

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.
Michael Lohr	726 Milburn St	1/29/2025	Envision Evanston	Opposed	Written comment	When do you expect that we will see a version of the Comprehensive Plan that the public can review?		
John Kennedy	1119 Hinman	1/29/2025	Envision EV	Opposed	In person		Self	
Lynn Gendlemar	806 Milburn Stre	1/29/2025	806 Milburn Stre	Opposed	Written comment	My husband and I are vehemently opposed to any tampering with the R-1 zoning. Overturning it is the agenda of a small minority of Evanston officials (Biss), alderpersons, and employees. Residents are absolutely opposed to allowing 4-10 stories to be built in our neighborhoods. Please act on behalf of the voters/constituents/homeowners of Evanston instead of appeasing a very small minority with a ridiculous agenda. Lynn & Mark Gendlemar		
Stephen Test	1135 Hinman Ave	1/29/2025	Envision Evanston	Opposed	Written comment	I am here to comment on Envision Evanston 2045. I came before you at your last meeting to oppose the suggested up-zoning of Chicago Avenue to allow 100 foot buildings from Howard Street to downtown Evanston. I am pleased the city has delayed acting on the zoning map until later this year. My neighbors and I decided late last week that it would be a good idea to go through the draft Comprehensive Plan to see what might be in there, since it is supposed to inform the zoning map which we believe leaves a lot to be desired. Several of us spent the weekend carefully reading the Comprehensive Plan. We found the document to be severely deficient in many ways. I could talk to you for thirty minutes about the deficiencies in just the first chapter. One or two or three minute slots in public comments at your meetings are insufficient to give you and the city staff the feedback we believe is necessary to help make Envision Evanston 2045 a document we can all be proud of, embrace and support. Therefore, my neighbors and I have suggested that the city council, mayor and city staff pause the work on the draft Comprehensive Plan portion of Envision Evanston 2045 and conduct a community outreach similar to the outreach undertaken before the drafting of the plan to allow the citizens of Evanston to provide detailed feedback to the plan. That request is included below. I am calling on the Land Use Commission to join me and my neighbors in calling on the city council to engage the citizens of Evanston in a process of getting detailed feedback before undertaking the rewriting of the comprehensive plan. Steve Test 1135 Hinman Avenue 3rd Ward January 29, 2025 Letter to city council January 27, 2025: Request that the city council, mayor and city staff pause the work on the draft Comprehensive Plan portion of Envision Evanston 2045 and conduct a community outreach similar to the outreach undertaken before the drafting of the plan to gather comments, questions, suggestions and general feedback about the draft. When the draft Envision Evanston 2045 documents were released late last year many of my neighbors and I were alarmed at the suggested up-zoning of Chicago Avenue to allow 100 foot buildings from Howard Street to downtown Evanston. My neighbors and I spent three evenings attending city meetings last week to protest what we believe are egregious errors in the drawing of the draft zoning map. We have heard that groups of neighbors in other parts of the city are equally alarmed on behalf of their neighborhoods and the city as a whole. We are pleased the city has delayed acting on the zoning map until later this year. My neighbors and I decided late last week that it would probably be a good idea to go through the draft Comprehensive Plan to see what might be in there, since it is supposed to inform the zoning map which we believe leaves a lot to be desired. Several of us spent the weekend carefully reading the Comprehensive Plan. First, we found it is incomplete. The Appendix is empty and there are missing exhibits. That may be remedied soon, I hope so. There are also numerous assertions that are unsupported by any citations of data or expert statements. In just the first two chapters there are several important assumptions and conclusions that are directly contradicted by easily available data that was apparently ignored by the plan's drafters. I could talk to you for thirty minutes about the deficiencies in just the first chapter. One or two or three minute slots in public comments at your meetings are insufficient to give you and the city staff the feedback we believe is necessary to help make Envision Evanston 2045 a document we can all be proud of, embrace and support. Therefore, I suggest that the city council, mayor and city staff pause the work on the draft Comprehensive Plan portion of Envision Evanston 2045 and conduct a community outreach similar to the outreach undertaken before the drafting of the plan. Now that that we have the draft Comprehensive Plan in hand we believe it is appropriate to again give the citizens an opportunity to meet with city staff, commissioners, council members and any other interested parties to provide feedback, ask questions, make comments and offer suggestions about the draft Comprehensive Plan and what we think should and should not be in the final plan that goes to the city council for approval. These outreach sessions could be organized in a number of ways. I suggest taking a few plan chapters at a time in several meetings around the city every week where citizens and staff could have the chance to dig deep into the document and discuss ways to improve it. There are undoubtedly other ways to organize community outreach but they will all take a little bit of time. We do not believe that a month or so taken for the city to gather feedback from the citizens would unreasonably delay the redrafting of the Comprehensive Plan and we are certain such outreach will make the final document much better if everybody approaches it in good faith and with open minds. Steve Test 1135 Hinman Avenue 3rd Ward January 27, 2025		
Constance Porte	3600 Central Str	1/29/2025	Envision Evanston	Undecided	Written comment	First, I want to thank Matt Rodgers for his commendable service as head of the LUC. Second, it seems to me that the issues brought forth by the Envision Evanston isn't a for or against but how and where best to begin. Careful planning, careful inclusion of neighborhoods to weigh in on what works for each area instead of one size fits all. I am for taking time to make it right. Being careful to assure what is being built is for housing and not just to sell a property to the highest bidder.		
Gul Agha	1720 Maple Ave.	1/29/2025	Envision Evanston	Opposed	In person		Group	Optima Views Condominium Association
Gideon Kuller					Written comment	Build and higher taxes will come. There is a clear worldwide pattern of higher density development leading to higher taxes per person. Technopolis? Evanston a techno utopia? sure why not, every man woman and child in Evanston could spend several additional hours a day in front of screens, no problems there ? Burying utility lines is a false panacea. There are some advantages to dug-in utilities. There are offsetting disadvantages too. The high costs of burying utilities and maintaining buried utilities chiefly in some disaster type flooding scenarios buried utilities are more vulnerable to failure than overhead utility lines. Public transit yes sure, but cars are king for the foreseeable future. At least one parking spot for each new residential unit is ideal. Maybe not for student housing, or ghetto of the future low income units. Plenty of parking is a very real metric for quality of life, and for housing and commercial properties holding or increasing in value over time. Traffic, build and it will come. Another case of a clear pattern, worldwide. More development means more traffic, more cars, this is almost an absolute certainty. It is likely Evanston will conform to this pattern as most of the developed world has. Public transit is fine but is less popular than the private car, hands down. It is important to be honest about this when doing civic planning. Bike lanes alongside car bus truck traffic are okay, however for bicycle traffic to be really improved and for it to take off in popularity, dedicated right of ways are needed. This calls for a new level of civil engineering and social engineering. Something probably beyond the scope of typical civic planning. This would need a lot of community input. Or a really good plan could be implemented top down, but wholesale community buy in is essential in any case. Howard street and Oakton corridor in South Evanston. Up zoning this area would probably be disastrous. Traffic on Oakton increased a lot since the Kennedy expressway construction began. Drivers go all the way up and down Sheridan to and from Chicago accessing Oakton to avoid the Kennedy construction delays. Adding density to this thoroughfare could have unforeseen consequences for traffic patterns on a larger scale. Howard street feels a bit blighted, east of Clark St./Chicago Ave especially. There has been an open air drug sale operation going there for some years now, just east of the Howard ct a station. Up zoning South Evanston might bring community re-invigoration. Up Zoning might be the simplest option for cleaning up the drug market? Electric car charging accommodation is sure to be a HUGE opportunity. High density zoning for a technopolis utopia scenario without sufficient charging stations for the increased volume of people and there favorite bit of tech, their electric car, might not work. Accommodation for charging electric bicycles should be part of the techno utopia too. This might be something to really give extra consideration to.		



Meagan Jones <mmjones@cityofevanston.org>

LWVE statement - Comprehensive Plan

1 message

Jennifer O'Neil <jenoneil2@gmail.com>

Tue, Jan 28, 2025 at 10:22 AM

To: mmjones@cityofevanston.org, Envision Evanston 2045 <EnvisionEvanston2045@cityofevanston.org>, Daniel Biss <DBiss@cityofevanston.org>, Stephanie Mendoza <smendoza@cityofevanston.org>, CKelly@cityofevanston.org, Kristian Harris <kharris@cityofevanston.org>, MWynne@cityofevanston.org, JNieuwsma@cityofevanston.org, Bobby Burns <BBurns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <TSuffredin@cityofevanston.org>, Eleanor Revelle <ERevelle@cityofevanston.org>, Devon Reid <DReid@cityofevanston.org>, JGeracaris@cityofevanston.org, Luke Stowe <lstowe@cityofevanston.org>, Uri Pachter <upachter@cityofevanston.org>, "ewilliams@cityofevanston.org" <ewilliams@cityofevanston.org>

For any questions related to the attached feedback from the League, please contact

Suzanne Calder - sbcalders@gmail.com - (847) 864-1299

or Betty Hayford - ehayford@gmail.com - (847) 491-1997

 **LWVE Envision Evanston-Comprehensive Plan Statement 28Jan2025.pdf**
225K



Meagan Jones <mmjones@cityofevanston.org>

Rezoning back again

1 message

Jeff Smith <jeff@jefflaw.com>
To: Meagan Jones <mmjones@cityofevanston.org>
Cc: zoning@cityofevanston.org

Wed, Jan 29, 2025 at 2:32 PM

Meagan,

This is off-topic of my presentation tonight, but I'd be grateful if you could fwd to Commr. Lindwall and the other members:

Commissioner Lindwall wondered at the last meeting whether there would be risk in upzoning property with the idea that if it didn't work out or proved unpopular, the City could simply downzone it back, as some have suggested; wouldn't a buyer who bought in the interim based on an expected development potential suffer damage or have a claim if the property was then downzoned?

Commissioner Lindwall's concern is well-taken. At risk of oversimplification, it is fundamental to Illinois zoning law that zoning not be arbitrary or capricious. *La Salle National Bank of Chicago v. Cook County*, 12 Ill. 2d 40, 46-47 (1957). One important purpose of zoning since its inception is to "create confidence in the justice and stability of the protection afforded." *A Zoning Primer by the Advisory Committee on Zoning Appointed by Secretary Hoover* (Dept. of Commerce, U.S. Gvmt. Printing Office, 1922) at 1. See also Al Chase, "Oak Park and Evanston Find Zoning Pays," *Chicago Daily Tribune* (Nov. 13, 1921), at 126 (after zoning, a buyer "feels secure, when he buys property, that he won't have a sausage factory, or a garage, or foundry built next door").

Changing one's mind unpredictably practically defines "capricious." In a relatively early zoning case that originated in Evanston, a district that had consistently been zoned "A" residential since Evanston's first ordinance was then suddenly upzoned to "B", within the same year as the previous zoning, to allow taller apartment buildings. Nearby homeowners who objected to the upzoning sued. The case went up to the Illinois Supreme Court, which, in reversing the lower court and ruling Evanston's upzoning unconstitutional, said,

Appellants, at the time they bought their homes, had a right to rely upon the classification of the property in question which then existed and upon the rule of law that the classification would not be changed unless the change was required for the public good. The evidence does not show a sufficient change to warrant these amendments of the zoning ordinance. ... The power to amend is not arbitrary. It can not be exercised merely because certain individuals want it done or think it ought to be done. The change must be necessary for the public good.

... The action of the zoning commission in recommending the amendment in the fall of 1928 after having denied a similar petition earlier in the same year might be attributed to the fact that certain property owners agreed to the widening and paving of the streets provided the re-classification was made. These agreements not only fail to show that the amendments to the ordinance were passed for the public good but they tend to show that they were passed in deference to the wishes of certain individuals.

— *Kennedy v. Evanston*, 348 Ill. 426, 433-434 (1932).

Protecting stability and certainty is one reason why re-zoning requires notice and hearing in which both meaningful procedural and meaningful substantive due process must be accorded.

This is offered as resident information and not as advice, formal or informal, of attorney to client.

Best regards,

Jeff Smith

Jan 24, 2025

Draft - Envision Evanston 2045 comments

General

1. Land Use map identifies Campus districts (NU, hospitals, some senior living but not all). This map should also include D65, D202 & other school properties separately (there are a lot). Most are just included with Low Impact Residential. Lincolnwood School appears to be included with Perkins Woods (Park) and Lovelace Park is not shown as Park but Low Impact Residential. Showing large municipal / city owned property and uses (water treatment, city hall....) is also a thought. Essentially capturing properties that have a defined existing use that most likely will not change, and that as City or Institutional properties don't pay property taxes. This comment focuses neighbor hoods I am more familiar with. Someone should more carefully check this plan for correctness. Most of this is available on the Evanston GIS map.
2. Has there been any dialogue with NU or the other Evanston Institutions about their visions, are there any synergies? I would assume NU is concerned about the state of Evanston's downtown. If they're not they should be.
3. Considering D202 and D65 are the largest taxing entities and combined represent 67% of property taxes paid by Evanston Residents and I assume are also large employers, it is essential to understand what their plans are, or may be. How are they planning for demographic changes, how integrated and vested should they be in the Plan. Quality, well managed schools are a key factor in attracting and retaining young families which is a stated goal.

Transportation

4. Commitment to properly signing and re striping/painting existing bike lanes. Maintaining the existing bike lanes is more important than celebrating new lanes created or planned. There isn't a protected bike lane at the west end of Central Street or on Gross Point Road as shown on the map. In fact, the marked shared lanes on these streets end before the intersections.
5. Some thought/limitations for E Bikes and scooters on dedicated bike lanes, esp. those that can exceed the fed mph and/or wattage limits. Being passed on the right while driving by an E Bike in a shared bike lane is a reality, not very safe....
6. Mobility conflict map and data. For both bike and ped. conflicts it would be helpful to know the cause or fault and time of day/night..... vehicle/bike accidents are also due to cyclists not adhering to traffic regulations, or not considering their own safety (helmets, lights....). This was the outcome of a similar data analysis in Central Michigan. Basic bike safety – Helmets, visibility, lights at night, etc. are often neglected.
7. Reduce downtown and commercial street parking fees. The ParkEvanston app could allow for the first 30 min being free for Evanston registered vehicles with wheel tax paid. Possibly increase to one hour after 6pm, or no fees in the evening. Something is required.
8. The draft plan identifies Consequences and Financial issues with reducing parking fees, both lack any forethought and are simply protecting a present-day revenue source. It must be understood that a driver who arrives in their car and parks then later departs represent two "trips" in traffic analysis. An individual who arrives by Uber and later departs by Uber represents four "trips", essentially doubling the traffic and associated congestion, and doubling

the adverse ecological impact. Parking duration can be managed with the App to maintain turn over....

Land Use

9. Policy #6 states collaboration with Local Institutions to implement.... This needs a lot more detail – NU, D65 & 202.....
10. Elaborate on Mixed use corridors. Evanston lacks vacant land, but there are a lot of vehicle focused shopping centers with the majority of land area dedicated to parking. Allowing greater density and floor area will allow for residential over commercial spaces and provide more varied housing, improved street scape activation, etc.
11. LU 1.5 – who does this. The planning/zoning dept never returns phone calls and what expertise is to be offered. LU 3.1 – who and what criteria to analyze the economic impact.
12. The city/Mayor MUST MAKE SURE COMMISSIONS ARE MADE UP OF INDIVIDUALS WITH RELEVANT NECESSARY EXPERIENCE. THIS SHOULD BE OBVIOUS, BUT IT IS NOT. COMMISSION MEMBERS MUST ALSO BE HELD TO REASONABLE ATTENDANCE REQUIREMENTS OR BE DISMISSED.
13. There was some discussion at the 1/22/25 LUC regarding affordable housing and new downtown developments. That dialogue revolved around unit size/type and the desire/need for more 2 and 3 BR apartments. To achieve this the city should consider a square foot based requirement, not a per unit count. Market rate HR developments are typically 1 BR unit dominant, so a unit by unit % requirement will deliver a majority of 1 BR affordable. Is there truly a need? this doesn't address families. There are apartment buildings in Chicago with high affordable vacancies because of this. A reasonable nsf % (not 15% or 20%) would provide the opportunity to deliver larger, but fewer units. The AMI rents need to be analyzed. Smaller /studio and 1 BR affordable rents are higher per sf than the larger bedroom count units this needs to be factored in as well. There is a lot to assess in all this, simply following the Chicago model isn't the way to move forward and this appears to be what has been done for a number of years.
14. The State's property tax relief for affordable is a bit counter productive as it short changes the city and school districts for 30 years. It is almost a defacto TIF and puts the city and school's financial burden onto all tax paying businesses and residents. It is also not clear yet whether this incentive offsets enough of the Affordable unit costs.

Economic Development

15. The Mayor's introduction doesn't specifically mention economic development as part of the vision. Maybe it is assumed to be obvious, but the omission is concerning. Similarly, there isn't much in the Policies speaks to attracting businesses.
16. Evanston has a dedicated Economic Development Committee with 13 members including 6 Councilmembers, 3 city staff and what appears be a consulting economist. This is a lot of horsepower. Was this group engaged and did they contribute to the 2045 plan? Will there be public meeting with the Econ. Dev. Committee, or how will they contribute and participate? Most of this committee's data appears to simply report on trends – it isn't clear what other efforts are being made.

17. Why does this section focus on employment and job training? 55% of Evanston jobs identified to be in healthcare and education. All those categories list median wages less than Evanston's median and at or below the national median income. Is the intent to provide training future employees of the Evanston Institutions that don't pay property taxes? It appears these institutions they pay many of their employees enough to actually live in Evanston? This is what the plan and data appears to be saying.
18. Why are the employment sector color coding on the HDR images (p. 77) different? This confuses the data. As an example, the 'Industries diagram' has teal blue for Healthcare, but the 'Occupation and Median Wage diagram' uses that color for Management Occupations (highest Median wage) and healthcare is both orange and red (split into sub-categories). The two diagrams should be consistently color coded. If anything, these show better paying jobs are not in the education and Healthcare sectors that appear to be the largest employers.
19. There is a small four sentence paragraph about Tax Base. Do the authors understand the 10% vs 25% Cook County Assessment level and resulting AV? Housing gets you the 10%. Commercial the 25%. The intention is commercial properties pay higher property taxes (approx. 2.1x). So there is a need to attract property tax paying businesses in commercial properties. The paragraph also states reliance on property taxes, data that shows all sources of city tax income and fees should be included. Property tax, sales tax, liquor tax, amusement tax, RE transfer tax....
20. The Economic Dev. Committee presents data on tax revenues by month (Evanston Economic Indicator Dashboard). This data and future targets should be incorporated. Separating sales tax revenue from on site (brick & mortar) and E commerce should be included. As should the actual tax revenue the city receives.
21. Supporting local brick and mortar vs E Commerce. Brick & mortar establishments pay property taxes, sales tax and are employers. E Commerce contributes to retail vacancies with some retail/sales spaces becoming more service oriented (health care, salons, real estate offices, financial establishments, personal training.....) There is obviously no sales tax generated with these services. The city collects 1.25% of the 10.25% sale tax on goods purchased. E Commerce / distributors etc. are required to collect sales tax. Adding 1% or 1.25% city tax to these E purchases compensating for other lost revenue due to vacancies, stagnant retail development, etc. and to offset issues with delivery vehicle traffic congestion is a reasonable proposal assuming it can be implemented. E Commerce is a \$1.2 trillion/yr and growing business, distribution centers and employees are not here, so again supporting jobs and property taxes elsewhere. Old Orchard added 1% to sales tax for purchases at the mall so there is some related precedent for a localized sales tax increase.
22. Something similar, or an added city fee for Uber Eats type services.

Housing

23. What is with the Zillow References? For this type of Plan the data should come from the primary source – Cook County, and not what a google search spits out. The Institute for Housing Studies has a 2000-2024 Cook County House Price Index for single family homes. This shows the year over year increase in Evanston/Skokie to be 5.7% and the total increase over the past 17 years (from the 2007 peak) only 18%. The intent of this research is to help *housing stakeholders, policy makers, public understand this issue*. This may be a good resource for staff to engage and study instead of Zillow.

24. Similar to Economic development comment. There is a dedicated Housing and Community Development Committee. It is no clear what input this committee has or will provide. At the 11/19 HCDC meeting it appeared that staff presented that the committee's input is optional, so it appears the draft plan did not include and HCDC input. Considering the HCDC housing focus, isn't their input necessary?
25. The chronic underbuilding and underinvestment in housing is a very misleading statement. Housing construction costs (labor and materials), fees/rates and legislation have all adversely impacted housing starts. Housing is typically (99.9%) private development initiated and at the mercy of lending rates, commodity cost, labor, property taxes... The underinvestment appears to blame the development community, but in addition to a difficult lending market, city policies and legislation are serious obstacles and a major contributor to what is being called a chronic issue. If market conditions and/or a municipality makes the development process too cumbersome, expensive, time consuming... You will not attract any interest from qualified companies. What ultimately happens is a lot of wasted time and/or 'approved' projects that don't start and are never realized.
26. The supply and demand triggering housing costs is mis leading. This may have an impact on 'for sale' housing, but rental housing apartment costs have other influences. In the past 3 to 4 years the costs to operate rental properties have increased 35-45%. Property taxes, property insurance increases make up the largest portions, staff costs and operational expenses all contribute to this increase. Rent increases of 5 to 6% a year at best only offset these cost increases.
27. Any conversation regarding rents MUST consider operational costs. This is also true for on-site affordable housing. The costs just to operate apartment rental properties is at an inflection point where 60% AMI rents no longer cover the annual operational costs associated with the affordable apartments.
28. Drop any reference to RENT CONTROL. Why is this even mentioned in a Comprehensive Plan.
29. Referencing California for housing policy is an absolutely TERRIBLE idea. CA municipal policies have contributed to the stagnated starts. San Francisco needs 80,000 new units in the next 10 years, or 8,000 per year. Last year 350 units were delivered and nothing new has started. It will be at least 4 years before anything new may get delivered. The approval process, impact fees, legislation are definitely contributing issues to lack of starts. **Additionally, a 1% impact fee for Open Space was mentioned at the 1/22/25 LUC by Staff. Not sure if this was for residential only or all development proposals, but again San Fran policy was mentioned by staff and again a terrible reference if the hope is for new residential development.**
30. The Illinois Policy Section should be removed. It really doesn't make any sense in a Comprehensive Plan. As mentioned already HUD AMI rents for affordable housing are at an inflection point where those rents don't even cover costs associated with taxes and expenses.
31. Having more detailed data, possibly by ward regarding housing typology (SF & MF counts), total units, density (units per net area/acre)... Would be very helpful. This will assist in a more accurate analysis of what areas are deficient with respect to housing typology, open space, amenities/services and lack of investment. The Plan includes historic generalities, mostly race based although referred to as Race and Ethnicity.
32. **What has been missing in the dialogue is a discussion regarding multi-family typologies. Most dialogue revolves around single family R district expansions and downtown multi-family high**

rise. There is a post-war model of attached townhome and more modest, neighborhood focused multi-family. This is where apartments with higher bedroom counts, close to schools and transportation could fill a gap of both market affordability (not Affordability) and density. The city needs to focus on advancing this.

33. Finally, if you want new thoughtful development, don't load up the process with fees and requirements. The development community will simply look elsewhere for opportunities.

OTHER

88% of Evanston residents work elsewhere, but most likely spend a large portion of their income (housing/taxes) in Evanston. Where do the 34,783 non-resident workers who are employed here but live elsewhere, spend their income? not here. It can be assumed that most of this population are employed at institutions that don't pay property taxes. Including more granular data on this would be helpful.

An Economic and Housing suggestion:

- Endeavor (Evanston Hospital) is a \$5.6 billion institution. In 2023 they posted a \$470 million profit. That is a lot for a 'non-profit' tax exempt institution.
- Northwestern University has a \$13.7 billion endowment. It costs over \$90 thousand per year to attend. They are spending \$800 million on a new stadium. They don't pay any property taxes. They have a 23 staff Investment Office with a goal of returns that exceeds inflation + spending.
- Others – St Francis Hospital, Mather Lifeways...

How about leveraging these 'tax exempt' billion-dollar Institutions to somehow assist in diversifying housing typology. Shouldn't they be encouraging employees to reside in the community they work in and provide some assistance, especially if they may not be paying their staff enough to live here?

Some municipalities reference 'Workforce Housing' instead of Affordable (typically around 80% AMI rents) and leverage their non-profit institutions to assist in the development and delivery. Staff should be researching this. Simply said these institutions have much greater resources than 'developers' and are also community stakeholders.

An easy start for these institutions may be assisting employees who commit to residing in Evanston. Development or re-development initiatives for modest multi-family projects and Investment &/or equity funding source for larger projects would be a realistic strategy, but again this would necessitate participation and it doesn't appear that the 2045 draft has initiated any dialogue with these community stakeholders.