

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.
Lee Greenberg	2207 Orrington A	3/12/2025	Envision Evanston	Opposed	Written comment	<p>Evanston is an attractive place to live. Many residents - including my family who moved here 3 plus years ago - left denser neighborhoods like Logan Sq, Lincoln Park, Brooklyn, etc to find quieter neighborhoods to raise our kids while still feeling connected to a city and a community.</p> <p>The character, scale, and walkability of the neighborhoods is charming and welcoming. The denser areas at Main, Dempster and downtown feel like a proper city. The goal of Envision Evanston 2045 plan should be to PRESERVE, PROTECT and ENHANCE these features yet it still feels like it leans heavily on increasing housing density.</p> <p>The DRAFT plan seeks to do this, but FALLS SHORT ON ACTUAL DATA TO MAKE ANY REAL PREDICTIONS FOR THE FUTURE USE. The data showing the distribution of housing types is helpful, especially to see that Evanston shares a similar population density and housing type percentage as Chicago, and already twice or more as dense as our neighboring suburbs.</p> <p>The DRAFT plan includes loose language alluding to a population increase, but sadly, without any ACTUAL data supporting the type of RESIDENT nor the type of HOUSING that would support this growth, there is NO LEGITIMATE JUSTIFICATION FOR THE CITY-WDIE INCREASE IN HOUSING BEING PUSHED. Just look at the census numbers for the past decade. Evanston's population is relatively flat.</p> <p>Some proponents of Envision Evanston have time and time again pushed for blanket upzoning as a way to bring affordable housing. Clearly, they can't mean true affordable housing in the "below market rate" sense because there's no requirement for affordable housing until the Inclusionary Housing Ordinance applies in buildings with 5 or more units.</p> <p>Perhaps they mean "housing affordability". WELL, WHAT'S AFFORDABLE TO ME AND WHAT'S AFFORDABLE TO SOMEONE ELSE ARE VERY DIFFERENT THINGS. HOME PRICES ARE DICTATED BY WHAT BUYERS WILL PAY - that's why some neighborhoods are more expensive than others. Luckily, Evanston ALREADY HAS WELL ESTABLISHED NEIGHBORHOODS WITH HOUSING AT MANY DIFFERENT SIZES AND COSTS.</p> <p>The assumption that just building more housing will somehow lower the sale price of homes IS A CUREL JOKE delivered from an Economics 101 class. Building 2, 3 AND 4-flats HERE AND THERE WILL LIKELY EXACERBATE THE PERCEIVED PROBLEM. The reality is that sale price is driven by the market. With no guardrails, developers would level existing building stock, build the largest buildings possible, and sell the units for as much as someone will pay - FURTHER DEPLETING THE STOCK OF LESSER PRICED HOMES. The Envision Evanston plan has chapters dedicated to Sustainability noting the weight of the construction industries carbon footprint.</p> <p>Instead of viewing the city as a whole, I SUGGEST WE ALLOW FOR DENSITY WITH PRUPOSE. Evanston has one downtown but multiple "corridors" - as Envision Evanston calls them - intersecting each other, in turn creating retail and food & beverage locations. Not surprisingly, there are bus lines, CTA and Metra stops running thru these. If we really want to ADDRESS AFFORDABILITY AND SUSTAINABILITY, a smarter plan would be to increase density surrounding these locations and further enhance the livability and walkability of our city. And this should also include investments into ADA provisions at stations as well as basic maintenance and protections from weather.</p> <p>We would be smart to focus on REVITALIZING DOWNTOWN. If we really want to ADDRESS AFFORDABILITY AND SUSTAINABILITY, we can fix one problem while solving others by incentivizing ADAPTIVE REUSE of vacant buildings including office to resi conversions and encouraging retail growth. What can we learn from Wilmette, where the past few years has seen a huge influx in restaurants and housing anchored around their Metra stop?</p> <p>At the neighborhood scale, if we actually want to ADDRESS AFFORDABILITY AND SUSTAINABILITY, I suggest relaxing restrictions to allow for the construction of ADUs in all neighborhoods and for adaptive reuse of existing single-family homes into two-flats. This would ACTUALLY yield housing affordability.</p> <p>Evanston is a really nice place to live. We could have chosen another suburb, but most of us moved here on purpose. If we forget about the character of the city, and upzone everywhere, we may as well become Rogers Park. If we don't preserve the character of these neighborhoods and corridors, we may destroy the reasons that brought many of us to move here.</p> <p>Specific EE2045 DRAFT edits...</p> <ol style="list-style-type: none"> 1. One page 13, in economic development "maintain focus on revitalizing key commercial corridors" should be reworded to say "maintain focus on revitalizing downtown" 2. On page 13, in housing, remove "revise density limits to accommodate affordable housing". Density doesn't create affordability. This line creates false expectations and should not be in the comp plan. 3. On page 13, in housing remove "remove restrictions on multifamily housing in some areas" - we already have a lot of multifamily housing in Evanston. The ratio of multifamily seems more than appropriate for a suburb. 4. On page 14, in housing it says "expand and diversify housing options to accommodate a wide range of needs". Evanston already has a diverse housing stock, either explain what housing type we are missing, or strike this language. 5. On page 14, in housing remove the line "support for increased housing density and transparent zoning". I do not remember anyone saying they wanted density for density's sake. 6. On page 14, in zoning Revise the language from "examine R1 zoning" to "preserve R1 zoning and the existing single-family housing stock." 7. On page 14, in zoning, "Create a more flexible approach to zoning" - explain what the intent of this is. 8. On page 16, in housing remove the language "revise current density limits to accommodate affordable housing". Density doesn't create affordability. This line creates false expectations and should not be in the comp plan. 9. Would suggest adding a dedicated section for Downtown? Expand on how to revitalize downtown to include specific strategies—such as encouraging mixed-use residential developments, attracting new businesses, filling vacant storefronts, potentially adding pedestrian/shopping areas, and better ADA access to transit stations. 		
Robert Keding	1320 Main St	3/12/2025	Envision Evanston	In favor	In person		Group	Evanston Transit Alliance
Diane Williams	3035 Hartzell Str	3/12/2025	Envision Evanston	In favor	Written comment	<p>As a 6th Ward resident, a former Commissioner, and a retired consultant who participated many Plan processes, I support the overall objectives of Envision Evanston 2045. Much local discussion has focused on the housing related sections of the Plan draft. One important example—Using available sites owner by the public and private sector to expand housing types within our City to increase housing supply is critical. In adding supply, all available tools, including tax credits to improve project feasibility, must be accessed strategically. This is not an attack on single family homeownership; more residents will strengthen our neighborhoods. Like the rest of the Midwest, Evanston is aging with minimal population change. The City's future success—economic and social—depends upon Evanston's ability to adapt. Change is our only option and the only constant. This Plan can guide the City as it addresses its many future challenges and the emergence of new trends. As all Plan's do, this Plan provides for future amendments to pragmatically address the many unknowns between now and 2045.</p>		

						<p>I live in northwest Evanston (Ward 6) and I wanted to express my support for the recently proposed zoning changes. Evanston is experiencing a housing crisis like much of the country and we need additional housing units now more than any time since WWII. Other cities and towns that have made similar zoning changes have seen rent and housing prices flatten - something that would help our most vulnerable neighbors in addition to those looking for starter homes. Additionally, both our schools and businesses are in need of more students/customers so creating opportunities to meet the unprecedented housing demand while adding to the tax base at the same time makes perfect sense to me.</p> <p>I love living in Evanston and I am frankly concerned that my children will never be able to afford a home and raise their own families here. Home prices are skyrocketing and we simply need more housing units. Many of our R-1 neighborhoods already have 2, 3 and 4-family buildings that completely blend into the community. On recent walks through NW Evanston I couldn't help but notice several multi-family buildings in the same neighborhoods as single family homes. And these are extremely desirable and beautiful streets with very high property values. Seeing streets like that, which work just fine with a mix of building types, make me less concerned about the impacts of the proposed zoning changes. Further, because nearly all of Evanston's lots are fully built out, any changes will be gradual and will happen over years and decades, not weeks or months. Many R-1 lots don't even meet the dimensional requirements for larger buildings so while some new housing will be built, our streets will retain a lower density feel. And for those wishing to live in and maintain a single family home, they can still do that under the proposed code.</p> <p>The housing affordability crisis is decades in the making and will take decades to solve. Decades of building more housing. Research shows that the best ways to increase housing production and affordable housing unit counts are: relaxing zoning codes, mandatory inclusionary zoning for larger buildings and targeting funding for affordable developments. I love my neighbors and respect everyone's right to an opinion but a multi-pronged effort is the only way to solve a housing crisis and I think Evanston is on the right track with the recent proposals.</p>		
Andrew Pierson	2728 Lincolnwood	3/12/2025	Envision Evanston	In favor	Written comment	Thank you for your consideration and work on this issue.		
Emily Miller	2126 Asbury Ave	3/12/2025	Envision Evanston	Opposed	Written comment	Too many concerns to move forward as is: population density assumption, using previously existing structures and vacant buildings, lack of protection for green space, lack of protection for single family homes etc.		
Jane McCarthy	2130 Harrison St	3/11/2025	Envision Evanston	Opposed	Written comment	<p>I agree with the comments/edits made by Jeff Smith on the updated Envision Evanston Plan. The new council needs time to be in charge of this plan with time to review and connect with new community engagement events. We need statistics on what housing exists by neighborhood. I am in the 7th ward and took a walk around - there are so many smaller single family homes sprinkled throughout the neighborhood, many rentals on central street etc. I do not understand the need for inviting developers to tear down these more affordable places to build things for their benefit - not the residents. They are doing it to make a profit not to help our affordability. We need to address allowing people to remain in their homes with tax supports or help with maintenance when they are of retirement age. And we need to address the job availability for positions that pay a living wage. The plan needs more work. Thank you</p>		
						<p>Overall, the revised chapters reflect a lot of hard work on the part of the city but several of the sections do not serve as an effective planning tool for City rulemaking, particularly for the upcoming zoning code revisions. While it is understandable that current actions, advisory committees and partnerships with community organizations may seem too specific for a document with a 20-year planning horizon, these critical partnerships have powerful roles in implementation and should be referenced by name. Over time, as organizations or committees change, the annual report of progress could include updates to their roles and responsibilities.</p> <p>The policies and actions section range widely from clear commitments ("update", "amend", "provide") that could form the basis of an action plan for planning and rulemaking. However some of the policies are aspirational ("encourage", "explore", "promote") which don't translate well into concrete actions. The document should identify specific tasks as well as current accountability structures to accomplish the aspirational goals so that they can also be incorporated into zoning, work planning and budgeting.</p> <p>Chapter 6: Community Systems, as defined, underscores the importance of a collaborative approach with non-profit organizations and community volunteers in achieving community goals. However, the list of community systems does not include trees and natural areas, which support stormwater management, habitat health, temperature regulation and air quality. This section should reference the active role of volunteer natural area stewards and non-profit organizations in planting trees and managing natural areas and their collaboration with City staff. The stormwater management section makes no reference to green infrastructure, nature-based solutions or reducing impermeable surfaces, all of which should be considered in future planning and zoning changes. No specific actions related to the recommendations of the 2023 Stormwater Master Plan (Section 5) are referenced. In Chapter 8, Action 7.3 under Stormwater describes monitoring of drinking water quality for emerging pollutants like PFAS and microplastics. This should be included in Chapter 6, in the Water Supply and System section along with the lead pipe replacement actions and adopting drinking water treatment plans for these emerging pollutants.</p> <p>Chapter 8: Environment. This chapter does not document the status of Evanston's climate mitigation, climate resilience, ecosystem health, land use, stormwater management or zero waste efforts. Our inability to track progress in these areas is a significant challenge for the City in order to establish realistic budget and planning priorities. The collaboration with the City's environment board as well as the partnership with Climate Action Evanston to achieve its energy efficiency and renewable energy goals, along with other commitments, should be highlighted.</p> <ul style="list-style-type: none"> •Policy Statement #4, "Implement land use practices that benefit soil health" should include nature-based solutions including reducing turf grass on public lands, encouraging native planting and reducing pesticide use. The corresponding sections on policies and actions mentions reducing impervious surfaces during construction as a best practice, not a permit requirement, and is not directly tied to stormwater management. •Policy #6 is focused on protecting Lake Michigan as the source of our drinking water supply and promotion of water conservation practices. It describes native residential landscaping as a water conservation measure, but does not include a similar effort on public lands and for stormwater management as well. •Policy #7 encourages green infrastructure for residential and commercial development, but does not for City properties. This should be strengthened. •Policy #8 should be edited to say, "Increase material reuse, waste reduction and resource recycling to reduce environmental burden", to better reflect the Policies and Actions on pg 77. Some of these should be revised to focus on action (see comment #1). <p>Chapter 9, Parks and Recreation and Open Space.</p> <ul style="list-style-type: none"> •While there are a few general references to dedicated or committed volunteers in describing grounds maintenance at Harley Clarke, maintaining native plants at Lighthouse Beach dunes, or tending to the bird sanctuary at Clark St. Beach, there is no mention of the well-established habitat stewards at Ladd Arboretum and many other natural areas and parks who do upkeep and management of these areas. Acknowledging and support for these partnerships should be a feature of this chapter. •The Challenges and Opportunities section of the Parks and Recreation chapter is mostly focused on maintenance of the playgrounds and tot lots as recreational facilities. While a short chapter mentions improved access to natural amenities, the focus appears to be on built facilities rather than investing in natural areas. The section on understaffing does not acknowledge the extensive, years-long efforts of the natural area stewards or how investing in, expanding and supporting such partnerships would benefit the City. •The current discussion regarding Putting Assets to Work reflects the urgency of getting this right. The plan should highlight the Civic Center building grounds as well as the adjacent Ingraham Park, which includes two gardens created as a demonstration of the City's commitment to naturalized landscaping and native plants, along with a number of significant trees. Regardless of the fate of the Civic Center building, the comprehensive plan should be explicit about protecting the City's open land and natural areas to enhance stormwater management and biodiversity to increase our climate resilience. <p>Chapter 15, Implementation.</p> <ul style="list-style-type: none"> •This section calls for an annual review of progress, priorities and strategies, led by City staff and reviewed and supported by the Land Use Commission. Centralizing this function with the Land Use Commission reduces the role of the other Boards and Commissions with specialized expertise such as the Utilities Commission, Environment Board, Parks and Recreation Board, and the Equity and Empowerment Commission in tracking progress and identifying gaps. Each of these Boards and Commissions should be charged with providing input to the annual report so that specific recommendations for action, course corrections and updated priorities can be suggested to City Council. Once approved, it's important that the annual reports should form the basis for work planning and budgeting, not just be placed on file. •The Comprehensive Plan could better reflect the City's commitment to implementation of our climate action and resilience goals by providing for collection of data, milestones and trends, available to the public, on our status toward meeting our goals for transportation, trees, green space, water use, waste and recycling, installation of rooftop solar, participation in community solar, etc., in the form of a CARP dashboard. 		
Jerri Garl	1607 Dobson Str	3/12/2025	Envision Evanston	Undecided	Written comment			
Jenny Washburn	807 Davis Street	3/12/2025	Public Hearing	Opposed	In person		Self	

						<p>As an architect specializing in multifamily housing, I want to take a moment to reflect on where we are and where we should be heading when it comes to housing in our city. I believe our approach may have veered off track, largely due to the lack of critical data on housing needs. Despite all this time, we still don't have a clear explanation for the 7% vacancy rate or how it correlates with projected population growth. More importantly, we lack essential insights into the types of housing people are seeking. Are residents looking for single-family homes, rentals, or condominiums? Which age groups are in the greatest need? And how do we define affordability?</p> <p>One growing concern is the increasing demand for housing that accommodates aging residents, particularly those with mobility challenges. If this is indeed a pressing issue, then expanding the number of two- to four-unit walk-ups would be counterproductive, as these buildings rarely include elevators and are not required to meet accessibility standards. Similarly, if data showed strong demand for single-family homes, policies that incentivize their replacement with multi-unit housing could end up pushing families out of Evanston. Simply put, we need detailed, objective information about housing needs and trends—rather than making assumptions about what Evanston wants or needs.</p> <p>Beyond understanding demand, we must also be realistic about the impact of new development. Looking at local sales data, we should compare the price points of existing homes with those of recently built duplexes to understand what the market could bring to us. A striking example is 2102 Harrison, where a modest home sold for \$520,000, was redeveloped into a duplex, and then sold for \$1.6 million per unit. This markup reflects the cost to purchase, demolish, rebuild, and generate profit for the developer. If we accelerate this trend through policy changes, we risk achieving the opposite of our stated goal—pricing out longtime residents and transforming Evanston into a city dominated by luxury housing. Before making broad claims that increased density will lead to affordability, we need to take a hard look at the likely outcomes.</p> <p>In addition to the types of housing we build, we should be strategic about where we focus development. One of my biggest concerns is the lack of attention given to our struggling downtown. Empty storefronts and declining activity have been persistent issues, driving residents to spend time and money in neighboring areas like downtown Wilmette. Encouraging small businesses and mixed-use development in the heart of Evanston could help revitalize the area, creating a vibrant, 24/7 atmosphere while generating much-needed tax revenue. Given the current state of downtown, I'm surprised it doesn't receive significantly more attention in our comprehensive plan.</p> <p>With this in mind, I propose the following adjustments to our comprehensive plan:</p> <ol style="list-style-type: none"> 1. Collect and analyze data on what types of housing people need. 2. On page 13, in economic development "maintain focus on revitalizing key commercial corridors" should be reworded to say "maintain focus on revitalizing downtown, while preserving corridors such as central street". Many residents seem to be happy with many of the existing "corridors" especially Main and Central and therefore shouldn't be subject to drastic changes. 3. On page 13, in housing, remove "revise density limits to accommodate affordable housing". Density doesn't create affordability. This line creates false expectations and should not be in the comp plan. 4. On page 13, in housing remove "remove restrictions on multifamily housing in some areas" – we already have a lot of multifamily housing in Evanston. The ratio of multifamily seems more than appropriate for a suburb. 5. On page 14, in housing, it says "expand and diversify housing options to accommodate a wide range of needs". Evanston already has an incredibly diverse housing stock per page 92, either explain what housing type we are missing, or strike this language. 6. On page 14, in housing, remove the line "support for increased housing density and transparent zoning". I do not remember anyone saying they wanted density for density's sake. 7. On page 14, in zoning revise the language from "examine R1 zoning" to "preserve R1 zoning and the existing single-family housing stock." 8. On page 14, in zoning, "Create a more flexible approach to zoning"- explain what the intent of this is. 9. On page 16, in housing remove the language "revise current density limits to accommodate affordable housing". Density doesn't create affordability. This line creates false expectations and should not be in the comp plan. 10. Do we need to add a dedicated section for Downtown? Expand on how we could revitalize downtown to include specific strategies—such as encouraging mixed-use residential developments, adaptive re-use, office to residential conversions, attracting new businesses and filling vacant storefronts. <p>Thank you.</p> <p>Michelle Chlebek 2207 Orrington</p>		
Michelle Chlebek	2207 Orrington Ave	3/12/2025	Envision Evanston	Opposed	Written comment			
Sonia Cohen	2707 Prairie Ave	3/12/2025	The comprehensive plan		In person		Self	
Jane McCarthy	2130 Harrison St	3/11/2025	envision evanston	Opposed	In person		Self	
Angela Thomas	1320 Main St	3/12/2025	Envision Evanston	In favor	Written comment	<p>I support Envision Evanston; it is a great plan that moves us toward a more sustainable and equitable future while preserving the charm and character of the city. We desperately need more density to assuage the unaffordable housing crisis. The lack of flexibility in the zoning code is exclusionary of housing types that would best benefit middle and lower class individuals- missing middle courtyard buildings, small two or three flats, or townhouses. Single family housing is slipping out of reach for most people, and the city should use the foresight it has now to lessen the problems that will occur later. The makeup of Evanston shouldn't just be people who have owned property here for 20+ years, undoubtedly the same people who gatekeep and prevent the improvements and progress that my (and future!) generation(s) so desperately need. I would love to buy, but, even as a young professional, I cannot afford to do so here because of the lack of affordable options that meet my needs. Evanston should strive to be a diverse, green city that welcomes all sorts of people at all income levels, period. Envision Evanston is the path to do so, and I am in favor.</p>		



Meagan Jones <mmjones@cityofevanston.org>

Please forward to Land Use Commission - agree with Jeff Smith's comments

1 message

Kiera Kelly <kiera.kelly@k2-pr.com>
To: Meagan Jones <mmjones@cityofevanston.org>

Wed, Mar 12, 2025 at 2:07 PM

Hi Meagan,

I hope you are well.

I want to register in the official LUC comments that I agree with Jeff Smith's "mark up" of the comprehensive plan. I ask that the Land Use Commission read his edits very closely. In particular, Jeff's redlined edits and comment bubbles. SEE ATTACHED DOCUMENT.

Thank you!

Best,
Kiera Kelly

 **CompPlanv2-JPS-markup.docx**

87K

WHO WE ARE TODAY

When reviewing Census data, it is important to note that the U.S. Census Bureau has a difficult time ~~keeping records on~~ ~~estimating~~ hard-to-count populations. This includes populations that are hard to find, contact, and/or interview, such as:

- Young children
- Racial and ethnic minorities
- People who speak languages other than English
- Low-income individuals
- Undocumented immigrants
- People who are LGBTQ+
- People with disabilities
- People who do not live in traditional housing

A subset of hard-to-count populations are historically undercounted populations, which have been undercounted in the 1990, 2000, 2010, and 2020 Censuses. These include:

- The Black or African American population
- People who indicate they are another race than the categories offered
- The Hispanic or Latino population
- Young children, ages 0 to 4
- Renters
- Males, ages 18 to 29 and ages 30 to 49

POPULATION AND DENSITY

Evanston, located just north of Chicago, has a ~~population estimated at 76,552 by the Census Bureau in 2023 and more precisely enumerated as 78,110 in 2020, although those numbers may have been temporarily inflated during the pandemic. The present population is likely close to 77,000. This equates to a high population density of 9,840~~ ~~nearly 10,000~~ people per square mile, which is in the 99th percentile nationwide for cities, towns, and villages.- Despite being a suburban area, ~~it is the high~~ ~~relative~~ ~~ly~~ ~~density is due to the unusually high proportion of multi-unit buildings, including apartments, condominiums, and dormitories built to meet demand for , likely due to its location near Chicago and its reputation as an~~ educational and cultural hub within a manageable commute from Chicago. Northwestern University is a significant influence on the population, ~~as it is on most aspects of Evanston,~~ contributing to both the local economy and the City's cultural and intellectual vibrancy, ~~but also to the population growth and the demand for housing.~~ Data on population and density can be found in Table 1 of Appendix B: Supporting Data.6

HOUSEHOLDS

Comment [1]:

This should all be footnoted material as it is secondary to the basic point. It is very odd to lead with this, and without any quantification, or any specific applicability to Evanston, it is misleading.

It is also odd to suggest that anyone is hard to find in Evanston, as if they hide in some remote bunker, or are tucked away in the woods. Evanston is a small area. it has no mobile home parks or tent cities. Housing units are relatively easy to locate.

If we have hard evidence of undercount it should be presented and stated in a footnote how that impacts other numbers presented. I

If the point is to say that ACS estimates are low, state that. I wouldn't quarrel with that, but that is different than a "hard time counting." With Evanston laid out on a grid, and no narrow alley tenements like a century ago, and GPS and ArcGis and voting lists and many other databases, it's fairly easy to get to every housing unit (assuming a census taker can get into a multi unit building). Estimates, now, that's another story, and there appears to be possibly systematic undercount of, especially, students.

PS my mom was a census worker and I used to accompany her on her rounds.

Comment [2]:

I can't see any reason why population figures wouldn't be stated outright in the Population and Density section instead of consigned to the Appendix.

Comment [3]:

Attractive features drove population growth but would not have been possible without structure built to accommodate that growth. Other municipalities also are attractive but have lower densities. Density is a policy decision.

Evanston has a relatively high number of smaller households, particularly one-person and two-person households. This is ~~likely~~historically true because ~~students and young professionals are drawn to the City's urban amenities, closeness to Chicago, and of~~ the presence of Northwestern University. More recently, closeness to Chicago and a greater number of urban amenities have attracted more single and divorced persons, and the number of empty-nesters and widowed persons has also grown. Household data can be found in Table 2 of Appendix B: Supporting Data.

GROUP QUARTERS

Group quarters typically refer to housing where residents live in a collective setting, such as university student housing, nursing facilities, correctional facilities, and military quarters. Evanston has a rather high percentage (9 percent) of its population living in group quarters, far above the county (2 percent) and Chicago (2 percent) averages. ~~It's clear that Evanston is home to a large number of group living arrangements, likely driven by~~ The largest driver of this is Northwestern University. College towns or cities with large universities, such as Evanston, often have which contributes to a high ratio of people living in ~~group quarters due to~~ on-campus housing, dormitories, or university-affiliated apartments, ~~but Evanston also has a significant number of senior living facilities and its historic social service bent supports a number of facilities for specialized populations.~~ Data on group quarters can be found in Table 3 of Appendix B: Supporting Data.

RACE AND ETHNICITY

Evanston stands out in its diversity, ~~especially when compared to other suburban areas like compared to most other Chicago suburbs which tend to reflect extensions of historic segregation patterns in Chicago and predominance of a single racial group. Evanston is more racially and ethnically diverse than many suburbs to the north and west, such as~~ Wilmette and Lincolnwood, ~~where the white population is far more dominant. However, it is less racially diverse than areas like~~ Chicago, ~~directly south of Evanston, including the bordering and some urban neighborhoods like~~ of Rogers Park, ~~which have has~~ more substantial Black ~~and~~ Hispanic, ~~and Asian~~ populations percentages. Evanston has a relatively high Asian/Asian-American population, primarily due to Northwestern, but far less than Skokie, which neighbors Evanston to the immediate west. Evanston's proportion of immigrants from southern and central Europe and their descendants declined significantly from its peak in mid-20th century. Compared to other areas most American municipalities of its size or smaller, Evanston has a diverse ~~balanced~~ racial makeup, which contributes to the City's unique cultural identity and its reputation as a progressive, ~~diverse~~ university-~~driven~~ community. Data on race and ethnicity can be found in Table 4 of Appendix B: Supporting Data.

AGE

Evanston's age distribution is relatively balanced, with 40 percent of its population between 18 and 44 years old. The City is also ~~a hub for retaining many~~ middle-aged and older residents, with 24 percent aged 45 to 64 and 18 percent aged 65+. The age diversity in Evanston reflects its role as a university town with a young, academic population, while also ~~historically being family-oriented with a considerable number of "move-up" homes. Although household size has dropped as many of these homes emptied out, that housing stock and a growing number of retirement~~

Comment [4]:

Historically, even through the 1980s, Evanston was shunned by young singles as having no nightlife or meetup spots, especially when it was alcohol-free, and was mocked as a city of "the newly wed and the nearly dead." Even after legalization of alcohol, the strict limits on beer and wine with meals (i.e. no bars) and the relative dearth of restaurants, the complete dearth of clubs, and the closure of downtown's only movie theatre meant almost no place even to date. The revitalization of downtown can be traced to the establishment of a few coffeehouses (including in Barnes & Noble) and the opening of the Clean Plate Club restaurants, starting with Tommy Nevins Pub, by the late restaurateur Steve Prescott, accompanied by liberalization of drinking laws and then boosted by the construction of the Century Theatre complex.

Comment [5]:

Not sure it's accurate to say Chicago is "more diverse." Chicago is less white, but Evanston is closer than Chicago to the US average. Also, I think Evanston Asian population is actually higher than Chicago's.

Comment [6]:

I don't know that "balanced" is the right word as it implies there is some sort of imbalance in a different proportion... but I don't know what single word would be better at this time

Comment [7]:

The extent to which Evanston has been University "driven" has waxed and waned. Clearly NU was a mammoth influence for decades. When Evanston shifted from Republican to Democratic in the 1970s a long period of rejection of NU influence and even hostility characterized much of the City and many of its influential elected officials. Mayor Tisdahl famously ushered in a period of detente with an offering of home-baked cookies to Pres. Shapiro. But I think many Evanstonians would bristle at the idea that the community is "driven" by NU and I am not sure NU wants to be seen as the driver, at least not publicly.

Comment [8]:

"Hub" implies attracting, whereas the older cohorts in Evanston right now are a function of the Baby Boom bump and to a lesser degree Gen X againg in place.

Comment [9]:

This is demographically complex and it is important for housing policy to understand this and what is coming.

communities supporting a broad range of age groups, including a considerable number of older adults. Data on age distribution can be found in Table 5 of Appendix B: Supporting Data.

MEDIAN AGE

Evanston has a moderately older population compared to Chicago and Cook County, with a median age of 38.0. It strikes a balance between the younger population of urban areas like Chicago and the older populations of suburban areas like Wilmette and Lincolnwood, reflecting its unique mix of academic, residential, and professional communities, as well as the movement and evolution of generations. Data on median age can be found in Table 6 of Appendix B: Supporting Data.

HOUSEHOLD INCOME

Evanston has a higher-than-average median household income. The City has always had a relatively wealthy population compared to Chicago and Cook County, and yet is more economically diverse than wealthier suburbs like Wilmette. Evanston's income distribution highlights its status as a prosperous urban-suburban mix, with most of its residents in higher income brackets. Household data can be found in Table 7 of Appendix B: Supporting Data.

HOUSING: UNITS IN STRUCTURE

Evanston's housing stock is diverse, with a strong historic presence of detached single-family homes and but an unusually high significant share of multifamily housing, which over the past several decades has seen significant growth of ~~in~~ higher-density buildings. This mix reflects its urban-suburban nature, influenced by the presence of Northwestern University and ~~its~~ closeness to Chicago. Compared to wealthier almost all Chicago area suburbs of equal or greater overall income or wealth like Lincolnwood and Wilmette, and to other communities on the North Shore, of which Evanston is considered a part. Evanston has a more multifamily-oriented housing market. Data on units in structure can be found in Table 8 of Appendix B: Supporting Data.

HOUSING: BEDROOMS

Evanston has a diverse housing mix, with a significant number of one- and two-bedroom units that likely cater to students, young professionals, and smaller households. The City also has a notable share of three-bedroom to five-bedroom homes, accommodating families and larger households: this is partly a function of the historic appeal of Evanston to growing families, and partly a function of the age and maturity of the housing stock. With nearly half of owned units built before 1940, thousands of rooms have been added to existing houses over the decades, making for larger but also more expensive housing stock. Compared to suburban areas like Lincolnwood and Skokie, Evanston has a more urban housing profile with a higher proportion of smaller apartments, reflecting its university-town nature and closeness to Chicago. Data on bedrooms can be found in Table 9 of Appendix B: Supporting Data.

HOUSING VACANCY

Evanston's housing vacancy rate is relatively low higher than the U.S. average of 5.8%, with 93 percent occupancy, indicating a stable housing market. A notable proportion of vacant homes are for rent or sale, suggesting a healthy level of property turnover. The percentage of vacant units due to other reasons is also typical, reflecting increasingly common housing dynamics in both urban and suburban areas. Evanston's vacancy rate is consistent with nearby regions but slightly

Comment [10]:

I agree that the housing market is relatively stable but not because of the vacancy rate. Also: need to break out the owned-home, house, and apartment vacancy rates. The vacancy rate is actually oddly high. I believe that it is because of a growing number of units used as pied-a-terres or held for investment. Evanston to my knowledge has made no effort to study the impact of units being held for investment or rental or as second homes.

Comment [11]:

This is a less-reported aspect of the housing "crisis," the degree to which investors and even Wall Street are now accumulating homes for investment or to rent.

higher than suburban areas like Skokie and Wilmette, which have near-full occupancy rates. Data on housing vacancy can be found in Table 10 of Appendix B: Supporting Data.

HOUSING: HOME VALUE

Evanston has a relatively high housing market value, especially for larger homes, indicating a wealthier and more desirable housing market compared to surrounding neighborhoods, and also reflecting the uniqueness of the community. Its three-bedroom and four-bedroom homes are significantly more expensive than those in Cook County and/or Chicago overall; however, such homes are generally less expensive than comparable housing in other North Shore communities. Data on home value can be found in Table 11 of Appendix B: Supporting Data.

ECONOMY: LABOR FORCE AND EMPLOYMENT

Evanston's labor-force participation and unemployment rate are consistent with broader regional trends. With a 3.6 percent unemployment rate, Evanston outperforms Chicago. This is largely a function of a much smaller proportion of Evanston being in the labor force, and the fact that the cost of living in Evanston, and its status as a "move-up" rather than "starter" community for families, over time has operated to screen for wealth and income that tend to correlate with economic success, ~~suggests Evanston benefits from a stable economy and employment opportunities, likely influenced by Northwestern University and the City's wealthier population.~~ Data on labor force and employment can be found in Table 12 of Appendix B: Supporting Data.

ECONOMY: JOB SECTOR SHARE

Evanston's economy is heavily shaped by educational services, largely due to Northwestern University, and the healthcare sector, which account for a large share of jobs. The city has relatively fewer jobs in business services, retail trade, and manufacturing compared to Chicago. Data on job sector share can be found in Table 13 of Appendix B: Supporting Data.

Comment [12]:

A huge proportion of our population, from the kids in Bobb Hall to the folks at the Mather, is not considered to be looking for a job.

Comment [13]:

Almost everyone who lives in Evanston could live somewhere else. Because it is expensive, anyone living here has self-selected and made the calculus that they can afford it. Such calculations can be wrong, or circumstances can change, but the increasingly professional and white-collar population is more insulated — usually — from unemployment threat.

KEY METRICS

Metrics are essential for tracking community change, as they provide a clear, data-driven overview of trends and progress over time. These metrics can help the City of Evanston and partner organizations identify areas of growth, challenges, and emerging needs, helping policies and initiatives to remain responsive and effective. Additionally, tracking these metrics fosters accountability, transparency, and community engagement, as community members can see the impact of strategies and call for adjustments to plans as needed. The following metrics were selected to align with the goals of the Plan:

METRIC	CURRENT VALUE	UNIT	GOALS
Population density	9,840	Population / square mile	Housing, Sustainability, Economy, Equity, Transportation
Race and ethnicity	42 percent	People of color / total population	Equity, Housing, Arts and Culture
Income distribution	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 percent	Drive alone / workers 16+	Transportation, Housing, Equity, Sustainability, Economy
High-frequency transit access	10 percent	Population within 1/2 mile of high-frequency transit	Transportation, Sustainability, Housing, Equity
Greenhouse gas emissions	36 percent	Reduction from 2005 baseline	Sustainability, Health, Equity
Building energy consumption	669,900	Metric tons of CO ₂ e	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 percent	Cost-burdened households / total	Housing, Equity, Economy

Comment [14]:
I agree with this statement in general but this mysterious table, with most of its units/values opaque to the average person, is near-useless. Since a metric is used to track over time, why is there not an existing time series for each metric??? Also, the "Goals" column suggests we have... goals for these metrics? If so what are they? Which numbers do we want to increase or decrease? Also: sources?

Comment [15]:
are all "people of color" interchangeable?

Comment [16]:
82? This is higher than US average — which been declining. Higher because of educational level?

Comment [17]:
this is a very fuzzy metric that derives mainly from age of housing stock and poverty levels. Gentrification will change this even if the amount of lead in the community does not change. Also, it's a suspect metric to focus on because it incentivizes teardowns. If we want to inventory lead in actual yard soil, or water service lines, that would be different.

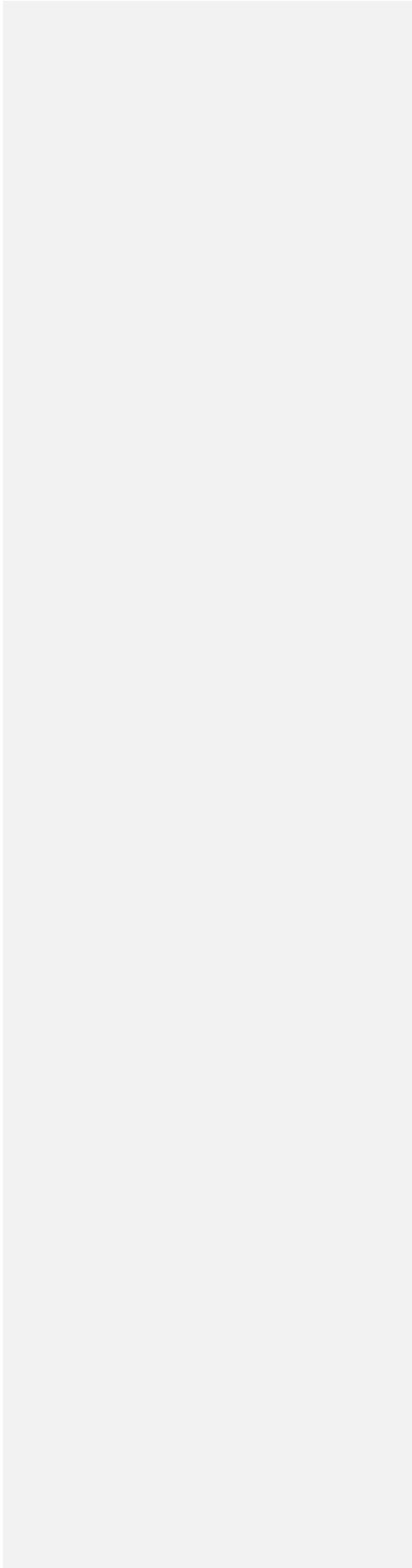
Comment [18]:
what if all the driving was in electric cars? Do we just hate cars even if powered by clean energy?

Comment [19]:
this no longer makes sense as a metric. World has changed much. Also, we need to be accounting for consumption and construction, which we never have.

Comment [20]:
a percentage would make more sense. Why is total businesses, period not also a metric? Do we only care about minority-owned businesses?

		households	
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EMERGING TRENDS

Several emerging trends are important to consider, as they may have a significant impact on the City of Evanston over the next 20 years. The following trends fall under the below categories: Demographic, Economic Restructuring, Governance, Housing, Resources, Technology, and Transportation. Additional data supporting these emerging trends is detailed in Appendix B: Supporting Data.

CATEGORY	TREND
Demographic	Declining middle class
	Suburban remix
	Smart cities
	Aging populations
	Migration to the Rust Belt
	Declining life expectancy
	Rise in climate displacement
Economic Restructuring	Nomadic workforce
	Upskilling and reskilling
	Policy "pendulum shifts"
	Climate impacts
	Rising personal debt
Governance	Trust in government
	False information operations
Housing	Aging housing stock
	Gentrification and displacement
	The affordable housing crisis
	Zoning reform
Resources	Sustainable energy
	Food insecurity
	Sustainable architecture
	Climate justice
	Water scarcity
Technology	Artificial intelligence (AI) regulations
	Sharing economy
	Digital inclusion
	Fourth Industrial Revolution
	Infrastructure overhaul
	Rise in innovation districts
Transportation	Carless households

Comment [21]:
 I find this entire table mystifying. And no, there is no supporting data in Appendix B. At minimum, many of these extraordinarily jargon-based terms need definition. Then the table would need to say which way the trend is going. "Trust in Government" for example. Which way is the "trend"? And do we mean nationally? Locally? Globally? Discussion of trends has value in a comprehensive plan, but mainly as regards land planning and civic planning. And if so, it needs to be cherry-picked for the trends that are actually most likely to impact Evanston, and fleshed out a lot more.

Some of these are very big issues; others are more media trending stories. How was this generated?

I think this is a page that could be very embarrassing to look back at years from now. Or, with improvement, perhaps it could be quite valuable, but I think that would be a lengthy task to be done right. Maybe separate out for another body. to work on.

Comment [22]:
 Of course. The infusion of the entire plan.

The City of Evanston will greatly benefit from actively monitoring emerging trends to ensure sustainable growth, economic resilience, and community well-being. By staying ahead of these trends, the City will be better prepared to address community members' evolving needs, enhance quality of life, and attract investment. In a rapidly changing world, keeping a pulse on emerging trends will help Evanston remain a vibrant and inclusive community.

Comment [23]:

Did AI write this? or an ETHS student? It is somewhat inarguable but sounds like half the "hamburger model" Evanston essays I've ever seen.

PS: Are we going to hire Trend Watchers? Does it involve watching a lot of phone videos?

As an architect specializing in multifamily housing, I want to take a moment to reflect on where we are and where we should be heading when it comes to housing in our city. I believe our approach may have veered off track, largely due to the lack of critical data on housing needs. Despite all this time, we still don't have a clear explanation for the 7% vacancy rate or how it correlates with projected population growth. More importantly, we lack essential insights into the *types* of housing people are seeking. Are residents looking for single-family homes, rentals, or condominiums? Which age groups are in the greatest need? And how do we define affordability?

One growing concern is the increasing demand for housing that accommodates aging residents, particularly those with mobility challenges. If this is indeed a pressing issue, then expanding the number of two- to four-unit walk-ups would be counterproductive, as these buildings rarely include elevators and are not required to meet accessibility standards. Similarly, if data showed strong demand for single-family homes, policies that incentivize their replacement with multi-unit housing could end up pushing families out of Evanston. Simply put, we need detailed, *objective* information about housing needs and trends—rather than making assumptions about what Evanston wants or needs.

Beyond understanding demand, we must also be realistic about the impact of new development. Looking at local sales data, we should compare the price points of existing homes with those of recently built duplexes to understand what the market could bring to us. A striking example is 2102 Harrison, where a modest home sold for \$520,000, was redeveloped into a duplex, and then sold for \$1.6 million *per unit*. This markup reflects the cost to purchase, demolish, rebuild, and generate profit for the developer. If we accelerate this trend through policy changes, we risk achieving the opposite of our stated goal—pricing out longtime residents and transforming Evanston into a city dominated by luxury housing. Before making broad claims that increased density will lead to affordability, we need to take a hard look at the likely outcomes.

In addition to the types of housing we build, we should be strategic about where we focus development. One of my biggest concerns is the lack of attention given to our struggling downtown. Empty storefronts and declining activity have been persistent issues, driving residents to spend time and money in neighboring areas like downtown Wilmette. Encouraging small businesses and mixed-use development in the heart of Evanston could help revitalize the area, creating a vibrant, 24/7 atmosphere while generating much-needed tax revenue. Given the current state of downtown, I'm surprised it doesn't receive significantly more attention in our comprehensive plan.

With this in mind, I propose the following adjustments to our comprehensive plan:

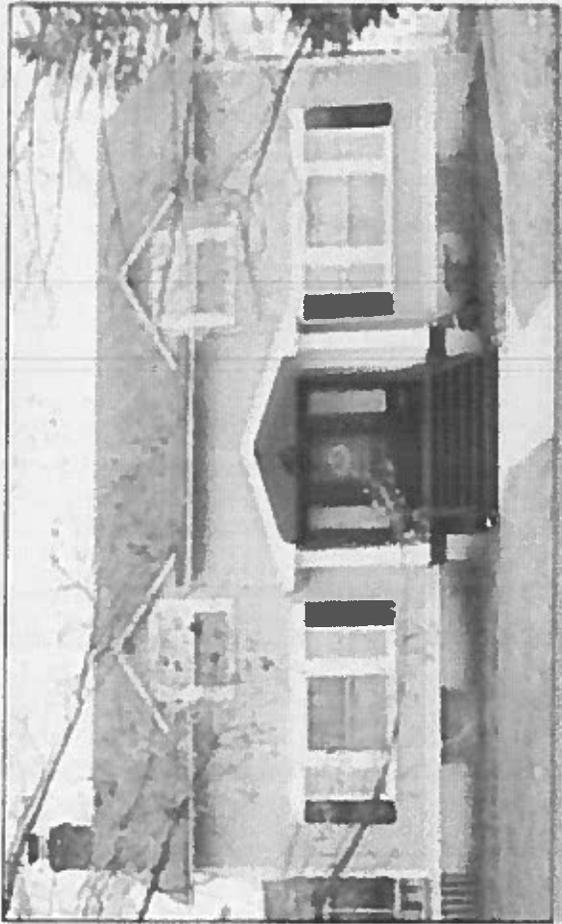
1. Collect and analyze data on what types of housing people need.
2. One page 13, in economic development “*maintain focus on revitalizing key commercial corridors*” should be reworded to say “*maintain focus on revitalizing downtown, while preserving corridors such as central street*”. Many residents seem to be happy with many of the existing “corridors” especially Main and Central and therefore shouldn’t be subject to drastic changes.
3. On page 13, in housing, remove “*revise density limits to accommodate affordable housing*”. Density doesn’t create affordability. This line creates false expectations and should not be in the comp plan.
4. On page 13, in housing remove “*remove restrictions on multifamily housing in some areas*” – we already have a lot of multifamily housing in Evanston. The ratio of multifamily seems more than appropriate for a suburb.
5. On page 14, in housing, it says “*expand and diversify housing options to accommodate a wide range of needs*”. Evanston already has an incredibly diverse housing stock per page 92, either explain what housing type we are missing, or strike this language.
6. On page 14, in housing, remove the line “*support for increased housing density and transparent zoning*”. I do not remember anyone saying they wanted density for density’s sake.
7. On page 14, in zoning revise the language from “*examine R1 zoning*” to “*preserve R1 zoning and the existing single-family housing stock.*”
8. On page 14, in zoning, “*Create a more flexible approach to zoning*”- explain what the intent of this is.
9. On page 16, in housing remove the language “*revise current density limits to accommodate affordable housing*”. Density doesn’t create affordability. This line creates false expectations and should not be in the comp plan.
10. Do we need to add a dedicated section for Downtown? Expand on how we could revitalize downtown to include specific strategies—such as encouraging mixed-use residential developments, adaptive re-use, office to residential conversions, attracting new businesses and filling vacant storefronts.

Thank you.

Michelle Chlebek

2207 Orrington

BEFORE



2102 Harrison
Sold 3/16/18
\$520,000

AFTER



2100 Harrison
Sold 8/23/23
\$1,629,000

2102 Harrison
Sold 6/20/23
\$1,649,000

ANOTHER EXAMPLE IS
SSS MICHIGAN - CHECK IT OUT

I came today to add some comments to the conversation from the last meeting about density. We've had a lot of development here in Evanston over the last 25 years and it has often brought increased density. I'd say that overall, what has been built over this time under our current zoning code has been "a positive". It has generally been good for our tax base and I support it. But I do think that development should be limited to the areas where most people "are good with it," ie. it's just not very controversial.

Let me mention some examples: I read a story a few weeks ago about how a group of 10 townhomes will be built on Central Street on empty lots — I think that's great! Putting those on the tax rolls and building new housing sounds like a "win-win". Here in Melissa Wynne's 3rd ward where I live, we've had many large new buildings go up, mostly near the train stations, and it's been fine. But I would say the most successful real estate project here by far was from about 20 years ago when 90 3-story townhouses were built at the corner of South Boulevard and Chicago Ave. where a closed up grocery store had been located. The developer's name was David Dubin and they are called the "Dubin townhouses". Those really filled a need, they have aged nicely, and we've had many friends and neighbors happy to live there over the years.

But now to say that we are going to envision Evanston 20 years from now having been upzoned across the board so that many modest houses can be torn down and replaced with new housing — I think that's a terrible idea. And it's not that I oppose duplexes and tri-plexes and apartment buildings mixed in with single family homes. We have much of that in the 3rd ward now and it's fine. It's just that we're not starting with a blank slate and creating a new town. What I oppose is the senseless destruction of what we already have: well-built vintage houses and apartment buildings. I think these help give Evanston its charm. People love Evanston's "vibe" — why on earth would we want to start destroying what we have?

Upzoning the whole town as proposed in EE 2045 is an open invitation

to developers to build, and they will respond by building whatever makes them the most money. And if it's tearing down a single family house, it's not going to be "middle housing" for teachers and firemen that they put up. They will take advantage of the proposed 40% increase in buildability in R1 districts to put up large cookie-cutter "McMansions" or its close cousin, what I call the "McLuxuryDuplex".

Here is what I'm talking about: 2102 Harrison, where a modest house in an R3 zone was bought by a developer for \$520K, torn down, and replaced with 2 duplexes which each sold for over \$1.6 million. These duplexes look like something transplanted from Bucktown or Wicker Park and this is the type of duplex that would be allowed in the R1 districts under the proposed upzoning. Make no mistake, these projects will not be built for the current residents of Evanston. They will be built to attract upwardly mobile buyers from high-priced areas of Chicago and out of town. This is textbook gentrification: bringing in the "gentry", ie. the rich folks. And if you don't think that promoting this type of new construction by zoning change would alter the character of this town, I think you're dreaming.

I just don't get it, we have a great thing going in Evanston. We have a nice mix of housing options as-is, with much recently built and much more in the works. We've had and will continue to have development and increased residential density, but we've managed to avoid the character-changing fate of the teardown-friendly suburbs (for instance, Wilmette, Park Ridge, Elmhurst, and Hinsdale). Seeking to destroy the vibe and the architectural cohesiveness of our town for some misguided dream that it will provide affordable housing, or provide "middle housing" is just wrong and I ask you to reject going along with this poorly thought out blanket upzoning plan. Let's look for sensible ways to designate only certain areas where people "are good with it" for the upzoning. Let's look for locations where property usage has changed and there could be the possibility of building another "Dubin Townhouse" project to provide that "middle housing" that everyone is talking about now. Tearing down modest houses won't provide that, it only brings gentrification, McMansions and McLuxuryDuplexes.

Thank you

Jim McKee

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Meagan Jones <mmjones@cityofevanston.org>

ETA Statement on Comprehensive Plan Draft 2

EvanstonTransitAlliance <evanstontransitalliance@gmail.com>
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Thu, Mar 13, 2025 at 10:10 AM

Please see the below statement I read at last night's meeting:

Land use policy and transportation go hand in hand. Evanston Transit Alliance supports the comprehensive plan's goals of increasing transit oriented development, encouraging a diversified housing stock including missing middle, lowered parking requirements, and developing a complete transportation network. A built environment that is people-focused with reduced car dependency will lead to lessened congestion, crashes, pollution, obesity and carbon emissions. Infrastructure and policy solutions to increase density and improve active and public transit will create a more equitable, sustainable, and economically vibrant Evanston for all residents, present and future.

We are excited to see our previous feedback from early engagement and to the first draft clearly integrated, including specific call outs to dangerous arterials in need of protected bike lanes, the negative impact limited service hours and frequencies that bus routes have on residents, accessibility concerns for CTA Rail stations and missing or poorly maintained sidewalks, as well as the need for increased investment in parks and trail connections such as along our North Shore Channel.

We strongly support the transportation impact fee for new developments to fund active transit improvements, T 13.3. This is extremely timely given the US DOT order from the Trump administration seeking to delay grant funds for bicycle and multimodal projects. It is critical, therefore, to identify mechanisms like this to ensure we can continue to invest in making our streets safer for all. We would suggest including language about analyzing other localized funding sources, such as an increase in rideshare fees or redirecting a portion of wheel taxes specifically for transportation projects.

While the CTA Yellow Line's lack of stations in Evanston gets a greater mention, specifically in Chapter 2, we would encourage T1.1 or elsewhere in Chapter 7 to include language in support of studying infill rail stations. Evanston has previously studied new stations on the Yellow Line in the 2010s, finding significant ridership potential and economic benefits- so this should be a renewed focus over the next twenty years. While the city has a limited role in controlling daily transit operations provided by third party agencies, projects like a new rail station could be advanced using the city's political capital. Planning should begin immediately to put us in a position to be ready to build when a friendlier administration takes office, and grant funding becomes available again. We can benefit off of Skokie's knowledge from the construction of their infill rail station at Oakton to follow a successful model for how this can be achieved in our community.

Language around reducing parking minimums could be tightened up. Reductions do not have to mean immediate eliminations, but can mean a phased approach too. Areas within a half mile of frequent public transit service should be targeted first for elimination of parking minimums. This also has an impact on housing affordability by lowering the overall cost of construction and not forcing residents to shoulder the price of parking capacity in their building regardless of if they use it or not. Much like how adding lanes to a roadway induces demand leading to additional car traffic, continuing to build excessive spaces for car parking will encourage car ownership to increase.

T 7.1 and 7.2 suggest adding more bike racks in the public way, let's also consider verbiage to have developers provide more bike parking on site and with consideration for e-bike charging as well.

We see a conflict wherein Chapter 7 talks about improving pedestrian mobility, but doesn't tie in the need for "well lit" streets from Chapter 2. We can value aesthetics and tradition but also safety. At the very least we need modern lighting (ie- not Tallmudge) at intersections and crosswalks specifically so drivers, cyclists, and pedestrians alike are able see what's

going on and avoid conflicts that could end in injuries or fatalities. Studies show how good street lighting has a huge impact on perceptions of safety, which is key to walkability, so that's an equity and mobility issue to make everyone but especially women and children feel safer walking around in public after dark.

These policies together will ensure concerns about increased traffic or parking congestion from new developments are tempered due to improved mobility options. Overall, this second draft is much improved, exactly as you would expect from an iterative draft process. Clearly we continue to operate with needed urgency to make these changes but also with purpose and thoughtfulness to ensure we're doing things right. When leafing through the new draft's pages you truly get the sense this is a document about Evanston, for Evanston, and by Evanston. We strongly support its goals for transportation and housing policy changes for our community's future.

Thank you.

Robert Keding of Evanston Transit Alliance

[evanstontransitalliance.org](https://www.evanstontransitalliance.org)