, faulty plumbing, insufficient ventilation, and deteriorating roofs.
Gentrification and displacement	Factors including housing costs and availability are driving housing displacement in cities across the U.S. Displacement can require people to move far from their places of work, family and friends, and support systems and in some cases lead to homelessness. Involuntary displacement can also lead to a decrease in racial, ethnic, and economic diversity. Nearly half of all renters nationwide are paying more than 30 percent of their income toward housing costs, contributing to displacement and growing rates of poverty.
The affordable housing crisis	The U.S. has a current housing deficit of 3.9 million units, and the situation is worsening due to higher interest rates and construction delays. Furthermore, 30 percent of U.S. households today are single-person households—a record high that is placing additional strain on the housing market. Urban, suburban, and small-town dynamics are shifting, with urban areas generally losing population. Suburban and rural areas have been hit hardest by housing underproduction.
Zoning reform	Single-family housing is the dominant residential land use in the U.S., largely due to local zoning codes and maps that have remained unchanged for decades. Some states have banned single-family-only zoning, while some cities have revised their zoning codes to permit “missing middle” housing types in single-family districts. These measures are gaining momentum as housing costs, displacement, and homelessness continue to rise.

Resources	
Sustainable Energy	The nation's energy infrastructure is outdated. Consumers, private corporations, and the federal government are driving more widespread adoption and installation of grid-connected sustainable energy to meet this critical need. The federal government, through the 2021 Infrastructure Investment and Jobs Act, is investing \$65 billion in upgrading the electric grid to accommodate sustainable energy storage and capacity needs within the electrical grid.
Food Insecurity	As the planet gets hotter, droughts will drag on longer and with greater intensity, leading to decreases in food production and increases in food prices. Labor shortages will compound the insecurity because grocery stores will require higher median incomes to locate in communities. Together, these elements make access to affordable fresh food difficult.
Sustainable Architecture	Land use patterns and building construction are major influences of greenhouse gas emissions. Green projects including ratings systems such as LEED are expected to increase in number. Communities play a role in developing standards and incentives for more sustainable development patterns and energy-efficient buildings.
Climate Justice	Climate change disproportionately affects underserved communities, largely due to policies that have resulted in direct environmental harm, increased exposure to natural disasters, and significant underinvestment and neglect. These harms are reflected in a variety of ways in underserved communities, ranging from direct climate impacts in the form of heat and flood impacts, to chronic disinvestment in public health.
Water scarcity	Cities are facing a future of water scarcity amid a backdrop of population growth and drought due to climate change. In 2018, Cape Town, South Africa narrowly avoided becoming the first major city in the world to run out of water, bringing renewed attention the role of communities in managing water resources.
Technology	
AI Regulations	Driven by concerns about security and potential misuse, an increasing number of local governments are stepping up to craft their own AI regulations and guidelines. Progress toward state and federal regulations is accelerating. AI regulations involve complex and important discussions around how to balance advancements in AI with potential concerns related to national security, data privacy, and algorithmic discrimination.
Sharing Economy	The sharing economy means sharing resources, products, and services directly between users, usually via technology. Uber, AirBnb, and crowdfunding are examples. The sharing economy is growing as more online customers are willing to participate in sharing communities. Local governments must figure out how (or if) to regulate these services and how to manage user safety, equity, and keeping a level playing field for existing businesses.
Digital inclusion	In an increasingly connected world, cities need equitable solutions for digital inclusion. Solutions include improving digital literacy, equitable access to devices, and universal broadband.
Fourth Industrial Revolution	The Fourth Industrial Revolution (4IR) is a way of describing the blurring of boundaries between the physical, digital, and biological worlds. It's a fusion of advances in artificial intelligence (AI), robotics, the Internet of Things (IoT), Web3, blockchain, 3D printing, genetic engineering, quantum computing, and other technologies.
Infrastructure Overhaul	Infrastructure (roads, water, sewer, stormwater) costs are extremely high. Local governments struggle to maintain existing infrastructure while falling behind on the

	need for new infrastructure. Deferred maintenance costs can surge beyond current government financial capacity, leaving cities struggling to keep up.
Rise in innovation districts	This combines the live/work/play movement with an evolution in planning for innovation. Growing out of old-school industrial districts and technology parks, new innovation districts are inclusive live/work/play innovation neighborhoods (not just districts).
<b>Transportation</b>	
Carless Households	With work from home and growing needs and preferences for affordable, efficient alternatives to the car, ride-sharing apps, bike, and transit use are growing amongst young people with less buying cars. Future-ready cities and communities will need to prepare for a future with fewer private vehicles and less space devoted to cars.
Rethinking the public right-of-way	As demand for micromobility has increased, existing right-of-way struggles to accommodate new modes of transportation. Today, sidewalks are not only used by pedestrians; they also accommodate scooter riders, skateboarders, and even outdoor dining, and might soon become a path for small robots making autonomous deliveries. Streets are also accommodating vehicles with different speeds, such as scooters and bikes, in addition to automobiles, leading to dangerous conditions.



## Data Example

Table 1: Race and Ethnicity, 2023

### Race and Ethnicity, 2023

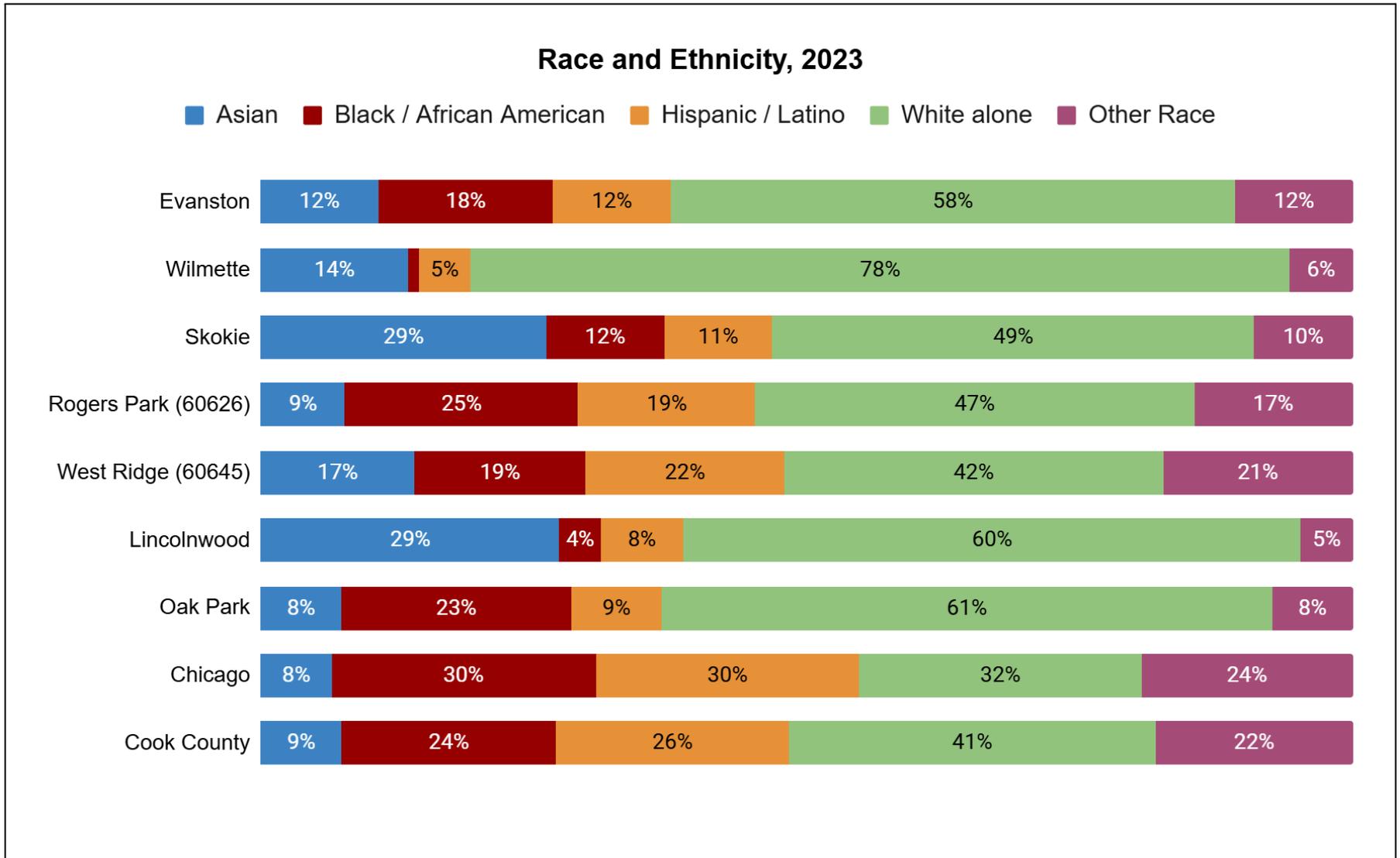
	<b>Asian</b> (all)	<b>Black / African American</b> (all)	<b>Hispanic / Latino</b> (of any race)	<b>White alone</b> (non-Hispanic / Latino)	<b>Other Race*</b> (all)
<b>Evanston</b>	<b>12%</b>	<b>18%</b>	<b>12%</b>	<b>58%</b>	<b>12%</b>
Wilmette	14%	1%	5%	78%	6%
Skokie	29%	12%	11%	49%	10%
Rogers Park (60626)	9%	25%	19%	47%	17%
West Ridge (60645)	17%	19%	22%	42%	21%
Lincolnwood	29%	4%	8%	60%	5%
Oak Park	8%	23%	9%	61%	8%
Chicago	8%	30%	30%	32%	24%
Cook County	9%	24%	26%	41%	22%

Note: Totals sum to greater than 100%

\*includes American Indian, Alaska Native, Native Hawaiian and Other Pacific Islander, or Some Other Race.

Source: U.S. Census, 2023 5-year ACS, DP05, ACS Demographic and Housing Estimates

Chart 1: Race and Ethnicity, 2023



## Citation Example

HOUSING CHAPTER

Key Challenges and Opportunities, Page 90

**Increase The Housing Supply.** The Evanston housing market follows the basic economic principle of supply and demand— when demand exceeds supply, prices rise. As high housing costs are driven by a shortage of available homes, increasing the housing supply through new developments, higher-density zoning, and repurposing underutilized spaces can provide both renters and buyers more options.<sup>1</sup> More housing benefits households at all income levels, from low to high. New market-rate developments give higher-income households options to move into, opening up availability of older units that have more attainable prices. Additionally, new market-rate developments with inclusionary housing units provide housing to both low- and moderate-income households and higher-income households.<sup>2</sup>

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<sup>1</sup> Been, Vicki and Ellen, Ingrid Gould and O'Regan, Katherine M., Supply Skepticism Revisited (November 10, 2023). NYU Law and Economics Research Paper No. 24-12, Available at SSRN: <https://ssrn.com/abstract=4629628> or <http://dx.doi.org/10.2139/ssrn.4629628>

<sup>2</sup>Evanston, Illinois., Municipal Code 5-7 Inclusionary Housing (2024). Available at: [https://library.municode.com/il/evanston/codes/code\\_of\\_ordinances?nodeId=TIT5HORE\\_CH7INHO](https://library.municode.com/il/evanston/codes/code_of_ordinances?nodeId=TIT5HORE_CH7INHO)