



ENVISION EVANSTON 2045

**COMPREHENSIVE PLAN
Land Use Commission
Wednesday, January 8, 2025**



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

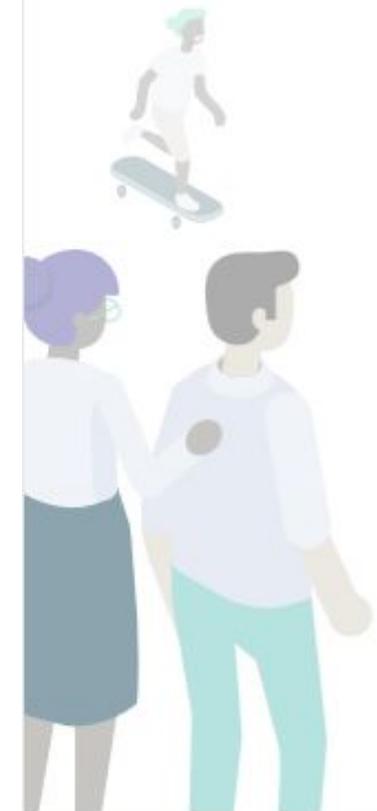


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A shared vision for the future with goals and strategies to achieve our vision.

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



Plan Development

- **Community input driven**

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

- **Included collaborative interdepartmental effort**

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

So many sticky notes!

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

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

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

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

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



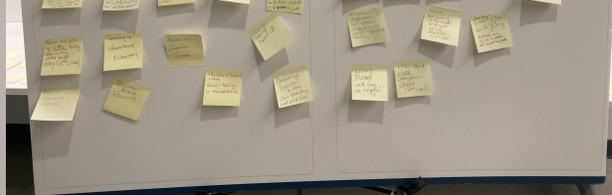
Challenges of Living in Evanston... Desafíos de vivir en Evanston...

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

TELL US WHAT CHALLENGES YOU FACE ON A DAILY BASIS. THINK ABOUT THINGS THAT EFFECT THE WAY YOU GET AROUND OR HOW YOU ACCESS YOUR DAILY NEEDS.

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

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Building a Vision Construyendo una visión

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

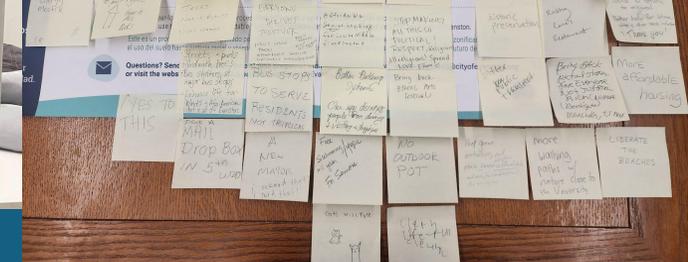
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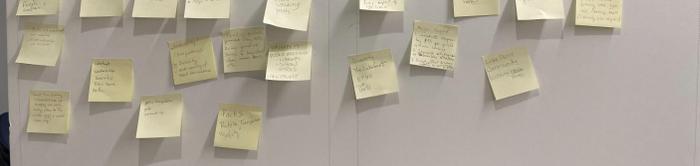
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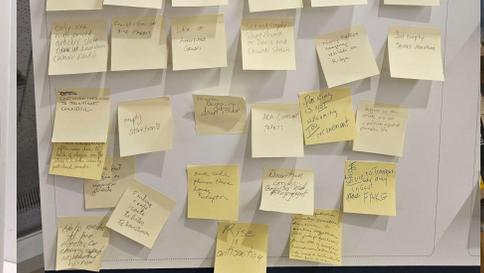
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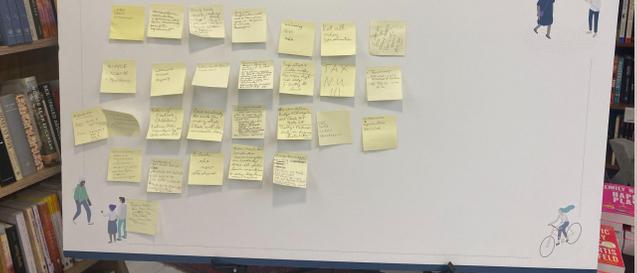


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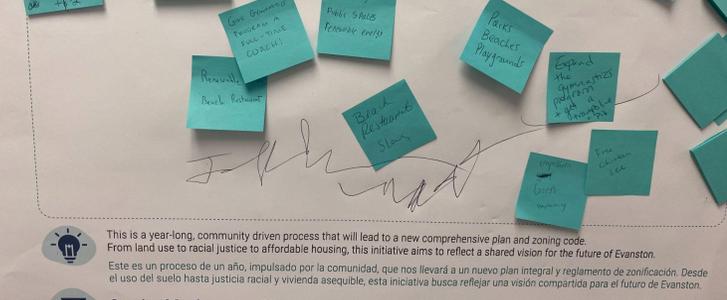
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Imagina que es el año 2045
ha crecido exactamente como
Elije tres palabras
que describan tu visión de Evanston!



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

Visioning Workshop



Pop-Up Events



Development Scenario Workshop



Community Input

125+

Meetings, Presentations,
Pop-ups and more!

4,000+

Responses, Attendees and
Participants

Goals



*Prioritize
environmental
sustainability*



*Increase
housing
diversity*



*Establish a
strong local
economy*



*Create a
healthy
community*



*Celebrate
arts and
culture*



*Create
equitable
opportunities
for all*



*Invest in
active
transportation*

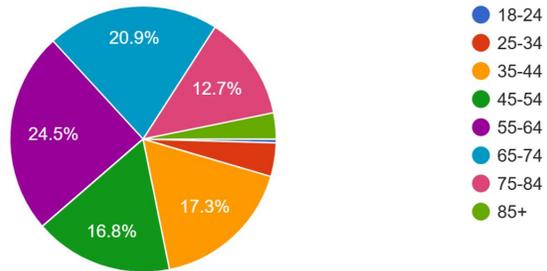
Observations

- **We are running out of land and people cannot find housing**
- **Families who have lived here for generations are being pushed out, and children who grew up here can't afford to stay or return as adults**
- **We have a rich fabric of people, but we do not have enough spaces and places for them to experience fun, joy and happiness**
- **The current [zoning] code is complicated and difficult to use, approval process is unpredictable**

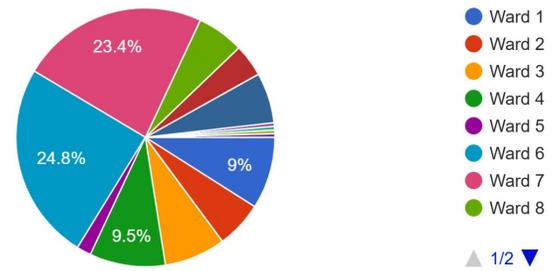
Response metrics

- Comprehensive Plan Survey - *approximately 230 responses*

Age Range
220 responses



Ward
222 responses



- Emails to staff and Envision Evanston 2045 email

Public Feedback

Major themes

- Additional citations needed within the Plan for data points provided and data needed to inform policy statements.
- General support of affordable housing goals with concern about policies/actions used to reach those goals.
- Greater consideration of environmental impact of increased development
- Increased attention needed in addressing safety and gaps in the service level of transportation options especially with intention to reduce dependency on vehicles. Parking still needs consideration for both residential and commercial uses.
- Expansion of Parks and Open Space chapter is needed, addressing maintenance and upgrading of existing parks as well as additional open space and protection of natural areas.

Public Feedback

Major themes (continued)

- Better address how to fill vacant commercial spaces; remove barriers to small businesses/retail opening and continuing to operate in Evanston. Address how to attract businesses to Evanston, especially downtown. Need to better address Evanston's overall financial stability.
- Clarification needed on what "placemaking" really means; general support for expanding local festivals, arts events, and supporting local artists.
- General support for preservation efforts but with a need to address and clarify how goals/policies of other chapters may affect it.

Population + Density

Density	Geography	Area (mi ²)	Population	Population Density
Cook County	County	956.99	5,185,812	5,419
Chicago	Place	230.92	2,707,648	11,725
Evanston	Place	7.78	76,552	9,840
Lincolnwood	Place	2.69	13,179	4,899
Oak Park	Place	4.70	53,315	11,344
Skokie	Place	10.06	66,427	6,603
Wilmette	Place	5.40	27,550	5,102
Rogers Park (60626)	ZCTA	3.05	50,027	16,402
West Ridge (60645)	ZCTA	4.05	46,856	11,569

Source: 2023 5-Year ACS B01003 + Population, Households, and USA Census Populated Place Areas

Households + Group Quarters

Household Size	Geography	Total	1-person	2-person	3-person	4-person	5+ person
Cook County	County	2,084,578	34%	30%	14%	12%	9%
Chicago	Place	1,146,547	39%	29%	13%	10%	8%
Evanston	Place	31,387	37%	33%	15%	11%	5%
Lincolnwood	Place	4,593	19%	32%	18%	19%	13%
Oak Park	Place	23,267	38%	29%	14%	14%	5%
Skokie	Place	23,971	24%	30%	18%	14%	14%
Wilmette	Place	10,280	24%	30%	15%	20%	10%
Rogers Park (60626)	ZCTA	24,103	49%	30%	10%	6%	4%
West Ridge (60645)	ZCTA	16,613	27%	28%	17%	14%	14%

Note: Households do not include population in group quarters
Source: 2023 5-Year ACS B25009

Group Quarters	Geography	#	%
Cook County	County	85,112	2%
Chicago	Place	52,057	2%
Evanston	Place	7,204	9%
Lincolnwood	Place	151	1%
Oak Park	Place	468	1%
Skokie	Place	851	1%
Wilmette	Place	106	0%
Rogers Park (60626)	ZCTA	3,383	7%
West Ridge (60645)	ZCTA	856	2%

Note: Group Quarters includes adult correctional facilities, nursing facilities, juvenile facilities, university student housing and military quarters.
Source: 2023 5-Year ACS B26001

Race + Ethnicity

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

Note: Totals sum to greater than 100%

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

Source: 2023 5-Year ACS DP05

Age + Median Age

Age	Geography	Under 18	18-44	45-64	65+
Cook County	County	21%	38%	25%	16%
Chicago	Place	20%	44%	23%	14%
Evanston	Place	18%	40%	24%	18%
Lincolnwood	Place	25%	26%	21%	27%
Oak Park	Place	23%	33%	26%	17%
Skokie	Place	23%	30%	27%	20%
Wilmette	Place	30%	19%	30%	21%
Rogers Park (60626)	ZCTA	14%	49%	25%	12%
West Ridge (60645)	ZCTA	27%	33%	25%	15%

Source: 2023 5-Year ACS DP05

Median Age	Geography	Estimate
Cook County	County	37.8
Chicago	Place	35.7
Evanston	Place	38.0
Lincolnwood	Place	43.9
Oak Park	Place	40.6
Skokie	Place	42.6
Wilmette	Place	45.7
Rogers Park (60626)	ZCTA	35.9
West Ridge (60645)	ZCTA	37.7

Source: 2023 5-Year ACS B01002

Household Income

Household Income	Geography	Estimate	< \$25,000	\$25,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+
Cook County	County	\$81,797	16%	16%	14%	12%	17%	10%	14%
Chicago	Place	\$75,134	19%	17%	14%	12%	16%	9%	14%
Evanston	Place	\$95,766	13%	14%	13%	11%	15%	9%	24%
Lincolnwood	Place	\$107,950	7%	13%	11%	16%	18%	7%	29%
Oak Park	Place	\$108,026	11%	11%	13%	12%	17%	11%	26%
Skokie	Place	\$93,550	13%	13%	13%	14%	18%	12%	17%
Wilmette	Place	\$192,300	6%	7%	6%	10%	12%	10%	48%
Rogers Park (60626)	ZCTA	\$57,452	22%	22%	19%	14%	13%	5%	6%
West Ridge (60645)	ZCTA	\$77,126	15%	18%	14%	16%	17%	8%	11%

Source: 2023 5-Year ACS B19001, B19013

Housing: Units in Structure

Units in Structure	Geography	Total	1, detached	1, attached	2	3 - 4	5 - 9	10 - 19	20 - 49	50 +	Other
Cook County	County	2,270,349	40%	5%	9%	10%	10%	5%	6%	14%	1%
Chicago	Place	1,268,199	26%	4%	14%	15%	11%	4%	7%	20%	0%
Evanston	Place	33,914	32%	5%	8%	6%	11%	8%	14%	17%	0%
Lincolnwood	Place	4,987	73%	4%	2%	1%	0%	0%	0%	19%	0%
Oak Park	Place	24,673	40%	4%	6%	4%	11%	10%	12%	13%	0%
Skokie	Place	25,014	55%	4%	4%	9%	5%	4%	10%	8%	1%
Wilmette	Place	10,730	77%	5%	0%	1%	2%	1%	5%	8%	0%
Rogers Park (60626)	ZCTA	26,812	5%	2%	4%	10%	23%	14%	27%	16%	1%
West Ridge (60645)	ZCTA	18,143	23%	4%	8%	19%	17%	10%	7%	12%	0%

Note: Other includes Mobile home, Boat, RY, van, etc.

Source: 2023 5-Year ACS B25024

Housing: Bedrooms

Bedrooms	Geography	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Cook County	County	5%	16%	31%	31%	13%	4%
Chicago	Place	7%	20%	33%	26%	9%	4%
Evanston	Place	5%	21%	31%	24%	14%	5%
Lincolnwood	Place	2%	5%	15%	47%	20%	11%
Oak Park	Place	6%	24%	26%	23%	15%	6%
Skokie	Place	2%	11%	27%	42%	14%	4%
Wilmette	Place	2%	6%	10%	33%	29%	21%
Rogers Park (60626)	ZCTA	14%	36%	31%	15%	3%	1%
West Ridge (60645)	ZCTA	5%	18%	34%	31%	8%	4%

Source: 2023 5-Year ACS B25041

Housing: Vacancy

Housing Vacancy	Geography	Occupied	Vacant (All)	Vacant (Housing Cycle*)	Vacant (Other**)
Cook County	County	92%	8%	3%	5%
Chicago	Place	90%	10%	4%	6%
Evanston	Place	93%	7%	4%	4%
Lincolnwood	Place	92%	8%	5%	3%
Oak Park	Place	94%	6%	3%	3%
Skokie	Place	96%	4%	2%	2%
Wilmette	Place	96%	4%	1%	3%
Rogers Park (60626)	ZCTA	90%	10%	5%	3%
West Ridge (60645)	ZCTA	92%	8%	7%	4%

*Housing Cycle includes "For rent", "Rented, not occupied", "For sale only", and "Sold, not occupied"

**Other includes Seasonal use, for migrant workers, foreclosure, personal reasons, legal proceedings, preparing to rent/sell, for storage needs repairs, being repaired/renovated, specific use housing, extended absence, abandoned/possibly condemned, and more.

Source: 2023 5-Year ACS B25002, B25004

Housing: Home Value (ZHVI)

Home Value / ZHVI	Geography	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Cook County	County	\$209,462	\$256,356	\$310,163	\$434,455	\$605,537
Chicago	Place	\$240,578	\$294,502	\$312,839	\$382,216	\$434,582
Evanston	Place	\$215,301	\$308,033	\$479,626	\$787,017	\$1,164,048
Lincolnwood	Place	NA	\$338,233	\$440,867	\$558,649	\$821,356
Oak Park	Place	\$150,594	\$249,587	\$447,919	\$595,980	\$826,907
Skokie	Place	\$179,176	\$286,831	\$389,050	\$460,565	\$645,898
Wilmette	Place	\$242,881	\$419,248	\$592,947	\$956,954	\$1,553,899
Rogers Park (60626)	Zip	\$153,494	\$225,677	\$344,307	\$584,241	\$742,088
West Ridge (60645)	Zip	\$140,602	\$197,809	\$370,025	\$507,276	\$646,055

Note: ZHVI reflects the typical value for homes in the 35th to 65th percentile range. Data from June 2024.
Source: 2024 ZHVI 1, 2,3, 4, 5+ Bedroom Time Series

Economy: Labor Force + Unemployment

	Geography	Population	Labor Force #	Labor Force %	Unemployment
Cook County	County	5,185,812	2,651,912	51%	4.4
Chicago	Place	2,707,648	1,374,990	51%	4.7
Evanston	Place	76,552	39,194	51%	3.6
Lincolnwood	Place	13,179	NA	NA	NA
Oak Park	Place	53,315	30,291	57%	3.6
Skokie	Place	66,427	32,635	49%	3.5
Wilmette	Place	27,550	13,011	47%	3.3
Rogers Park (60626)	-	50,027	NA	NA	NA
West Ridge (60645)	-	46,856	NA	NA	NA

Note: Labor force = 16+ employed or not employed not living in an institution or on military active duty

Note: Unemployment rate = unemployed (available / seeking employment) / labor force

Source: 2023 IDES Historical Monthly Annual Data 1990-2023

Economy: Job Sector Share

Job Sector Share	Geography	Manufacturing (31-33)	Retail Trade (44-45)	Financial Activities (52-53)	Professional and Business Services (54-56)	Educational Services (61)	Health Care and Social Assistance (62)	Leisure and Hospitality 71-72)	Other
Cook County	County	7%	9%	8%	20%	9%	15%	10%	23%
Chicago	Place	5%	7%	11%	24%	9%	14%	10%	21%
Evanston	Place	3%	7%	2%	9%	31%	26%	12%	10%
Lincolnwood	Place	8%	15%	3%	19%	5%	31%	8%	12%
Oak Park	Place	1%	8%	5%	10%	16%	29%	16%	16%
Skokie	Place	10%	13%	6%	12%	8%	21%	11%	19%
Wilmette	Place	1%	9%	8%	9%	22%	12%	20%	18%
Rogers Park (60626)	ZCTA	20%	5%	2%	3%	31%	25%	11%	3%
West Ridge (60645)	ZCTA	1%	10%	6%	28%	2%	36%	9%	8%

Note: All Jobs selected

Source: 2022 US Census, LEHD

Transportation: Commuting

Commuting	Geography	Drove Alone	Carpooled	Transit	Bike	Walk	Other	Work from Home
Cook County	County	56%	8%	13%	1%	4%	2%	16%
Chicago	Place	46%	7%	19%	1%	6%	2%	18%
Evanston	Place	42%	4%	13%	3%	11%	1%	26%
Lincolnwood	Place	61%	14%	3%	0%	0%	1%	21%
Oak Park	Place	44%	5%	16%	1%	5%	1%	28%
Skokie	Place	60%	13%	5%	1%	2%	2%	17%
Wilmette	Place	43%	3%	16%	1%	3%	2%	32%
Rogers Park (60626)	ZCTA	36%	5%	30%	3%	5%	2%	20%
West Ridge (60645)	ZCTA	59%	11%	13%	1%	4%	2%	11%

Source: 2023 5-Year ACS B08301

Transportation: Access to a Vehicle

Access to a Vehicle	Geography	0	1	2	3	4+
Cook County	County	18%	41%	29%	9%	3%
Chicago	Place	27%	45%	21%	5%	2%
Evanston	Place	16%	50%	27%	5%	1%
Lincolnwood	Place	6%	33%	41%	16%	5%
Oak Park	Place	13%	49%	32%	5%	1%
Skokie	Place	7%	39%	38%	11%	4%
Wilmette	Place	6%	33%	47%	12%	2%
Rogers Park (60626)	ZCTA	38%	46%	14%	1%	0%
West Ridge (60645)	ZCTA	15%	44%	33%	5%	2%

Note: Households do not include population in group quarters
 Source: 2023 5-Year ACS B08201

Data Example

Race and Ethnicity, 2023

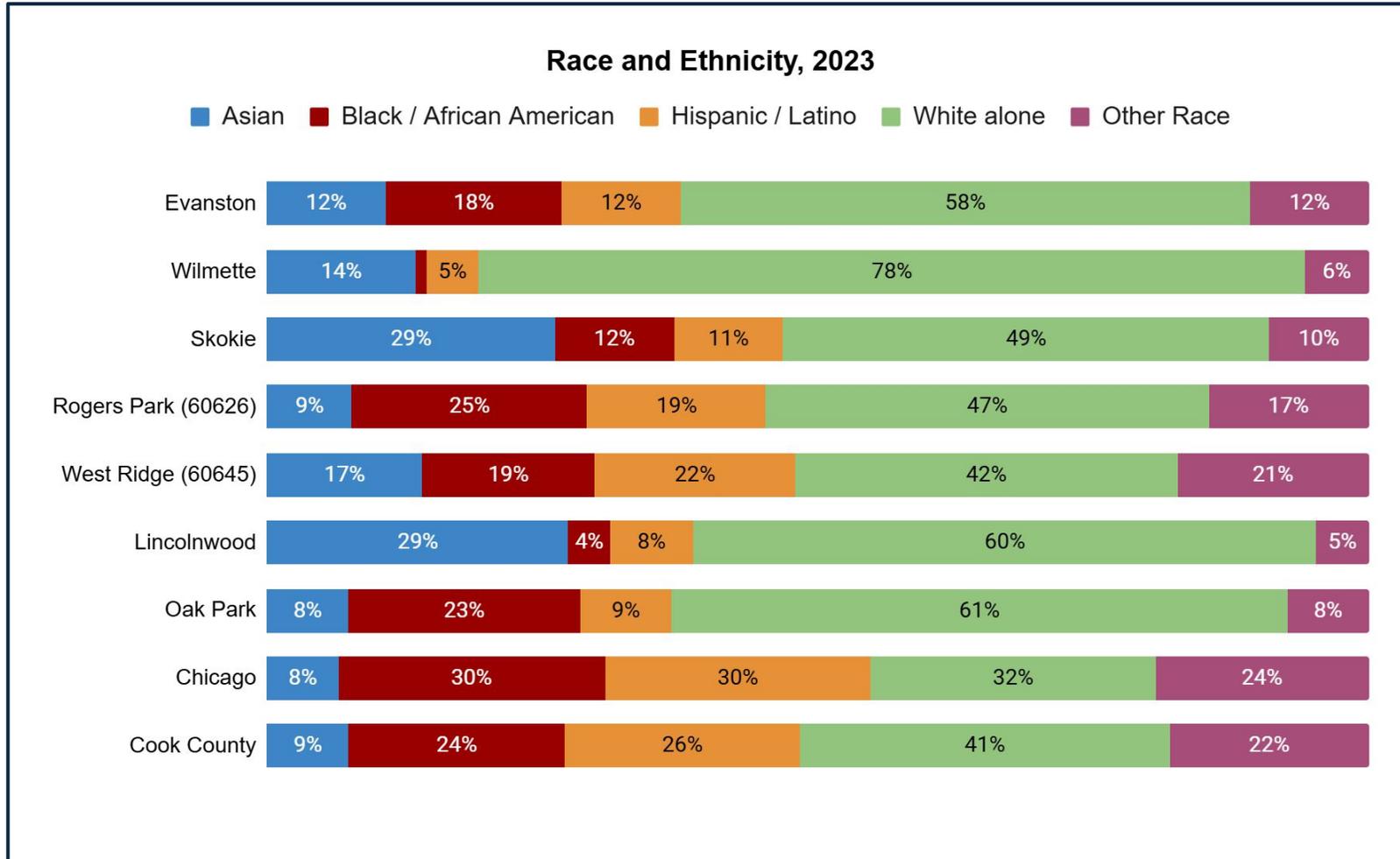
	Asian (all)	Black / African American (all)	Hispanic / Latino (of any race)	White alone (non-Hispanic / Latino)	Other Race*
Evanston	12%	18%	12%	58%	12%
Wilmette	14%	1%	5%	78%	6%
Skokie	29%	12%	11%	49%	10%
Rogers Park (60626)	9%	25%	19%	47%	17%
West Ridge (60645)	17%	19%	22%	42%	21%
Lincolnwood	29%	4%	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

Data Example



Citation Example: Housing Chapter, 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.¹ 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.²

¹ 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>

² Evanston, Illinois., Municipal Code 5-7 Inclusionary Housing (2024). Available at: https://library.municode.com/il/evanston/codes/code_of_ordinances?nodeId=TIT5HORE_CH7INHO

Various

- **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.

Various

- **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.

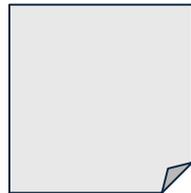
Change Options

#	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)

Change Option 1: Metrics

Add Metrics to Evaluate Implementation

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.

Metrics

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

Metrics

Metric	Current Value	Unit	Goals
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

Change Options 2-5: Health

(NEW) Health Chapter & Policies

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.

Change Options 6, 7 + 10-15: Community Systems

Community Systems Content & Policies

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.

Change Options 8-9: Putting Assets to Work

Putting Our Assets to Work Policies

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.

Change Option 16: Future Land Use Strategy

Future Land Use Strategy

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](#).

Emerging Trends

Demographic

Declining middle class
Suburban remix
Smart cities
Aging populations
Migration to Rust Belt
Declining life expectancy
Rise in climate development

Governance

Trust in government
False information operations

Economic Restructuring

Nomadic workforce
Upskilling + reskilling
Policy “pendulum shifts”
Climate impacts
Rising personal debt

Transportation

Carless households
Rethinking public right-of-way

Housing

Aging housing stock
Gentrification + displacement
Affordable housing crisis
Zoning reform

Resources

Sustainable energy
Food insecurity
Sustainable architecture
Climate justice
Water scarcity

Technology

AI regulations
Sharing economy
Digital inclusion
Fourth Industrial Revolution
Infrastructure overhaul
Rise in innovation districts

Change Options 17-20: Land Use

Land Use Policies

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.

Change Options 21-27: Parks and Open Space

Parks and Open Space Policies

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.

Change Option 28: Economic Development

Economic Development Policies

A past policy related to financial literacy was identified by a member of the Land Use Commission that is still relevant today.

Change Option 29: Housing

Housing Policies

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.

Change Option 30: Placemaking, Arts and Culture

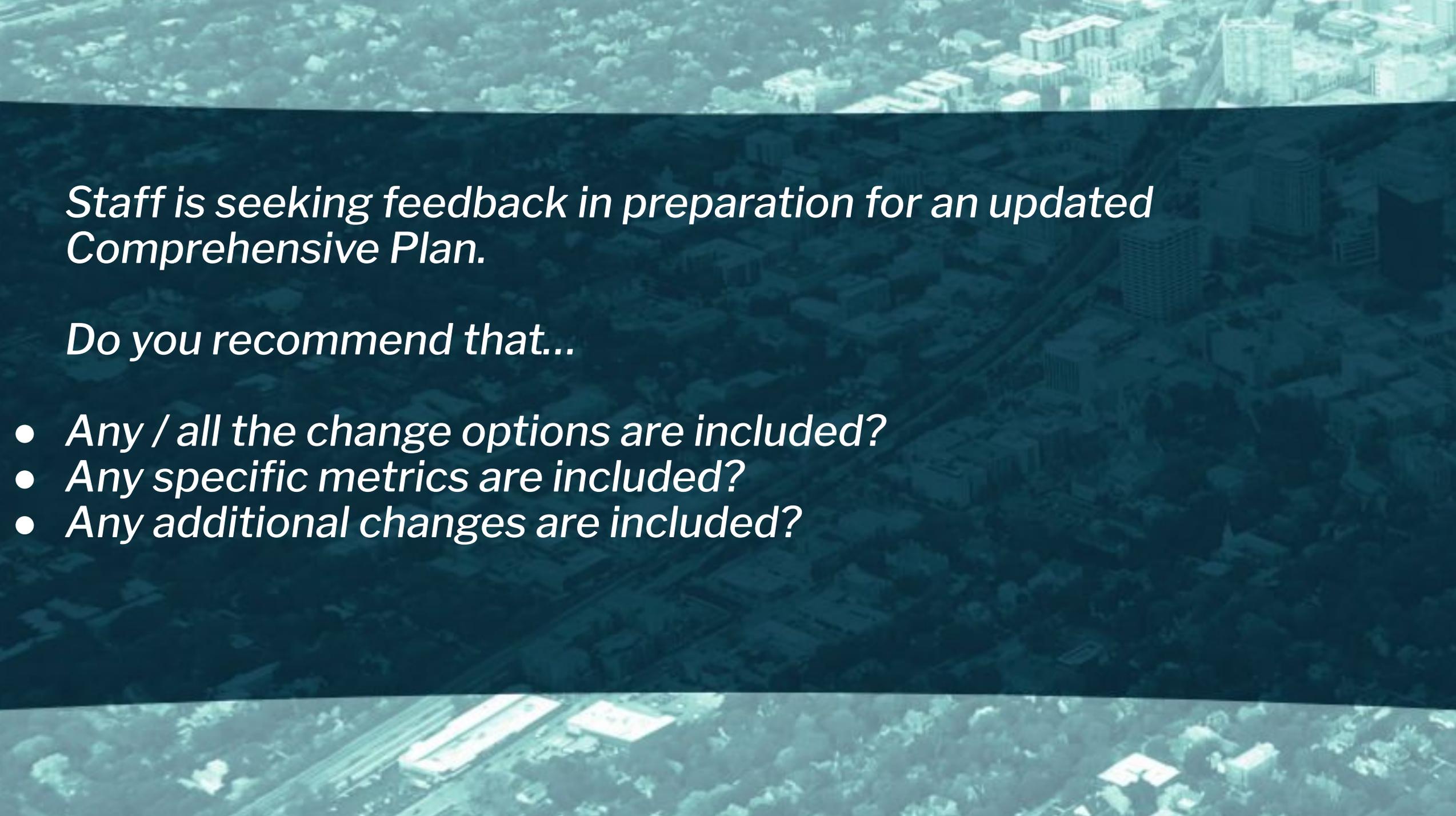
Placemaking, Arts and Culture Policies

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.

Change Option 31: Preservation

Preservation Policies

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.

An aerial photograph of a city, showing a mix of green trees and grey buildings. The image is overlaid with a semi-transparent teal color, which is darker in the center and lighter towards the top and bottom edges. The text is positioned in the upper left quadrant of the image.

Staff is seeking feedback in preparation for an updated Comprehensive Plan.

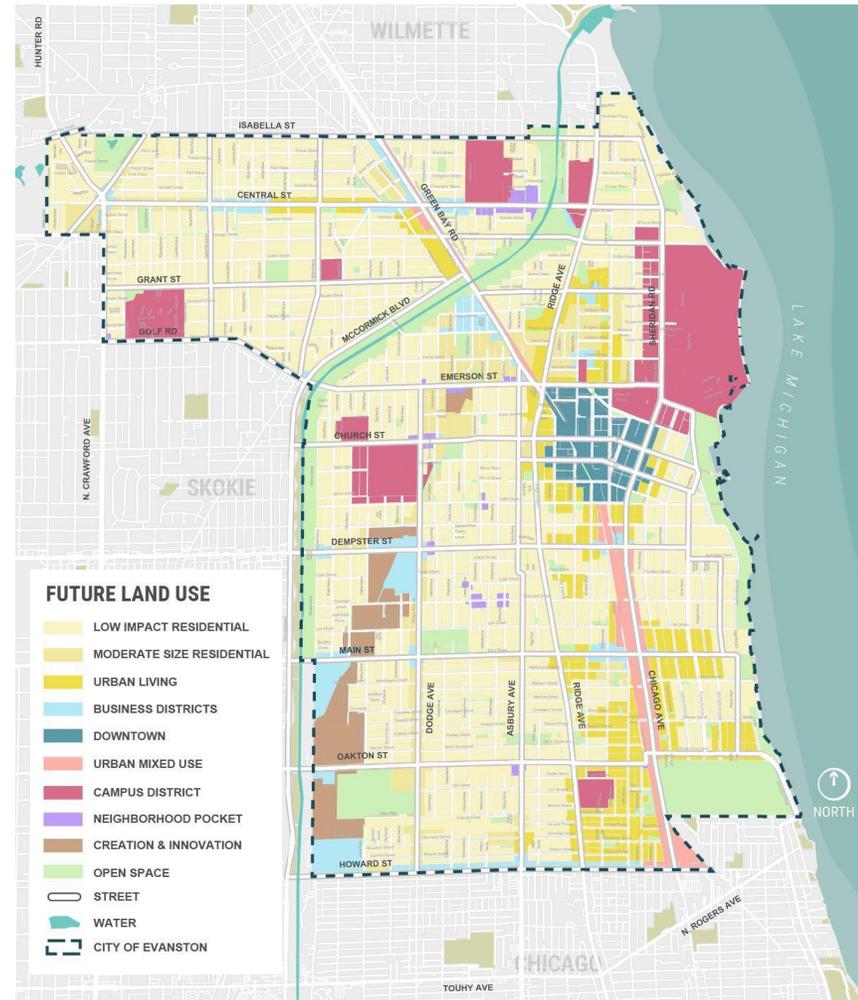
Do you recommend that...

- *Any / all the change options are included?*
- *Any specific metrics are included?*
- *Any additional changes are included?*

1 Future Land Use Strategy

Overview

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



2 Land Use

Overview

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

2 Land Use

Draft Policies 1/2

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

2 Land Use

Draft Policies 2/2

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

3 Transportation

Overview

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

3 Transportation

Draft Policies 1/3

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

3 Transportation

Draft Policies 2/3

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

3 Transportation

Draft Policies 3/3

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

4 Parks + Open Space

Overview

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

4 Parks + Open Space

Draft Policies

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

5 Environment

Overview

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

5 Environment

Draft Policies 1/2

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

5 Environment

Draft Policies 2/2

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

6 Economic Development

Overview

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

6 Economic Development

Draft Policies

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

7 Housing

Overview

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

7 Housing

Draft Policies

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

8 Placemaking, Arts and Culture

Overview

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

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

8 Placemaking, Arts and Culture

Draft Policies 1/2

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

8 Placemaking, Arts and Culture

Draft Policies 2/2

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

9 Preservation

Overview

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

9 Preservation

Draft Policies

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