



LAND USE COMMISSION

Wednesday, January 15, 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 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. OTHER BUSINESS

A. Approval of 2025 Meeting Calendar

IV. COMMUNICATIONS

V. PUBLIC COMMENT

VI. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (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).

The next Evanston Land Use Commission meeting will be held **on Wednesday, January 22, 2025, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Land Use Commission

Comprehensive Plan – Envision
Evanston 2045

Additional Information and Comments

Community Health Chapter Outline

1. Existing Conditions

a. Physical Environment

i. Our physical environment encompasses both the built and natural environment.

1. The built environment is the human-made environment around us, such as streets, sidewalks, park space, buildings, and infrastructure. A healthy built environment includes:

- Housing that is safe, affordable, and accessible
- Transit infrastructure that facilitates active transportation and supports ease of access for individuals with mobility limitations
- Equitable access to schools, employment, and recreation space
- Equitable access to affordable, healthy food
- Buildings that are energy efficient and facilitate good indoor air quality
- Green energy infrastructure that supports good stewardship of natural resources

2. The natural environment is the air, water, and land around us. A healthy natural environment includes:

- Clean air, water, and soil
- A resilient climate
- Flourishing native plants and trees
- Species biodiversity

ii. Existing Conditions Key Findings:

- Over 99% of Evanstonians live within a 10 minute walk of a publicly accessible park or green space.
- Much of western Evanston is in need of further investments in tree canopy coverage and quality.
- Evanston has much higher than average walkability, though walkability tends to be lower in the northern and western portions of the community.
- While Evanston is a diverse community as a whole, neighborhood-level racial distribution continues to echo Evanston's history of segregation.
- Due to the older housing stock, over a third of Evanston's housing stock has potential elevated lead risk based on housing age.

b. Economic Environment

i. Our economic environment shapes our access to the resources we need to be healthy. A healthy economic environment includes:

- Low levels of income inequality
- Racial equity in economic wellbeing and access to opportunities
- Affordable housing

- Diverse local businesses that support community identity and high quality of life and drive further investment and development
 - Community members invested in keeping money local by patronizing small businesses
 - Equitable economic investment across the community
 - Affordable cost of living that supports maintaining economic diversity
 - Access to meaningful, safe work that offers living wages and benefits
- ii. Existing Conditions Key Findings:
- Evanston’s median household income is higher than state and national averages. However, when stratified by race, this trend remains true only for White households.
 - Across neighborhoods, median household income ranges by over \$100,000.
 - Black and Hispanic/ Latino children in Evanston are six times more likely to live in poverty than White children.
 - There is a consistent pattern of economic hardship in census tract 8092, our historically redlined community, demonstrating the continuing legacy of segregation and economic disinvestment.
 - Over a third of households in Evanston spend more than 30% of their income on housing, and in historically redlined census tract 8092, half of households spend more than this amount.
 - Median home values in Evanston are substantially higher than the US, placing lower income families at high risk of community displacement.
- c. Service Environment
- i. The service environment consists of the network of systems around us that support community wellbeing, including the educational system, the health care system, and the social service system. A healthy service environment includes:
- Access to quality, affordable health care services
 - Access to high quality education regardless of race, income, or neighborhood
 - Equitable educational outcomes
 - Access to social supports to ensure that all community members have the opportunity to thrive
 - Equitable opportunity to participate in the community and be served by its resources
- ii. Existing Conditions Key Findings:
- About 15% of Hispanic/ Latino residents are uninsured.
 - 2 in 5 emergency room visits among Evanston residents could have been more appropriately treated in a primary care setting.
 - Only 2 in 10 low income third graders were English Language Arts proficient, compared to 7 in 10 non-low income third graders.

- Six of Evanston's census tracts have a high school completion rate of over 98%, while four of our census tracts have a high school completion rate less than the national average of 88%.

2. Key Challenges and Opportunities

a. Health Inequity

- i. We cannot be a healthy community while many of our fellow community members lack the resources and opportunities to have their needs met. Advancing health equity requires that we think about health broadly, and think about housing, education, public participation, and community safety as public health issues. By prioritizing health equity, we commit to prioritizing the health of communities that are most disproportionately harmed by the status quo, namely Black and Hispanic/ Latino communities, and to prioritizing actions that will narrow the gap in health outcomes across our neighborhoods.

While much of Evanston's city-level data indicates a high level of health and wellbeing overall, a deeper dive into the data demonstrates that this health and wellbeing is not experienced evenly throughout our community. We can clearly observe geographic patterns of concentrated health, wealth, and advantage, as well as concentrated disadvantage, disinvestment, and poor health. Many of these inequities are rooted in historic and continuing institutional and structural racism.

Many factors contribute to poverty and health inequity, including institutional and structural racism, education access and quality, lack of access to needs like safe, stable housing and employment opportunities. Community-level economic opportunity and workforce investment, or lack thereof, further contribute to perpetuating economic advantage or disadvantage.

b. Mental Health and Wellbeing

- i. Mental health has been a long-standing need both nationally and locally, and one of the most urgent health inequities we need to address as a community. The tremendous loss of lives, social isolation, economic instability, and the unraveling of the healthcare system wrought by the pandemic has made this crisis even more intractable, and even more urgent. The collective trauma of the pandemic has had a negative impact on the mental health of our entire population, but has disproportionately impacted our most vulnerable community members.

Central to the challenge of mental health is the lack of a national infrastructure to address it, leading communities to rely on a patchwork of systems not designed with mental health in mind. Such a patchwork system often results in the overuse of the emergency room and police intervention to temporarily de-escalate crises, without addressing root causes or long term solutions.

We need systems change at the national level to truly address this issue, but we cannot wait to act while broader systemic changes remain elusive. As a community, we must further build and invest in our local mental health infrastructure. Evanston is fortunate

to have rich institutional resources and expertise to leverage, but our mental health providers need our support.

In identifying this priority, we also acknowledge the need to go beyond the goal of improving prevention and treatment of mental illness and also prioritize reduction of trauma. In addition to improving our mitigation and response to acute mental health needs, we must also work to address root causes of trauma, including racism, housing insecurity, exposure to violence, among others.

c. Climate

- i. A clean, thriving environment is one of the most fundamental requirements for good health and wellbeing. Our globe is united by the universal need for clean air, water, and soil, and for biodiverse habitats that protect and sustain life. The rapidly advancing climate crisis threatens the safety of these most fundamental resources, for ourselves and for all future generations to follow.

In the coming years, we can expect our community to experience increasingly severe weather conditions, threats to air and water quality, shrinking biodiversity, and soaring energy costs. Increased food chain instability, insect- and water-borne diseases, and heightened occurrence of respiratory and stress-related illness will have a profound public health impact. While climate change affects us all, as with most other types of crises, vulnerable populations will disproportionately bear the burden of these challenges. While the climate crisis is global in scale, we all have a responsibility to act locally.

Because the climate crisis is not just an environmental crisis, but also fundamentally a public health crisis, working together toward climate resilience must be a top priority for improving and protecting our health. Advancing the goals outlined in the CARP, and continuing to center the needs of our most vulnerable community members, is of paramount public health importance.

3. Policies and Actions

- a. Economic Justice
 - i. Displacement prevention/ preservation and growth of affordable housing
 - ii. Guaranteed Income
- b. Mental Health
 - i. Trauma informed programmatic responses, e.g. Living Room/ Alternatives to 911
 - ii. Address root causes of trauma (housing insecurity, exposure to violence. etc.)
 - iii. Reduce community isolation/ enhance connectivity and sense of belonging
- c. Physical Health
 - i. Lead exposure reduction
 - ii. Improve air quality through reduction of emissions
 - iii. Increase active transit options
- d. Wraparound/Coordination of Services

- i. Collective Impact: coordination, data sharing, and shared goals/metrics & joint case management among nonprofit and public sector partners
- e. Aging in Place
 - i. Built Environment
 - 1. Accessibility
 - a. Transit
 - b. Updating standards to increase building accessibility
 - 2. Housing Retrofits
 - a. Streamlining process to allow for people to update their homes to increase accessibility
 - ii. Service Environment
 - 1. Case management and home visiting
 - 2. Intergenerational friendly visitor programs
 - iii. Economic Environment
 - 1. Inclusive workforce development programs to benefit older adults looking for meaningful employment
 - 2. Supporting non-traditional housing, including Village Network model.

Renter / Owner Share

Density	Geography	Renter	Owner
Cook County	County	42%	58%
Chicago	Place	54%	46%
Evanston	Place	44%	56%
Lincolnwood	Place	16%	84%
Oak Park	Place	39%	61%
Skokie	Place	26%	74%
Wilmette	Place	12%	88%
Rogers Park (60626)	ZCTA	73%	27%
West Ridge (60645)	ZCTA	48%	52%

Note: Universe = Occupied Housing Units
 Source: 2023 5-Year ACS B25003

Bedrooms, Renter Households

Bedrooms	Geography	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Cook County	County	9%	30%	37%	19%	4%	1%
Chicago	Place	11%	31%	36%	18%	3%	1%
Evanston	Place	7%	36%	37%	15%	4%	0%
Lincolnwood	Place	3%	25%	31%	28%	12%	0%
Oak Park	Place	12%	48%	30%	8%	1%	1%
Skokie	Place	5%	29%	42%	20%	3%	1%
Wilmette	Place	11%	28%	21%	27%	8%	5%
Rogers Park (60626)	ZCTA	16%	44%	29%	9%	1%	0%
West Ridge (60645)	ZCTA	5%	29%	42%	20%	4%	0%

Source: 2023 5-Year ACS B25042

Bedrooms, Owner Households

Bedrooms	Geography	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Cook County	County	1%	5%	25%	42%	20%	7%
Chicago	Place	1%	7%	30%	37%	16%	8%
Evanston	Place	1%	7%	28%	34%	22%	9%
Lincolnwood	Place	0%	0%	10%	52%	24%	14%
Oak Park	Place	0%	8%	24%	33%	23%	11%
Skokie	Place	0%	3%	21%	52%	19%	5%
Wilmette	Place	1%	1%	7%	34%	33%	24%
Rogers Park (60626)	ZCTA	1%	11%	42%	34%	9%	3%
West Ridge (60645)	ZCTA	2%	8%	25%	44%	12%	9%

Source: 2023 5-Year ACS B25042

Name (first and last)	Address of residence or property owned	Meeting date	Agenda Item (Property address or description of agenda item)	Position on Agenda Item (as applicable)	How would you like to make your public comment?	If you are providing a written comment, please leave here:	Are you representing yourself as an individual or speaking on behalf of a group?	Please name the group of people for whom you are the designated speaker.
Emily Hoffman	2733 Harrison St, Evanston		vote against the	Opposed	Written comment	Please slow down the process or vote against the Re-Zoning proposal of R-1 lots. There has not been ample information distribution about this re-zoning proposal to the community it will affect, nor has there been enough input from the community and tax payers. This is a re-zoning issue that could change the fabric of our long standing neighborhood. The fact that it seems it's being pushed through without proper due diligence is concerning. There are a multitude of concerns including Loss of Housing Diversity. Proposed Re-Zoning on residential lots would eliminate zoning for single-family detached housing which currently is only 31% of all housing in Evanston-- unlike neighboring towns like Wilmette (80%) or Winnetka (90%). Up-zoning would incentivize developers to demolish existing homes (especially smaller more modestly-priced homes) to replace with 4-unit buildings. Turning over our neighborhoods for high-density development would drastically change the landscape of our town and make it even harder to buy affordable single-family homes. Low inventory of single-family homes would be further reduced and homebuyers would have to compete with institutional developers for property. Moreover – there are no legal requirements new any development is below market-rate or creates affordable housing.		
Matt Schroeder	2400 Marcy Ave	1/8/2025	R1 Proposed Zo	Opposed	Written comment	Dear Land Use Commission and City Council, I strongly oppose the rushed citywide rezoning proposal. My key concerns: 1) This massive change is being pushed through before the Comprehensive Plan is even finished. 2) The blanket rezoning allows 4-flat buildings anywhere in Evanston without considering which areas are actually suitable for higher density 3) There are no guarantees for affordable housing - these will be market-rate units The impacts on neighborhood infrastructure, parking, and schools haven't been properly studied Please delay this vote until after the Comprehensive Plan is complete and we can develop a targeted approach that makes sense for our community. Sincerely, Matt Schroeder		
Dr. Malika Viltz-B	2806 Sheridan R	1/8/2025	We're asking tha	Undecided	Written comment	We're asking that process slow down and allow for additional review, clarification, etc. There's no reason this needs to be rushed. The administration is notorious for rushing on things and history has proven time and time again, that's never ended well for Evanston and the community. Thanks		
Trisha Connolly	1428 Darrow	1/8/2025	Hearing Envisior	Opposed	Written comment	Please do not move forward with this until we as a City figure out what we are going to put in place for a HOUSING plan. That should be what guides this process, since we are all clear that affordability IS the key issue.		
Darlene Cannon	1317 Pitner Ave	1/8/2025	Envision 2045	Opposed	Written comment	Darlene Cannon Second Ward While Envision Evanston 2045 claims to address affordable housing, it is increasingly clear that this may be more of a Trojan horse than a genuine solution. The Wesley Apartments' situation and the loss of 24 affordable housing units highlight a systemic failure—not just by the Evanston Housing Coalition, but also by the city's broader policies and priorities. Envision 2045's focus on zoning changes, while detached on the surface, must be evaluated within this larger context. When affordable housing is used as a selling point for zoning reform, but no concrete mechanisms are in place to prevent displacement or ensure the creation and maintenance of such housing, it raises red flags. Without protections and clear accountability measures, zoning changes often pave the way for market-rate developments that price out the very residents these policies claim to help.		

					<p>The staff memorandum to the commission, dated January 3, 2025, includes a statement (at p. 3), that the project team recommends that the draft Plan incorporate additional data and citations to support many statements that are not yet substantiated. This is commendable. As an example of how citations will be included, however, attachment 4 to the memorandum references the following statement in the Housing Chapter (at page 90) which reads in part: "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. [fn 1 citation to NYU Law and Economics Research Paper No. 24-12].</p> <p>This statement is the opinion of the authors of the paper. If opinions are to be included, a balanced approach that includes counter-veiling views should also be presented to the public so that we can make informed choices. In this particular case, I respectfully direct your attention and suggest inclusion of the following conclusion, with appropriate citation, by the authors of the January 4, 2024, article published by the Pew Charitable Trusts Housing Policy Initiative:</p> <p>"From 2017 to 2022—including some years before Minneapolis 2040 took effect but after the city cut parking requirements near transit—nearly 21,000 new units of housing were permitted in Minneapolis. Of those, Pew estimates that 87% were in buildings with 20 or more units, and just 1% were in buildings with two to four units. (See Figure 1.) [omitted here]. These results indicate that the city's duplex and triplex policy has so far had a modest impact on the housing stock, while reforms promoting apartment building construction have expanded the number of available units . . . Policymakers' move to allow duplexes and triplexes on lots formerly reserved for the most expensive kind of homes—single-family housing—is a step forward that has added a modest number of homes to date. Their more consequential reforms so far, however, were those that allowed more apartment buildings near transit and commerce."</p> <p>https://www.pewtrusts.org/en/research-and-analysis/articles/2024/01/04/minneapolis-land-use-reforms-offer-a-blueprint-for-housing-affordability</p> <p>I suggest that this type of factual information and opinion/conclusion be included in the draft Plan, and considered by the Commission and the City Council, to rebut what seems to be the operating presumption in the draft Plan that the proposed R-1 zoning ordinance amendment to permit multi-family developments of modest size in R-1 (up to 4 units) will increase the housing stock in Evanston (and thereby advance the housing supply goal stated in the draft Plan). The Minneapolis experience, based on data, suggests this will not be the case.</p>		
John Alsterda	614 Ingleside Pl	1/8/2025	Envision Evanston 2045 - Public	Written comment	Thank you for considering my comment.		
Mike Breclaw	1519 Davis	1/8/2025	envision evanston	In favor	Written comment	I am in favor of the density increases in the zoning code everywhere recommended. I believe the primary solution to increasing affordable housing is to build MORE housing of all kinds. Increasing supply will increase affordability.	
Aaron Cohen	2707 Prairie Ave	1/8/2025	Envision Evanston	Opposed	Written comment	If Mayor Biss laments this current moment as "a time of deep cynicism" toward government, I suggest he look in the mirror. By essentially calling "immoral" those who question his motives, thinking, and timeline for the Envision project he shouldn't be surprised that those who want facts, not platitudes, do not trust his leadership. Envision 2045 is flawed primarily because it lacks underlying data. The Land Use Commission stated that "The draft Plan makes many statements that are not yet substantiated with data or sources of information." You want trust? Document the needs and show us how the plan meets them. Thus far, Biss and city staff haven't done that. And if the Ryan Field debacle, with its disregard for the Land Use Commission findings and vote, is any indication, I'm not holding my immoral breath.	
Liz Thompson	2721 Simpson St	1/13/2025	Envision Evanston	Opposed	Written comment	I oppose Envision Evanston. Not only will this dramatically change the neighborly and beautiful vibe that is and has been Evanston for decades, it's clear that this "plan" is being pushed through without thorough review by residents and businesses who will be impacted. It seems that the "plan" favors developers looking to come in and build high rises, luxury multi-unit properties and will NOT achieve "affordable" housing. There is plenty of housing in Evanston (with an estimated current 8000 vacancies) and destroying the integrity of this beautiful city so that the mayor and others can line their pockets with profits from developers is shameful. There is a reason that many people move out so the city for some peace and quiet and away from loads of multiunit housing and this plan will destroy the quaintness and historical preservation of this town.	
Mary Beth	1933 Harrison St	1/8/2025	Passing the Env	Opposed	Written comment	Don't pass the Envision proposal	
Lee Clifford	2138 Orrington Avenue		Envision Evanston	Opposed	Written comment	<p>Dear Land Use Commission:</p> <p>A thoughtful plan to add more affordable housing to Evanston should:</p> <ul style="list-style-type: none"> - Involve tremendous community input - Not be rushed through - Prioritize respecting the unique and historic homes that make Evanston special - Put the needs of the community above those of real estate developers <p>It seems to me and many others that the current plan does none of the above. It appears haphazardly constructed, rushed through in secrecy, and has the potential to do great harm to Evanston while not achieving any of the stated goals. It should be voted down.</p> <p>Lee Clifford</p>	

Jordan Galvin	1523 Colfax St	1/13/2025	Rezoning propos	Opposed	Written commen	I am opposed to the proposed zoning change that will allow developers to buy land currently undeveloped or historically used for a single family home and turn it into a multi-dwelling unit. Evanston has already devalued my property enough with the gigantic new Ryan field project. The new proposed zoning changes will make this area far less attractive not just to me, but to other young professionals looking to build families and wealth here. I moved here for the character of the homes, the historic preservation, the cozy suburban feel, the abundant green spaces, good schools, and quiet neighborhoods. The proposed zoning changes will undermine all of that, and all for what sounds like faulty, or at the very least hypothetical, logic. If the commission were to truly believe in the rightness of its logic and its argument, it should have no problem at the very least delaying the vote on these changes until after Evanstonians have had a right to vote the upcoming elections. I love Evanston and it would break my heart to leave. Sadly, I'm already recognizing it less and less each year.		
Nate Carter				Opposed	Written commen	Please stop rushing the rezoning decisions. Vote against R-1 rezoning		
Jaime Martin	2335 Hastings Avenue		Re-zoning Propo	Opposed	Written commen	I am concerned about the impact Re-zoning and Elimination of Single Family homes will negatively impact our community in multiple ways. I don't think there has been enough time for the citizens to weigh in, and if we push this through before the upcoming elections, it could have lasting negative impacts on the community, including a mass exodus of current residents causing declines to property value and even lower quality in K-8 schools.		
Megan Bess	2318 Hastings A	1/8/2025	Land Use Comp	Opposed	Written commen	I have concerns about how quickly this plan was put together and the lack of communication about and involvement of Evanston residents in making the plan. There are many more issues that need to be addressed in developing affordable housing in Evanston than just the change of zoning regulations. In fact, this zoning change could encourage developers to buy some of the more modestly priced single family homes in Evanston and turn them into massive properties at a huge profit. This is a nuanced issue and the commission needs to better understand all the factors at stake as well as analyze more comprehensively the environmental factors and the impact on historical structures. Evanston is known for many things and is a desirable place to live for many reasons, among them the beautiful green spaces and the historic charm of many properties. Why is this plan being so aggressively pursued on a quick timeline? It would appear that the City government isn't interested in getting input from all stakeholders and is instead moving to pass this before our next election. This plan needs to be more comprehensive to truly address all the issues at stake. Please slow down and do more research to provide full solutions, not simple zoning changes, to address this issue.		
Karla Ahern	1426 Asbury Ave	2/12/1983	Citizen against th	Opposed	Written commen	Please please do not allow the Re-Zoning proposal of R-1 lots in Evanston. We are adamantly against this for many reasons: it will actually end up leading to a loss of housing diversity given only 31% of housing in Evanston is single family homes, environmental concerns (why are we focused on new construction when we should be focused on sustainability??), and historical preservation (we live in a historic district and we're happy to go through the historical preservation commission's questioning when we put an addition on our house - let's keep preserve the unique and historic architecture in Evanston!). We are begging you not to push this through. Thank you for your time and concern.		
Mark Ahern	1426 Asbury Ave		Envision Evansto	Opposed	Written commen	Please please do not allow the Re-Zoning proposal of R-1 lots in Evanston. We are adamantly against this for many reasons: it will actually end up leading to a loss of housing diversity given only 31% of housing in Evanston is single family homes, environmental concerns (why are we focused on new construction when we should be focused on sustainability??), and historical preservation (we live in a historic district and we're happy to go through the historical preservation commission's questioning when we put an addition on our house - let's keep preserve the unique and historic architecture in Evanston!). We are begging you not to push this through. Thank you for your time and concern.		
Jennifer Grandy	1507 Maple Ave	1/15/2025	Envision Evansto	In favor	Written commen	I am in favor with proceeding with the Envision Evanston plan within the first quarter of 2025. The harm of delaying approval outweighs any benefit of delay. Frankly, the tactic of opponents to zoning reform has been to delay, dilute, and ultimately deny. None of these are options if we hope to be a city that grows and prospers. Empty lots, flat top parking lots, and vacant buildings (some of which are in the downtown area) are not features of a thriving city. Further, there is a moral imperative. There is a lot at stake with further delay. Evanston is not an exception to the nation wide increase in homelessness.		

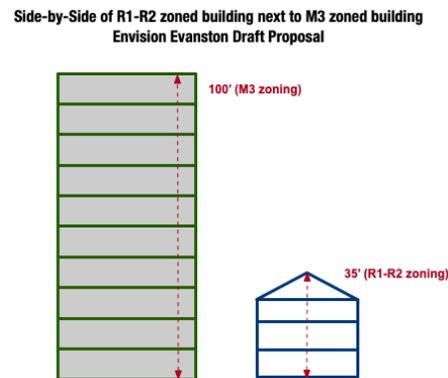
						<p>Members of the Land Use Commission,</p> <p>I am writing to you as an ally of the people I serve here in Evanston: at the soup kitchens, the Produce Mobile, and in Early Head Start classrooms. Their faces surround me as I write to you.</p> <p>Do we in Evanston, with our resources, have such a failure of imagination that we can't put our feet in the shoes of those who suffer from poverty? Envision Evanston 2045 is our chance to make a significant and permanent improvement in the lives of such people in our community who can't afford things like decent food and affordable housing.</p> <p>Why do so many who speak at public meetings feel we have not spent enough time envisioning Evanston in 2045? Two years from the inception of the comprehensive plan followed by dozens of public meetings allowing people to speak is not enough time?! Minorities in Evanston have waited decades for fair and decent housing. How long must they wait?</p> <p>You have the facts and you have heard multiple viewpoints. People have a right to speak, but the claim that there has not been enough time for public comment has become a delaying tactic. Meanwhile, justice is being denied.</p> <p>Do you really think if given more time that new information is going to pop up that will change how you think? The time to act was years ago—but now, right now, will do! I ask all of us living above the poverty line in Evanston to put aside our financial self-interest for a moment. Let's not miss this chance to act as decent human beings by righting past wrongs that this City has inflicted on many of its own residents. You can stop these wrongs now AND prevent them in the future.</p> <p>I beg you not to delay the vote on Envision Evanston 2045.</p>		
Mary Beth Roth	1889 Maple Ave	1/15/2025	Envision Evanston	In favor	Written comment			
Richard Lanyon	1019 Mulford Str	1/15/2025	Envision Evanston	Opposed	Written comment	My written comments have been attached to an email sent to Meagan Jones.		
Maria Bratsolias	507 South Blvd	1/13/2025	Envision Evanston	Opposed	Written comment	Please slow down and make sure ALL residents in Evanston, including the elderly who Do Not Use Technology, are properly brought up to speed on this proposal. Especially in the 3rd Ward.		

To: **Evanston City Council Members; Evanston Land Use Commission; Envision Evanston; and Evanston Preservation Commission**

I am a homeowner in the 1200 block of Hinman in Evanston (Lakeshore Historic District) and previously a condo owner in the 600 block of Hinman in Evanston. I'd like to express my concern and objections to the current proposed and dramatic up-zoning across Evanston that is being considered without balancing proposals for requirements in scale and livability.

In particular, the permission of M3 zoning (with maximum building heights of 100 ft.) outside of the Downtown Evanston district is not compatible alongside of existing Residential (R1, R2) districts in any way. At most, it would be more appropriate to situate M2 zoning next to Residential districts, with a maximum of 6.5 stories situated next to 2-3.5 story structures outside of the Downtown District.

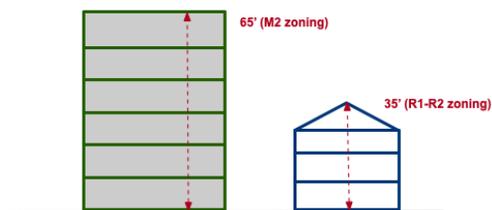
Currently, the Envision Evanston Draft Plan allows multiple M3 zoned buildings (maximum height 100') to be built side-by-side with R1 and R2 residential buildings (maximum height 35') outside of the Downtown District. If approved, this plan would allow for building variances as so:



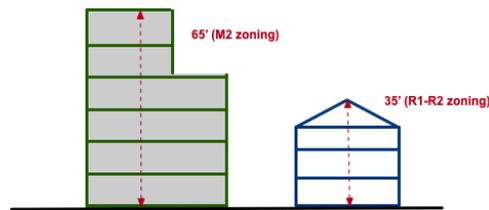
For the benefit of residents, while maintaining visual continuity AND increasing density, a more reasonable maximum height bordering R1-R2 areas would be capped at 65', the maximum for M2 zoning. Also, developers should be required to use generous setbacks, deeper sidewalks and terraces for optimal sun access and pedestrian gathering, lingering and outside use.

A better proposal that would increase density and maintain the quality of human experience in the built environment would be as follows (especially if the use of terraces and setbacks maintain as much current sun exposure as possible for surrounding properties):

Side-by-Side of R1-R2 zoned building next to M2 zoned building
Envision Evanston Draft Proposal



Side-by-Side of R1-R2 zoned building next to M2 zoned building
Envision Evanston Draft Proposal



To quote architecture critic and journalist [Ingra Saffron](#) in her 2015 article, [What Champions of Urban Density Get Wrong](#), “**just because it’s physically possible to squeeze more buildings and people [and height] into a city doesn’t mean you should.**”

We should be avoiding the “vertical suburbs” described by Saffron that other cities have stumbled into, where the construction of “*more and bigger high rises...are plopped onto garage podiums...an endless parade of modern high-rises, but little of density’s promised quality of life benefits.*”

Instead, we need to follow the lead of community-oriented urbanists such as [Jan Gehl](#), who explains that urban design and increasing density must start with “human senses and experiences.” That stepping up, stepping down, and providing measured variance in building height along a street, as well as increasing setbacks/wider sidewalks with increases in building heights are critical in maintaining “a human sense of scale”, the gathering/lingering/play that spaces should provide, and psychological/physical comfort.

We should be seeking to increase density AND livability. If we do not, we risk creating an urban environment the increasingly warehouses people while sacrificing the inclusive and livable community that the Mayor and other advocates of this proposal speak of.



It IS important for areas with lower building heights to uncover ways to increase livable units within their neighborhoods. Examples of this include increasing the number of ADU's and re-purposing single family homes into duplex, triplex, or multiple unit homes alongside of single-family homes. We see many examples of this currently in South Evanston, east and west of Chicago Avenue. Incentives for increasing the implementation of MORE of this type of development is imperative.

If this is our once-in-a-century opportunity to increase density for Evanston, why are we rushing towards a dangerously oversimplified proposal that benefits developers and potentially decreases the quality of life for residents and visitors based upon an arbitrary timeline? Why aren't we “leaning in” and holistically envisioning a more populated and still enjoyable/livable Evanston, versus one that simply warehouses more bodies, increases the rents of storefronts (which then remain empty), and creates charmless/featureless panels of glass and brick facades overshadowed (literally) by looming skyscrapers along which fewer pedestrians seek to stroll or linger?

I think we can do better for Evanston residents, current and prospective, as well as visitors.

Respectfully,

Jeanne M. Olson



Meagan Jones <mmjones@cityofevanston.org>

Concern About Proposed Evanston Re-Zoning Changes

1 message

Kirsten Koe <kirstenkoe@hotmail.com>

Mon, Jan 13, 2025 at 9:38 AM

To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dear Members of the Land Use Commission,

I am writing to provide feedback on the recently released draft re-zoning proposal for Evanston. As a resident who values the unique character and thoughtful urban planning of our community, I am deeply concerned about the potential consequences of these sweeping changes.

The proposal to redefine R1, R2, and R3 districts, permitting three-story buildings on lots currently designated for single-family and two-family homes, raises significant concerns regarding its impact on neighborhood character, livability, and infrastructure. These changes appear to prioritize increased density without adequate safeguards to preserve light, air, or privacy—principles that have long been central to sound urban planning.

Of particular concern is the proposed rezoning of Central Street and downtown, which threatens to undermine carefully crafted overlays that foster walkable, human-scale environments. Allowing mid-rise and high-rise buildings in these areas, without setbacks or requirements for active storefronts and pedestrian-friendly spaces, risks creating uninviting streetscapes that detract from Evanston's charm and functionality.

While I understand the importance of accommodating future growth, the proposed plan seems to lack adequate analysis of its potential impacts. Issues such as increased traffic congestion, strain on infrastructure, and loss of open space and green corridors must be carefully considered before implementing such dramatic changes. Additionally, the plan does not convincingly address how it would achieve its stated goals of sustainability, affordability, or community cohesion.

I respectfully urge the Land Use Commission to take a measured approach to rezoning, ensuring that changes are aligned with Evanston's Comprehensive Plan and the values of its residents. Public input should play a central role in shaping a plan that balances growth with the preservation of Evanston's unique character and livability.

Thank you for your dedication to guiding the future of our city. I would welcome the opportunity to discuss these concerns further or participate in public forums addressing this proposal.

Sincerely,

Kirsten Koe

2651 Stewart Ave.

kirstenkoe@hotmail.com

(312) 498-1824



Meagan Jones <mmjones@cityofevanston.org>

The main math problem with new R1 is that Evanston is already built out!

1 message

hammeleff@comcast.net <hammeleff@comcast.net>

Sat, Jan 11, 2025 at 4:06 PM

Cc: "smendoza@cityofevanston.org" <smendoza@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsmas@cityofevanston.org" <jnieuwsmas@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, Tom Suffredin <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracariss@cityofevanston.org" <jgeracariss@cityofevanston.org>, lkenga Ogbo <iogbo@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dan,

The main math problem with new R1 is that Evanston is already built out!

So new "affordable" units have to come from somewhere else in Evanston; in this case from tear downs of affordable single family homes already in old R1. Thus, essentially robbing Peter to pay Paul!

But from there on it only gets worse:

- It's downright impossible to think that Evanston could ever build enough "affordable" units to make a difference in Evanston since Evanston is within a 10 MM metropolitan area.
- Consequently, if you actually succeeded in building any new "affordable" units here they would quickly be swept up by residents from surrounding areas because in a 10 MM metropolitan area price differences can't exist separately for any period of time in a void. That's free markets 101!
- To boot, you want to use the private market to build the additional "affordable" units so there is absolutely no reason for that market to show any restraint as new R1 easily provides much greater leeway than old R1.
- Please delay new R1!
- New R1 is an elitist California concept that should not be imposed on Evanston without residents having a chance of a full hearing.

Ben



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Envision Evanston 2045 SUPPORT

1 message

Sarah Flax <sflax@cityofevanston.org>
To: Meagan Jones <mmjones@cityofevanston.org>
Cc: Elizabeth Williams <ewilliams@cityofevanston.org>

Wed, Jan 8, 2025 at 5:26 PM

Sarah K Flax

Community Development Director

City of Evanston

----- Forwarded message -----

From: **Thomas Kenemore** <thomas@kenemore.org>
Date: Wed, Jan 8, 2025 at 3:46 PM
Subject: Envision Evanston 2045 SUPPORT
To: sflax@cityofevanston.org <sflax@cityofevanston.org>
Cc: Ellen Kenemore <Ellen@kenemore.org>

To Members of the Land Use Commission:

We are homeowners in the 3rd Ward and members of the Jewish Reconstructionist Congregation (JRC).

We support Envision Evanston, Equitable Zoning, and affordable housing.

We recommend that there be specific and measurable guidelines to ensure that the goal of affordable housing is met to meet the needs of a diverse population who can both work **and** live in Evanston.

We also recommend limits to the number and heights of buildings in the downtown area to not exceed the height of the current tallest buildings.

We encourage the Land Use Commission to recommend the Comprehensive Plan and the Zoning Code to City Council.

Sincerely,

1/13/25, 10:05 AM

CITY OF EVANSTON Mail - Fwd: Envision Evanston 2045 SUPPORT

Ellen and Thomas Kenemore



Meagan Jones <mmjones@cityofevanston.org>

Initial thoughts regarding Envision Evanston

1 message

Kathy Shaw <kashawis@mac.com>

Wed, Jan 8, 2025 at 5:38 PM

To: mmjones@cityofevanston.org

Cc: Pat Mulhern <Spartanpatrick@gmail.com>, "Douglas A. Doetsch" <DDoetsch@mayerbrown.com>, Susan Manning <s-manning@northwestern.edu>

January 4, 2025

Subject: Input on Envision Evanston 2045

The goals and values of Envision Evanston 2045 are laudable; especially the desire to increase affordable housing, community cohesion and diversity. In theory, we like the plan, however, the details on how the city thinks it will reach these goals has created more questions than answers. We believe the City owes it to the citizens to provide honest answers to the questions that are being raised. Our comments and questions are below.

A 20 year plan should be thoroughly vetted prior to adoption.

After the April elections, the Council will have new members who will oversee this plan; an outgoing City Council should defer the vote to the new council. City staff indicated there is currently a separate affordable housing document being created by the city. In order to have a full picture of what is being planned, both documents should be presented together (or incorporated into one document.) The citizenry deserve to have more time to read, understand and react to the proposed changes. City leaders should want to ensure adequate time is taken so the 20 year plan for the city is reflective of the desires of most residents of the city.

The plan has not yet been released in its entirety, yet current timeline is for Council to vote for in March. Why?

Fix downtown Evanston first!

Currently, Evanston's downtown is the area that needs the most reimagining. Evanston must create a commercially successful and vibrant downtown to serve as a central anchor for the City and to help mitigate property taxes on residents.

Why not focus the Plan on improving downtown?

Why make radical changes to existing commercial areas (Central St., Main Dempster Mile, etc.) that are currently thriving?

Chicago Avenue upzoning will move south Evanston from urban/suburban to urban. Further, it is envisioned in isolation of adjoining areas and is silent on infrastructure stresses of further development.

Currently, the 3rd Ward of Evanston is the most dense portion of the city. The plan envisions a Chicago Ave corridor that is even denser, with 100 ft. heights (and 65 ft. heights on side streets). An increase in building density and height will further stress our existing infrastructure (storm water, utility and internet

grids, police and fire protection, parking, schools, etc.). The point here is that it should be the responsibility of the developer, not the taxpayers to upgrade the infrastructure. We have always marveled at exurban communities that throw their doors wide open to developers, pave their open spaces and then, 10 or 15 years later, stick the taxpayers with the bill for the inadequate infrastructure. Let's not let that happen in Evanston!

Of particular concern to us is a section of the east side of Chicago Ave. from Dempster to Lee that adjoins the Lakefront Historic District. The proposed height in this section is 100 ft. This would tower over the existing homes on the west side of Hinman Ave. The Chicago Ave. corridor should not exist in isolation, but rather in harmony with its neighbors. We suggest that the zoning for the 3 block section of the east side of Chicago Ave. from Dempster to Lee remain as it currently is. The 40-45 ft. height would put that section much more in harmony with the single family homes in the historic district that directly abuts this section of the street.

Why does the proposal allow a 100 ft. height directly abutting a historic district of single family homes?

If the 100 ft. height remains, will the Historic Preservation Commission and the City of Evanston allow residents on the west side of Hinman to level their homes and build four flats so as to counteract the 100 ft. height directly behind them on the alley (zoning allows 100 ft. height within 5 feet of property line.)?

What financial requirements will developers have to ensure the 100+ year old infrastructure in this portion of the city is adequate to accommodate new developments? Any answer should include the need for better storm water drainage, alley reconstruction, increased fire and police presence, utility and internet infrastructure, lack of parking that currently exists and increased monies for schools, libraries and other public services currently provided. Developers should not be allowed to simply build and further strain existing infrastructure. The plan should explicitly address this point.

The effect of Envision Evanston on Evanstonians currently living in single family zones should be thoroughly explained prior to adoption.

The removal of single family zoning is a major change. For many Evanstonians, their home is the single biggest investment they will make. The city owes it to the homeowners to explain the ramifications of the changes it is proposing. Given that Historic Districts have so many additional layers of protections and permissions, it seems likely this plan will not affect the Historic District as much as it affects areas not currently designated as Historic. In fairness to residents living in the currently single family zoned areas, more insight about the changes expected should be provided PRIOR to the adoption of Envision Evanston 2045. Wise city leaders should want to provide more insight into their thinking prior to making such a change.

Is Envision Evanston suggesting that the non-Historic districts should be open for redevelopment?

How will the removal of single family zoning work in the Historic Districts, for landmark and historic houses? Will expansion of housing be in the form of razing and rebuilding or will the expansion occur within the existing housing? (For example, going from a single family home to a 3 flat?)

Evanston has a myriad of laws and taxes designed to prevent (re)development and even expansion of an existing house's footprint. The city does this through imposition of high demolition taxes and now, tree taxes among other methods. How will these laws apply if Envision Evanston is adopted? For example, how will the urban canopy law and the demolition tax interplay with the new zoning? If a property owner with a 50 x 192 lot has an old house with 5 class A and 2 class B trees, will they be allowed to raze the

house and trees and replace it with a four flat, one of which will be affordable housing? Or, will the urban canopy law and demolition tax make the proposition cost prohibitive or dictate the entire project becomes a luxury development? The cost issues involved with demolition and redevelopment should be explained more thoroughly by the city PRIOR to the adoption of the plan.

What is the rationale for removing protections for the housing option that most American families wish to live in and raise their families, particularly since 1/3 of Evanston housing is single family and nationally that number is 2/3?

Is attracting and retaining families who want to live in single family neighborhoods important to the goals of 2045? Yes or no. Please provide justification for the answer.

How does the current plan affect affordable housing in Evanston without major Federal funding and/or affordable housing requirements for building and with no commitments from the city to be good stewards of property taxes?

Much is made in the plan about expanding affordable housing, which is an entirely desirable and laudable goal. However, given the recent history of development in Evanston, the developers build luxury rentals, with a small portion designated as affordable housing that will disappear in 10-15-20 year periods. This is a whack-a-mole approach and replaces, doesn't expand.

The plan should firmly acknowledge that property taxes are an increasing burden on the residents of the city. In the 18 years we have lived in our house, our property taxes have doubled, yet our house value has not increased even close to that much. How is that sustainable for families living on fixed incomes? We would like to see the plan adopt explicit goals to keep property tax increases for the residents of this city to a bare minimum. The City should also make explicit targets to increase the PILOT project monies and finally, the city should find more ways to encourage local business formation by removing red tape that prevents many from opening here. By making these explicit commitments, Evanston may generate more resources to mitigate the over reliance on property taxes and ensure that those with modest and/or fixed incomes view Evanston as a viable alternative. As it is, that is not the case due to our high property tax rates.

How can we expect a different outcome by simply removing the development restrictions and make no commitments to keeping property tax increases to a bare minimum to help those already cost burdened?

Thank you for taking the time to read our comments. We would like them to be included in the record.

Sincerely,

Kathy Shaw and Pat Mulhern
[1224 Hinman Ave., Evanston](#)

Doug Doetsch and Susan Manning
[1216 Hinman Ave., Evanston](#)



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Envision Evanston

Clare Kelly <ckelly@cityofevanston.org>
To: Meagan Jones <mmjones@cityofevanston.org>

Mon, Jan 6, 2025 at 4:35 PM

Hi Meagan,

Resident Morton Denlow below, would like this letter to be included in the LUC packet for Wednesday.

Thank you.

Clare

----- Forwarded message -----

From: **Morton Denlow** <mortdenlow@gmail.com>

Date: Mon, Jan 6, 2025 at 3:47 PM

Subject: Envision Evanston

To: Daniel Biss <dbiss@cityofevanston.org>, <ckelly@cityofevanston.org>, Hackney Stephen <stephen.hackney@gmail.com>

Daniel, Claire and Steve:

Happy New Year!

My family and I have lived at [2206 Orrington Ave.](#) for over 40 years. We are greatly concerned that Sherman Avenue and Orrington Avenue are seeing the conversion of single-family residences into university rooming houses by non-resident investors.

Recently signs were posted at 2039 Sherman(10 rooms) (picture attached)and 2207 Sherman(8 rooms) to rent up to 18 rooms for the coming school year. There are other houses on Sherman and Orrington doing this. These properties no longer provide family housing. We believe this is a bad trend.

What is the City doing about this? How does Envision Evanston deal with this? Do you support these uses? If not, what do you plan to do? If this keeps up we will continue to lose family housing and a sense of community.

If you want to support investors coming in and turning our neighborhood into student housing continue to do nothing. I suggested It is time for action to stop this trend!

I regret I am not available to attend tonight's meeting. I would appreciate it if you could pass my comments along to those in attendance and to the Plan Commission.

Thank you.

Mort Denlow
mortdenlow@gmail.com
Cell:847-204-5405

--

Clare Kelly
Council Member, First Ward

<https://www.cityofevanston.org/how-to/311>

City of Evanston
2100 Ridge Ave. | Evanston, IL 60201
cell: 224 612-2008
ckelly@cityofevanston.org | cityofevanston.org



IMG_6169.jpeg
66K



Meagan Jones <mmjones@cityofevanston.org>

Concern About Proposed Evanston Re-Zoning Changes

1 message

Lauren Weiss <lauren.elisabeth.weiss@gmail.com>

Mon, Jan 13, 2025 at 10:51 AM

To: mmjones@cityofevanston.org

Cc: Matthew Weiss <matthewjayweiss@gmail.com>

Dear Members of the Land Use Commission,

My husband and I have lived in Evanston for the past 10 years and we have grown to love this community so much. We chose to leave the city to raise our family. However, with the high taxes, schools facing a state takeover and closures, and now this, I am deeply concerned about where things are heading and if our leadership cares about what the actual residents think.

I am writing to provide feedback on the recently released draft re-zoning proposal for Evanston. As a resident who values the unique character and thoughtful urban planning of our community, I am deeply concerned about the potential consequences of these sweeping changes.

The proposal to redefine R1, R2, and R3 districts, permitting three-story buildings on lots currently designated for single-family and two-family homes, raises significant concerns regarding its impact on neighborhood character, livability, and infrastructure. These changes appear to prioritize increased density without adequate safeguards to preserve light, air, or privacy—principles that have long been central to sound urban planning.

Of particular concern is the proposed rezoning of Central Street and downtown, which threatens to undermine carefully crafted overlays that foster walkable, human-scale environments. Allowing mid-rise and high-rise buildings in these areas, without setbacks or requirements for active storefronts and pedestrian-friendly spaces, risks creating uninviting streetscapes that detract from Evanston's charm and functionality.

While I understand the importance of accommodating future growth, the proposed plan seems to lack adequate analysis of its potential impacts. Issues such as increased traffic congestion, strain on infrastructure, and loss of open space and green corridors must be carefully considered before implementing such dramatic changes. Additionally, the plan does not convincingly address how it would achieve its stated goals of sustainability, affordability, or community cohesion.

I respectfully urge the Land Use Commission to take a measured approach to rezoning, ensuring that changes are aligned with Evanston's Comprehensive Plan and the values of its residents. Public input should play a central role in shaping a plan that balances growth with the preservation of Evanston's unique character and livability.

Thank you for your dedication to guiding the future of our city. I would welcome the opportunity to discuss these concerns further or participate in public forums addressing this proposal.

Lauren and Matthew Weiss

1/13/25, 11:06 AM

CITY OF EVANSTON Mail - Concern About Proposed Evanston Re-Zoning Changes

2641 Stewart Ave

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Lauren Weiss (Lauren Serantoni)

To: Land Use Commission

From: Richard Lanyon

Date: January 13, 2025

Subject: Comments on Envision Evanston 2045 Draft Comprehensive Plan and Draft Code

Comments submitted by Richard Lanyon, 1019 Mulford Street, Evanston, IL 60202, dicklanyon@sbcglobal.net, 312-307-8855, www.dicklanyon.com

Richard's Evanston civic service includes Public Library Board 1983-1989; member of the City Council representing the 8th Ward, 1989-1993; member and chair of the Utilities Commission, 2011-2018. Richard is retired and formerly was the Executive Director of the Metropolitan Water Reclamation District.

During my tenure on the Utilities Commission, work began outlining and scoping an RFP for a comprehensive stormwater management plan intended to essentially update the 1991 Long Range Sewer Improvement Program and determine if stormwater infrastructure is performing as expected. City Council approved the consulting contract in April 2020 and the final Stormwater Management Master Plan (SMMP) report was delivered and accepted on June 29, 2023. The report has been presented to the Environment Board and Utilities Commission. The report has not been presented to the City Council. The final report can be found at <https://www.cityofevanston.org/home/showpublisheddocument/90359/638236461218630000>.

On June 23, 2024, I brought this report to the attention of city staff via the Envision Evanston 2024 (EE2024) website and received a response on August 6, 2024, acknowledging receipt and indicating that the report had been forward to the city's consultant.

The EE2045 Draft Comprehensive Plan released on November 5, 2024, does not mention the SMMP. The Environment Chapter contains many general statements regarding stormwater management, but does not include any of the SMMP recommendations.

The Draft Zoning Code released on December 31, 2024, does not include any of the SMMP recommendations. Admittedly, some of the SMMP recommendations may not be relevant to zoning. However, if the city is serious about a vision for 2045, that vision should be comprehensive and include more than zoning. Planning capital improvements and updating drainage regulations are the means to reduce the risk of flooding in 2045.

The SMMP consultant analyzed the existing stormwater management infrastructure system and concluded the infrastructure system "... is not performing quite as expected." The following paragraph is found on page 5-1 of the SMMP report.

The analysis of the existing system performance also showed that the publicly owned system is not performing quite as expected. There are significant areas, mostly east of Ridge Ave., that have been identified as subject to potential sewer surcharging at storm events well below the 100-year event. Although sewer surcharging risk was found to be higher than expected, these areas have not reported widespread damages during large storm events. A combination of

factors including the typical building height and protective plumbing systems are likely responsible for the lack of widespread damages. Going forward, the stormwater model will allow for detailed analysis and evaluation of the system as drainage projects are contemplated and areas of concern are further investigated.

The SMMP included three conceptual improvement projects to reduce surface flooding risk that exists in the 2nd, 5th, 8th and 9th Wards. These projects have not been included in the Capital Improvement Plan. However, one project may be considered for inclusion in the Mason Park Expansion and Church/Dodge Transportation Improvements Project.

The SMMP report included several stormwater management recommendations, some of which should have been included in the EE2045 planning exercise. Unfortunately, none were included, leading to the conclusion that EE2045 fails to consider reducing future flood risk in Evanston.

STORMWATER MANAGEMENT REGULATORY RECOMMENDATIONS IN THE SMMP FINAL REPORT

Recommendations are stated below in italics followed by the underlined status of the recommendation in EE2045 Draft Comprehensive Plan or Draft Code.

Detention Requirements

The City of Evanston currently does not require detention for buildings smaller than 5,000 square feet and a construction cost greater than 100% of the assessed property value. The City also does not require detention for residential buildings of 1-3 structures on a combination of 1 or 2 lots less than 1 acre each. The City could consider stormwater performance criteria for single residential lots.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The majority of the single family homes in Evanston have a lot area of less than 5,000 square feet and would not be subject to the current regulation. Detention guidelines could be developed by the City of Evanston to provide consistent calculations and methodology among the systems and provide for an easier permit review process. It is recommended that the permit calculations be performed by a licensed engineer/architect.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The City should review several different types of residential lots throughout the City to investigate what could be an adequate detention volume and footprint while allowing for some type of connection to the municipal sewer system. Review of some typical lots will help provide a possible range of detention volume that could be required and would lead to the development of permit guidelines for residential lot detention.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

There is currently a fee-in-lieu program for stormwater control. This could be modified specifically for residential lots where site constraints may not allow for installation of detention systems.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The City has currently exempted the resurfacing of parking lots from stormwater control requirements. This exemption could be reconsidered, particularly for sites with no stormwater control or that exceed a certain size threshold.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The Stormwater control fact sheet, which is used by developers to determine the required detention on their site, should be clarified and updated. All stormwater ordinances should be updated to change references from Bulletin 70 to Bulletin 75. Bulletin 75 is the most up-to-date design storm guidance and is the standard used in the Metropolitan Water Reclamation District Watershed Management Ordinance.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

Private Property Plumbing Code

The challenge for implementing improvements to the privately owned drainage system is identifying the best opportunity or trigger for the City to require the upgrades. Typically, improvements of this nature are only required when the property owner is applying for a building permit or upon sale of the property. The City could also consider encouraging these types of upgrades through a cost sharing program.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The plumbing code could be modified to require installation of backflow preventers or overhead sewers as part of home additions or improvements. Triggers could be based on the percent increase of square footage, or the cost of improvements relative to the assessed structure value. To protect their investments and to provide a reduced risk of future basement flooding, it would be beneficial to require installation of these plumbing measures.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

The City currently allows for drain tiles, sump pumps, and roof drains to discharge to the storm sewer system. The plumbing code could be modified to require downspout and sump pump disconnection for building additions. Redirecting stormwater runoff from roofs to the ground will reduce the peak discharge to the sewer systems which could in turn reduce the risk of sewer backups.

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

Property Transfer Inspections

The sale of property is also an opportunity for the City to require inspections, ensure that the existing system meets certain provisions of the code, and require repairs or code compliance measures to the private system.

The City should investigate the ability to create and enforce the necessary procedures or forms to implement the following recommendations:

- *Require backflow preventers/overhead sewers for sales of homes.*
- *Require basement flooding inspection/remediation at point of sale for homes.*
- *Require downspout disconnection at point of sale for homes.*
- *Require inspection of lateral sewer at sales of homes.*
- *Require periodic inspection of sump pump.*

Not included in EE2045 Draft Comprehensive Plan or Draft Code.

Private System

Overhead Sewers

An overhead sewer system is one of the most reliable measures to prevent flooding due to basement backups. In an overhead sewer system, sewage leaves the home just below the first floor and backups into the home caused by the public system are extremely rare. If the home has existing drain tiles and no sump pump, a new sump pit and pump should also be installed.

The SMMP Report is not recommending the installation of overhead sewers as a mandate. As a best management practice universal installation of overhead should be a goal. Such a statement was not included in EE2045 Draft Comprehensive Plan or Draft Code.

Sanitary Sewer Backflow Prevention

A backflow preventer installed in a sewer service line is designed to allow water or sewage flow only out of the structure, providing protection from basement backups during storm events. Backflow preventers should be inspected yearly, and homeowners need to understand that during rain events where the valve is closed, sewage will not be able to discharge to the street and they should minimize their water usage in their home to avoid backups.

The SMMP Report is not recommending the installation of backflow preventers as a mandate. As a best management practice installation of overhead should be a goal. Such a statement was not included in EE2045 Draft Comprehensive Plan or Draft Code.

Sump Pumps and Roof Drains

A best practice is to have sump pumps and downspouts discharge at grade, and not to the storm sewer system. Redirecting stormwater runoff from sump pumps and downspouts will reduce the peak discharge to the sewer systems, which could in turn reduce the risk of sewer backups.

The SMMP Report is not recommending that the discharge of sump pumps and roof drains be at grade. As a best management practice discharging sump pumps and roof drains at grade should be a goal. Such a statement was not included in EE2045 Draft Comprehensive Plan or Draft Code.

Lot Drainage

No lot should be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grade of the lots on either side abutting such lot. Also, no proposed grade should impede or divert the flow of water through any property unless by

proper investigation it can be shown will not adversely impact any adjoining property owner and will contribute to an improvement in the overall drainage system. If there are drainage swales on the property, those should be checked and kept free of obstructions.

Recommendations for proper lot drainage were not included in EE2045 Draft Comprehensive Plan or Draft Code.

Floodproofing

Floodproofing ranges from simple coatings and barriers to intensive structure retrofitting measures. Applicable floodproofing measures in Evanston would primarily include waterproofing of walls or foundations and simple adjustments to windows or doors of structures in commercial or industrial areas that might be at risk of flooding. A summary of the most applicable measures includes:

- *Protective coating or membranes around basement wall to prevent seepage.*
- *Elevating utilities or appliances in the basement to prevent damage from seepage.*
- *Retrofitting low lying windows to glass block systems.*
- *Retrofitting or eliminating exterior doors to lower levels.*
- *Installation of guides for stop log insertion in openings at or below grade when flooding is imminent.*

Recommendations for floodproofing were not included in EE2045 Draft Comprehensive Plan or Draft Code.

THE FOLLOWING STORMWATER MANAGEMENT MEASURES ARE INCLUDED IN EE2045 DRAFT ZONING CODE

Chapter 4 Use Regulations

6.4.4 Land Use Requirements, (B) Residential,

7. Microhome

b. In alignment with the City of Evanston's Climate Action and Resilience Plan (CARP), the incorporation of green infrastructure practices, such as permeable pavements and rain gardens, is encouraged for effective stormwater management.

Permeable pavements may work, but as shown by permeable pavements in parking lanes and parking lots, permeable pavements become impermeable after a few years if not maintained properly. Adequate space must be provided for rain gardens to work effectively and this may be difficult where several microhomes are sited on one residential lot.

Chapter 5 Development Standards

6.5.2 - Landscaping Standards

(A) Purpose. The purpose of this section is to establish landscaping and screening requirements that promote sustainability, enhance the natural environment, support the goals of the Evanston Climate Action and Resilience Plan (CARP), and improve the aesthetic appearance of the City.

(B) Intent. These standards are intended to:

- 1. Promote Environmental Sustainability. Enhance green infrastructure, reduce urban heat islands, and support carbon sequestration efforts.*
- 2. Improve Stormwater Management. Utilize landscaping to sustainably manage stormwater runoff and reduce flooding risks.*
- 5. Support Climate Resilience. Incorporate adaptive landscaping practices that respond to and mitigate climate change impacts.*

(D) Exemptions

- 1. 1 – 4 dwelling units on existing lots of record are exempt from the requirements of this section.*

(E) General Landscaping Requirements

- 1. Landscape Plan Submission. All covered developments shall submit a detailed Landscape Plan as part of the site plan approval process, including:*
 - a. Existing tree inventory, including the caliper of all trees greater than 4-inches as measured at 5-feet in height and the species of all trees 4-inches in caliper or greater.*
 - b. Location and dimensions of all existing and proposed landscaping areas.*
 - c. General types, size, and quantity of all plant materials.*
- 2. Minimum Requirement. A minimum of 10% of the total lot area shall be landscaped (may include landscaped roof areas)*

(F) Institutional Campuses. Landscaping may be aggregated within specific areas to achieve appropriate use of outdoor space based on the needs of the campus.

(G) Plant material standards. All properties shall feature a variety of landscaping such as a mixture of ornamental and shade trees, shrubs, plants, grasses, and groundcover to maximize sustainable plantings that will succeed long-term on the property. The use of bioswales and/or rain gardens is also encouraged as landscaping elements. Plant material standards should be provided per the table below: (Table of plant data follows)

(H) Installation and maintenance.

- 1. Installation shall occur during appropriate seasons to ensure plant establishment.*
- 2. Developments should consider whether an irrigation system is necessary for the success of the plantings.*
- 3. Use of harvested rainwater or greywater for irrigation is encouraged.*
- 4. Utilize drought-tolerant plant species to reduce irrigation needs.*

5. *Incorporate mulch in planting beds to retain soil moisture and suppress weeds.*
6. *Landscaping shall be designed to provide habitats for pollinators, birds, and other wildlife. Include features such as nesting boxes, bee hotels, and butterfly gardens.*
7. *Landscaping of green roofs is encouraged.*
8. *Additional landscaping buffers may be required on a lot when commercial or industrial uses are adjacent to residential uses.*

(I) Parking Lot Landscaping. To lessen the visual impact of parking areas, mitigate heat islands, and manage stormwater runoff through the integration of landscaping elements, the following requirements are required for all parking areas with 10 or more parking spaces:

1. *Perimeter Buffer. A landscaping buffer is required around all boundaries of the parking lot that do not abut an alley.*
2. *Landscape Islands. One landscaping island is required for every 10 parking spaces or portion thereof. Each landscaping island shall feature at least one tree and shall be of a sufficient size to ensure the continued health of the tree. Parking spaces that are not open to the sky do not count towards the parking space total for the purposes of calculating the required number of landscaping islands.*

The foregoing provision in the EE2045 draft code lack specific standards or design criteria for stormwater management. The draft code will not reduce Evanston's future flooding risk. The exemption (D) above is counterproductive. Increasing density in this manner will increase the risk of flooding. Rain gardens must be properly engineered to prevent overflow that may damage adjoining property. Landscaping that raises the grade elevation is counterproductive and will increase the risk of flooding. Landscaped islands in parking lots must have a grade elevation below the surrounding parking lot grade to create temporary storage for stormwater and reduce flood risk.

Thank you for considering these comments.

2025 Meeting Calendar



Memorandum

To: Chair and Members of the Land Use Commission

From: Planning & Zoning Division

Subject: 2025 Land Use Commission Draft Schedule

Date: January 15, 2025

The Land Use Commission has regularly scheduled meetings twice a month on the second and fourth Wednesday at 7:00 pm. Staff anticipates that additional meetings will need to be scheduled for purposes of Comprehensive Plan activities (proposed dates included below) with general updates provided at regularly scheduled meetings as needed.

January	8	6:00 PM start
January	15	Special Meeting - 6:00 PM start
January	22	6:00 PM start
January	29	Special Meeting - 6:00 PM start
February	12	6:00 PM start
February	26	
March	12	
March	26	D65 and ETHS Spring Break Week
April	9	
April	23	
May	14	
May	28	
May	22	
June	11	
June	25	
July	9	
July	23	
August	13	
August	27	
September	10	
September	24	
October	8	
October	22	
November	12	
November	--	Canceled - Thanksgiving week
December	10	
December	--	Canceled – Christmas Week