

Public Comment

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.
Jane Wickenham	2629 Central Street	4/16/2025	Affordable housing	In favor	Written comment	<p>I am writing to express my support for more affordable housing in Evanston, IL. There is not nearly enough housing to accommodate many of our homeless populations, and not enough housing for people who are paying 50% or more toward their housing expenses. This typically affects older adults (our seniors) who have lived here many years and may have to give up a home or condo and begin renting only to find that there are only luxury apartments available in Evanston. Seniors want to stay in a community that they are familiar with and perhaps be fortunate enough to find an elevator building downtown where they can walk to places to meet their basic needs after having to also give up their automobile. How do we accommodate our seniors without taking away from our students who also want to live downtown and can afford more rent. We must consider all of our populations when implementing new plans and those new plans must include more affordable housing!</p>		
Michael Lohr	726 Milburn St., Evanston	4/9/2025	Envision Evanston	Undecided	Written comment	<p>March 31, 2025 Michael F Lohr Ward 7; 726 Milburn St., Evanston Comments on latest draft of Envision Evanston 2045 Comprehensive Plan</p> <p>1. Overarching comment – delete the word “zoning” wherever it appears in the document (too many times to list individually). A Comprehensive Plan is a vision document, e.g., how we hope to see Evanston grow, develop, and prosper through land use over the next 20 years. Zoning itself is but one tool in realizing the vision envisioned in the plan, and in fact, in Evanston’s case will be a very separate and distinct tool among many to be considered later in the year. It is not helpful or rational to place “zoning” or rezoning at the forefront of so many sections of the draft plan. I would argue the repeated use of the word, and similar usages, e.g., “adjust zoning map” (page 15), “revise current density limits” (page 16), detracts and distracts from the real purpose of the Comprehensive Plan – set forth a vision for future land use and development in Evanston.</p> <p>2. Page 12 – this material is very misleading. I was one of the 206 persons who responded to the survey. The survey was anything but user friendly. I felt like I was responding to the essay question on the SAT. Likewise, the Commission should ask to see the data on the text, “adjust zoning to increase housing affordability.” That does not sound a likely response based on the text and layout of survey I took.</p> <p>3. Page 14 should reflect the overwhelming feedback at the community hearings which clearly demonstrated a much more flexible approach to zoning than was reflected in the original plan and zoning map (in fact, was it not those hearings that resulted in the Plan and zoning map being addressed independently?).</p> <p>4. The Emerging Trends chart on page 28 should be deleted entirely as it is very misleading. In earlier submissions I pointed out that US Census and State of Illinois data directly contradict the text in many lines of this chart. For example, actual Illinois DPH data predicts a significant LOSS of population in the state by 2035 and US census data shows that Illinois has in fact one of the lowest number of “carless” homes in the entire US, just to point out two examples.</p> <p>5. Page 33 states that Evanston needs more housing diversity to “bridge the gap between single family homes and large apartment complexes.” However, the data in the draft plan indicates clearly that Evanston has achieved that, at levels that often exceed nearby towns and suburbs.</p> <p>6. Likewise, page 34, states, “remove barriers to housing choice in all neighborhoods.” If you live and work in Evanston, as I do, you will see that there is not a single Ward in Evanston that has not already achieved that status.</p> <p>7. Pages 42, 43 and 45 – repeated use of the phrases, “update zoning regs,” “update zoning regs to align with the Comp plan,” and page 45, three times on the same page, “update zoning regulations.” Again, this type of language is wholly inappropriate at this point, and is literally putting the proverbial cart before the horse.</p> <p>8. The discussion of housing and housing stock on page 90 and the pages that follow deserve the Commission’s close examination. Less than a third of Evanston’s housing stock is single family, far lower than many of our neighboring towns and suburbs. And another 25% of the housing stock falls in the 2-9 family range, a not insignificant percentage of overall housing in Evanston.</p> <p>9. Page 97, delete the statement and implication, and I am paraphrasing, “that homeowners are a barrier to housing development.” That is an irresponsible, completely gratuitous, and untrue statement, not supported by a single shred of data.</p> <p>10. Page 110, the section on Age is misleading (and honestly, the draft plan is replete with this sort of misrepresentation and half-truths). The entire population of the western hemisphere is aging and births are declining. This is not unique to Evanston or even the US, and is not something Evanston is going to “remedy” or fix through increased housing density.</p> <p>11. Page 124, Preservation section. I commented on this section previously. I do not understand what the drafters intend here. On the one hand they talk about the importance of historic preservation, but next they talk about more development and affordable housing in the historic districts. Is either a priority? The historic districts constitute a relatively small portion of the city – is the desire or intent to tear down historic properties and build affordable housing in their place? Who knows, as this section is incoherent.</p>		
Steve Test	1135 Hinman Avenue		Envision Evanston	Opposed	Written comment	<p>During discussion among commissioners at the March 19 meeting Commissioner Max Puchtel displayed a lack of understanding of the purpose of public comments to the commission. He stated that unless public comments coming to the LUC were in a particular form they should be rejected. The Land Use Commission is not some engineering company working on a document. The LUC is a public commission working on the people’s business. Citizens come to any commission meeting to express their opinions with the intention to educate and inform their representatives on the commission. They expect the commissioners to hear their comments, understand their concerns and take them into account when making commission decisions. Just because the public’s comments to the LUC are not in a form Commissioner Puchtel likes does not mean he should ignore them outright. He should listen to the public with an open mind. Perhaps the other members of the Land Use Commission will enlighten Commissioner Puchtel on what his proper role on the commission is.</p>		

Scott Hight	1821 Grant Street	3/31/2025	1915-17 Grant S	Opposed	Written comment	<p>I am OPPOSED to any extension for the 1915-1917 Grant Street project as currently designed. David Wallach and Blue Paint Development have failed to show that these homes offer a solution to the affordable housing crisis here in Evanston. If the 1915-1917 homes did earnestly address the affordable housing crisis, Wallach and Blue Paint would not need an extension. No one is buying a 600 square foot house for \$350,000 (plus association fees and parking) because they are NOT AFFORDABLE. Further, no bank apparently is lending Wallach and Blue Paint any money to build these homes because banks know that one is going to buy a \$350,000 600-square-foot home. Market "comparables" show similarly sized properties can be purchased in Evanston for tens of thousands of dollars less. I urge the City to let this project die so something more well-designed, sustainable, and affordable can take its place. Thank you for your time.</p> <p>-Scott Hight, 1821 Grant Street</p>		
Mike Hauser	1715 Chancellor Street		NU Concert Stad	Undecided	Written comment	<p>I assume part of signage is a discussion of how the signs are illuminated, and how many hours of the day and night the neighbors will have to endure the purple glow of a stadium that we had to trash our zoning for. NU must consider the neighborhoods when lighting these signs.</p>		
John Storey Will	864 Sheridan Road		Envision Evanston	Undecided	Written comment	<p>I am writing to urge the commission to remove all language in Envision Evanston 2045 that advocates for increased density or upzoning. Additionally, I strongly recommend that the plan explicitly prioritize sustaining and expanding homeownership opportunities as a long-term strategy to support affordability and community stability.</p> <p>As a lifelong Evanston resident and a professional in the real estate industry, I have participated in the public engagement process and have deep concerns about the current direction of this draft plan. The push for higher-density housing is not supported by credible evidence that it will meaningfully lower housing costs. Moreover, the plan inadequately addresses the critical role of homeownership in ensuring financial stability for Evanston families and fostering lasting community investment.</p> <p>Evanston already has a diverse range of housing options. Within a block of my home, there are rentals starting at \$1,100, as well as multimillion-dollar properties, illustrating that the "missing middle" narrative is misapplied. Despite overwhelming public feedback opposing increased density and single-family zoning elimination, the current draft disregards these concerns and continues to push a high-density agenda. This disconnect must be addressed.</p> <p>If affordability and equity are truly priorities, Envision Evanston 2045 must emphasize expanding homeownership opportunities. Homeownership remains the most effective tool for long-term wealth-building and economic mobility, particularly for working and middle-class families. Yet, the draft plan barely acknowledges this fundamental aspect of community stability—mentioning it only briefly and not in the Housing section where it rightfully belongs.</p> <p>For many residents, the most pressing issue is the shortage of single-family homes within the FHA loan limit of \$524,000. Rather than prioritizing high-density rental developments, which do not foster long-term affordability or stability, the city should focus on policies that encourage and sustain homeownership.</p> <p>I urge the commission to revise Envision Evanston 2045 to reflect a more balanced and community-driven approach. The plan should:</p> <ul style="list-style-type: none"> Remove all calls for increased density and upzoning. Include a clear, prioritized commitment to sustaining and increasing access to homeownership in the Housing section. Commit the city government to study to determine how much affordable housing it feels that it actually needs. Align with the expressed concerns of Evanston residents rather than imposing top-down policies that lack local support. <p>The future of Evanston depends on a comprehensive plan that genuinely reflects the needs and aspirations of its residents. I appreciate your time and consideration in making these necessary revisions.</p>		
Karen Appleby	1720 Maple Ave,	4/9/2025	Church Street Hi	Opposed	Written comment	<p>The proposed building is too tall for the location and does not provide offsetting benefits (increased affordable housing for families or improved neighborhood amenities) to compensate. The building will provide mostly studios and 1 bedroom luxury apartments that will appeal to students. Apartments are too small for families, who will need cars and will find the access to parking challenging. Larger apartments are mostly on the upper floors --- clearly intended to maximize views and support higher rents. Public transportation is not robust enough to support a no car lifestyle except for student populations. Parking challenges will also not appeal to the elderly or disabled. The inevitable transient populations that result will not be committed to building the neighborhood or helping provide the foundation for growing stable businesses.</p> <p>When I purchased my condo, I expected Evanston to retain its accessible, walkable character -- not become a collection of skyscraper canyons. The building height will cause wind that will make navigating Maple Street difficult -- the garage is used by disabled people accessing local doctor's and physical therapy offices, as well as families with young children accessing the movie theater and SkyZone. My own grandchildren will have difficulty navigating the street. While a few new tall buildings may be appropriate downtown, we should not be putting up residences that are so close to each other that privacy is impossible. Both owners and apartment dwellers should have access to light and air.</p> <p>If it is to move forward, the scale of the project needs to be modified to provide a better balance of neighborhood impacts.</p>		
Nate Kipnis						<p>I think that the allowable bulk massing of buildings in the residential zoning districts, should be more articulated. In Lake Bluff, they have in their zoning ordinance that once you come in for the side yard setbacks, you can go up 17' and then the massing has to be at a 45° angle. Dormers and chimneys are allowed to penetrate that bulk envelope, but otherwise, this really brings down the massing of the structures. It is very obvious when you go from Lake Bluff where that is the code, to Lake Forest right next door. Lake Bluff has a much smaller scale feel to it because of that.</p> <p>Additionally, when I went to school at the University of Colorado/Boulder, in the early '80's they instituted a 'Solar Rights Access Ordinance'. I don't recall the geometry of it, but it is similar to Lake Bluffs but was done to ensure that if you invested in a solar system for your roof, which back then was very expensive, a neighboring building could not shade your panels.</p> <p>I think both of these examples provide a solid rationale for not allowing a massing to go full up to the allowable height. I hope that this can be taken into account in the new zoning ordinance.</p> <p>Nate Kipnis, FAIA Kipnis Architecture + Planning</p>		



Preservation Commission

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Members of the Land Use Commission,

On March 11, 2025, the Preservation Commission met to [discuss and comment](#) on the second version of the Envision Evanston 2045 draft comprehensive plan. Our discussion was rooted in Evanston's [Preservation Ordinance](#) and our mandate to promote the City's cultural, educational, economic, and general welfare and to ensure the continued use and existence of landmarks and historic districts.

We appreciate this opportunity to share our comments on the second draft comprehensive plan and acknowledge the work City staff has undertaken to incorporate many of the initial comments sent by the Commission in December of 2024.

The City of Evanston Preservation Commission recommends the following revisions to the second draft of the Envision Evanston 2045 comprehensive plan. Explanations and details for each of these recommendations can be found on subsequent pages of this letter (page numbers in parenthesis).

1. Further develop the Neighborhoods and Places Chapter and modify the plan's land use strategy. (p. 2)
2. Support implementation of a deconstruction ordinance. (p. 2)
3. Include a policy or action statement that addresses the historic and cultural significance of trees and landscapes. (p. 3)
4. Address the treatment of parks and open spaces within historic districts. (p. 3)
5. Further support organizational structures and new capacity building approaches necessary for the preservation program to meet the needs of the community over the next two decades. (p. 3)
6. Revise the historic resources map to reflect current conditions. (p. 3)
7. Include a new policy statement and associated actions that address the preservation ordinance and the treatment of existing and eligible landmarks and historic districts. (p. 3-4)
8. Further develop the plan's implementation chapter. (p. 4)

Introduction

The Commission acknowledges the work City staff has put into the second draft of the plan. Specifically, the second draft contains more overt support for implementing Preserve 2040, the transformative nature of Neighborhood Conservation Districts, collaborating with Native American and Indigenous tribal representatives, and combatting displacement. The second draft contains additional metrics and data that can start guiding decision-making and citations if additional context is needed. A Community Systems Chapter has been added that describes Evanston's network of essential services and encourages partnerships that could increase efficiency and opportunities for enrichment. Finally, adaptive use features vary prominently throughout this revision, not only in the Preservation Chapter but also for its ability to advance key affordability, economic, and climate resilience goals.

The following additions are intended to continue to expand and enrich the second draft comprehensive plan for the benefit of the community and future generations of Evanstonians.

Neighborhoods and Places:

1. **Further develop the Neighborhoods and Places Chapter and modify the plan's land use strategy.** The Commission is pleased to see the addition of this chapter due to the previous request for a chapter on community character and urban design. However, this chapter needs further development to be effective. Residents likely do not associate their neighborhood's sense of place and unique character with its ward. Utilizing this as the chapter's framework does not adequately represent Evanston's unique character. Instead, the Commission recommends that the approach be modified to:
 - Identify, celebrate, illustrate, and analyze the historic development patterns of various neighborhoods, business districts, distinct areas within the downtown, and other unique cultural landscapes across the City. These areas transcend political boundaries and provide tangible links to Evanston's spirit, the community's collective memory of place, and our diverse identities. This approach should directly influence the proposed land use strategy and translate into future zoning frameworks that are contextual with existing built fabric.
 - Define human-centered design and thoughtful urban design strategies. Use historic design vocabularies and existing vibrant built environments as points of inspiration for preferred future built outcomes. Illustrate preferred treatment approaches that are compatible, scaled appropriately, and based on the unique character and already vibrant built environments that exist across Evanston.
 - Empanel an Urban Design Commission to build capacity and facilitate implementation of the chapter's actions. This Commission would act as a companion body to the purposes of the Land Use Commission and Preservation Commission.

The importance of this chapter and our recommendations for it cannot be understated. Evanston's built environment is complex and rich in its diverse character and cultural value. New approaches must be purposeful and strategic. With the aforementioned changes in approach, this chapter will catalyze a more sensitive and complex land use strategy that appropriately respects contextual design vocabularies and existing built forms. This will inherently identify locations that are not expendable – areas that already meet the varied goals of this plan and are deserving of stabilization. It will also identify areas that can more readily absorb future change in advancement of the City's growth and housing goals without adverse effects on our collective memory of place and identity.

Environment:

2. **Support implementation of a deconstruction ordinance.** The draft comprehensive plan only tangentially references the importance of embodied energy and carbon and the benefits of deconstruction. We believe the issue should be more explicitly addressed so that it can be meaningfully advanced through the implementation of a deconstruction ordinance.

The Commission recommends modifying action statement 8.2 to read, *"implement a deconstruction ordinance to reclaim and reuse building materials."*

- 3. Include a policy or action statement that addresses the historic and cultural significance of trees and landscapes.** Many individual trees are part of the historic and cultural landscape of the community. Preservation of setting, which includes significant landscape features and heritage trees, is essential to retaining Evanston's sense of place and community character.

Parks and Open Space:

- 4. Directly address the treatment of parks and open spaces within historic districts.** Many parks and open spaces, including the majority of the City's lakefront, are located within a historic district. The historic associations and cultural significance of these resources should be a foundation for informing future planning, use, and design decisions.

The Commission recommends adding an action statement PO3.4 under policy statement #3 within the parks and open space chapter that reads, *"examine the historic and cultural significance of parks and open-spaces to inform future planning, use, and design decisions."*

Preservation:

- 5. Further support organizational structures and new capacity building approaches necessary for the preservation program to meet the needs of the community over the next two decades.** The Commission believes that an effective 21st century preservation program lives at the intersection of affordability, economic vitality, sustainability, and celebration of our diverse places, people, and stories. In order to effectively administer the City's preservation program while meeting the comprehensive plan's identified needs and challenges, additional and creative capacity approaches will be necessary.

The Commission recommends modifying policy statement #7 within the preservation chapter to read, *"Increase the number of professional staff charged with administering the preservation program and enact creative organizational structures and capacity building approaches that include a broad spectrum of stakeholders in preservation efforts."*

- 6. Revise the historic resources map to reflect current conditions.** The historic resources map should be revised to accurately identify the boundaries of the local Northeast Evanston Historic District, include all individual landmarks and resources identified as eligible for designation, and illustrate the locations of legacy businesses and Shorefront Legacy Center's African American Heritage Sites. Understanding the location of these resources will help inform future preservation-oriented planning and land-use decisions.
- 7. Include a new policy statement and associated actions that address the preservation ordinance and the treatment of existing and eligible landmarks and historic districts.** Although the plan's current policies and actions address many ways the preservation program will evolve and grow to meet the City's vision for the future, it is silent on the treatment of existing and eligible historic resources. The comprehensive plan should affirm the City's commitment to retaining, safeguarding, and actively managing our historic resources for their indispensable role in communicating and maintaining the visual character, social fabric, and cultural heritage of our community.

Not including this commitment as a clear policy in drafts 1 or 2 has created significant uncertainty within the community regarding the relationship between the draft comprehensive plan and the City's preservation program and preservation ordinance. The Commission recommends that this be the first policy statement within the preservation

chapter and read, “Safeguard the integrity of the city’s landmarks, historic districts, and built resources eligible for designation.”

This new policy statement would have four corresponding action statements including:

- Maintain a strong preservation ordinance that aligns with best practices and evolving trends.
- Establish advisory review requirements for demolition and construction of principal structures within the city’s National Register Historic Districts that lack local protection.
- Provide technical assistance and advisory review for construction of new principal structures adjacent to individual landmarks outside of a local historic district.
- Establish demolition delay procedures for properties the Preservation Commission has identified as eligible for landmark designation.

Implementation:

8. Further develop the implementation chapter. The Commission is pleased to see an implementation chapter included. However, the content within this draft reads only as a statement of intent rather than an actual plan for implementation. This chapter should be further developed to prioritize the plan’s actions, seek to build capacity, identify preferred organizational structures and collaborative approaches, detail an implementation timeline and matrix, explore potential funding sources, and most importantly examine how and where various actions intersect with one another across chapters to discover needs for collaboration and communication. Without these changes, the comprehensive plan, even with occasional review and reporting, risks being reactive and ultimately ineffective.

As requested, the Commission has attached inline text edits that incorporate our specific recommendations above. These edits also propose additional critical revisions to the draft text that addresses inaccuracies, removes ambiguity, and strengthens approach. We wish you well in your deliberations and look forward to assisting you further in any way deemed appropriate or necessary.

Respectfully submitted by the members of the 2025 Preservation Commission,

Carl Klein, Chair

Thomas Ahleman, Vice-Chair

Amanda Ziehm, Secretary

Sarah M. Dreler, PhD

Beth Bodan

Stuart Cohen, FAIA

John R. Jacobs

Lesa Rizzolo

Charles Smith

Matthew H. Johnson, PhD

Joshua Bowes-Carlson

Chapter 8: Environment

POLICIES AND ACTIONS

Prioritize stormwater management strategies that protect water quality, manage flood risks, and enhance the natural function of wetlands, floodplains, and water bodies.

| ENV 8.2 [Implement a deconstruction ordinance to r](#)Reclaim and reuse building materials.

Chapter 9: Parks, Recreation, and Open Spaces

POLICIES AND ACTIONS

Increase city investment to maintain, operate, and improve equitable park and recreational facilities.

[PO 3.4 Examine the historic and cultural significance of parks and open-spaces to inform future planning, use, and design decisions.](#)

Chapter 14: Preservation

INTRODUCTION

Historic preservation plays a key role in Evanston's future by maintaining the cultural, architectural, and historical resources that establish a sense of place and contribute to our community's unique identity. Leveraging preservation as a foundational land-use tool allows us to successfully balance and implement the City's long-term economic development, housing, sustainability, and cultural enrichment goals. By weaving historic preservation into the fabric of our future planning, Evanston [can promote new housing development and revitalization projects while simultaneously maintaining](#) ~~will not only maintain~~ its identity and collective memory [of place](#) for generations to come. ~~but also promote new housing development, revitalization projects, and heritage tourism.~~

The City of Evanston first adopted its Historic Preservation Ordinance in 1975~~8~~ with a commitment to identify and preserve "areas, properties, structures, sites, and objects having a special historical, community, architectural or aesthetic interest or value to the City and its citizens," and to foster "civic pride" in Evanston's unique architecture, landmarks, and districts. The Historic Preservation Ordinance also seeks to protect important buildings and resources through designating, restoring, and rehabilitating local landmarks and districts. The Evanston ~~Historic~~-Preservation Commission oversees the ordinance's implementation, including the ongoing survey and inventory of buildings, sites, and structures; the designation of local landmarks and districts; and the issuance of Certificates of Appropriateness for [new construction](#)~~improvements~~, [alterations](#), [additions](#)~~alterations~~~~additions~~, [relocation](#), and demolitions of [landmarks and](#) ~~City Landmarks as well as~~ [properties](#)~~objects~~ within local historic districts. Evanston ~~is~~~~was proudly~~ recognized as one of the first municipalities to receive Certified Local Government status from the State of Illinois in 1985, highlighting its expertise in historic preservation. This designation unlocks access to state and federal historic preservation grants and enhances the City's preservation initiatives through the federal Certified Local Government Program, established by the U.S. Congress and supported by the National Park Service and the Illinois Historic Preservation Agency.

[An effective 21st Century preservation program lives at the intersection of affordability, economic vitality, sustainability, and celebration of our diverse places, people, and stories. In order to implement the actions needed to evolve, advance, and expand the preservation program over the next two decades, a logical, transparent, and efficient framework that keeps pace with residents' evolving needs is necessary. The Preservation Commission has made strategic changes to the program over the past five years aimed at reducing burdens on homeowners and the Commission's volunteer capital. Additional education and outreach will be necessary to overcome entrenched misperceptions of the program and to communicate its value to the broader community. The Commission should continue to assess the effectiveness of the program and examine additional strategic changes that work to balance the integrity of the city's historic resources with increased flexibility for routine types of work as well as the use of innovative materials and technologies. Evanston has an opportunity to not just follow historic preservation best practices, but to lead in their discovery and implementation, and Preserve 2040 in conjunction with newly available volunteer capital on the Commission provides this critical roadmap.](#)

POLICY STATEMENTS

- [1. Safeguard the integrity of the city's landmarks, historic districts, and built resources eligible for designation.](#)
- ~~4.~~[2.](#) Support adaptive use and rehabilitation of historic buildings to support the City's economic development and housing goals.
- ~~2.~~[3.](#) Continue to survey and document properties eligible for historic designation and protection.
- ~~3.~~[4.](#) Promote historic preservation tools and approaches [that mutually advance](#) ~~in line with~~ the City's growth, housing, environmental, and economic development goals.
- ~~4.~~[5.](#) Preserve ~~resources~~~~spaces~~ that embody the City's diverse historic, social, and cultural periods, people, and events.

~~5.6.~~ Promote inclusive economic development in historic areas to minimize displacement and support communities.

~~6.7.~~ Establish, maintain, and leverage a range of incentives and programs to address [property maintenance, restoration, neighborhood rehabilitation](#), and [neighborhood stabilization](#) needs.

~~7.8. Include residents, educational institutions, and other partners in preservation efforts.~~

Increase the number of professional staff charged with administering the preservation program [and enact creative organizational structures and capacity building approaches that include a broad spectrum of stakeholders in preservation efforts.](#)

EXISTING CONDITIONS

Evanston is proudly committed to preserving its historical, cultural, social, and architectural heritage. Known for its diverse architecture — including an outstanding collection of [vernacular working class resources and high-style](#) Victorian and 20th century Period Revival, Prairie, Craftsman, Mid-Century Modern, and Contemporary styles — Evanston is set amid a landscape of mature trees and expansive parkways. Our vision is to build on these architectural and historical resources, ensuring they are cherished and celebrated by future generations. Daniel Burnham, a distinguished architect and urban designer, hailed Evanston as the place that “fills my longing,” and the 1917 Plan of Evanston recognized the City’s rich architectural heritage, encompassing not only grand mansions but also valuable ~~everyday vernacular~~ structures.¹ The City earned the name “City of Homes” due to the artistic diversity and quality of its housing stock, a well-deserved title that continues to enhance Evanston’s appeal today. These historic homes, many designed by some of the country’s best architects, are preserved and celebrated for their architectural, cultural, and historical significance, and feature high-quality materials, [visual interest](#), and construction techniques rarely seen in new construction today.

Evanston’s commitment to historic preservation ensures its heritage is celebrated and protected for generations to come. This commitment is bolstered by organizations like the Evanston Preservation Commission, which has identified, protected, and actively managed significant structures, sites, and landscapes since the 1970s. Its efforts, along with those of local history-oriented organizations and community groups, are important in safeguarding Evanston’s rich heritage. The Evanston History Center (housed in the Charles Gates Dawes House, a National Historic Landmark), the Shorefront Legacy Center, Northwestern University, and the Gichigamiin Indigenous Nations Museum (formerly the Mitchell Museum) are also pivotal in preserving and interpreting Evanston’s rich cultural histories — including those less acknowledged and underrepresented in the built environment.

Preserve 2040, Evanston’s long-range preservation plan, was adopted in December 2022. This comprehensive plan serves as the Preservation Commission’s primary guide for [the evolution of the preservation program](#) — balancing the reality of a changing environment and the desire to preserve the character, heritage, and vibrancy of the community.

HISTORIC DISTRICTS

National Register Historic Districts are geographically defined areas that have a high concentration of sites, buildings, structures, or objects with historical, architectural, or archeological significance. The National Register is maintained by the U.S. Department of the Interior. Local landmarks and historic districts are areas designated by a local ordinance as recommended by the Historic Preservation Commission. Designation as a local historic district or landmark offers protections and active management through the Preservation Ordinance, while federal designations are ~~largely~~ celebratory unless state or federal funding or permits are sought or required. Evanston contains five

¹ Evanston History Center. (n.d.) *Burnham at Home in Evanston*. <https://evanstonhistorycenter.org/stories/burnham-at-home-in-evanston/>.

National Register Historic Districts, all of which are overlaid as local historic districts, except for the Oakton Historic District and the northern half of the Northeast Historic District. [The properties within the noncontiguous thematic Suburban Apartments district are also local landmarks.](#) Additionally, the Women's Christian Temperance Union District is a local district but is not on the National Register.

Women's Christian Temperance Union District (local)

Located on the west side of Chicago Avenue between Church and Clark Street, this district was established to provide local protections for the campus of buildings associated with the Women's Christian Temperance Union and Women's Suffrage Movement. These buildings are also listed as National Historic Landmarks, the highest federal designation, because of their historic and social significance to the United States.

Lakeshore Historic District (federal and local)

Nestled in southeast Evanston, this district has a total of 774 primary structures and 557 secondary structures. It is primarily residential, and a prime example of late 19th and early 20th-century inner suburban development. It features a grid plan with rectangular blocks and alleys. Most major streets run north to south, with deep parkways lined by mature trees and ornamental lamp posts. Buildings comprise a wide range of architectural styles, with parks and public gathering spaces spread throughout the district, including Burnham Shores, Centennial, Clark Square, Dawes, Elliot, and Garden Parks as well as Kelly and Snyder Tot Lots.

Ridge Historic District (federal and local)

Set apart by its topography, which attracted early settlers in the 1830s and 1840s, [the Ridge Historic District](#) has evolved into a dynamic residential area. Following the Chicago Fire, it was shaped by residents engaged in professional, mercantile, and manufacturing work. Land use in the district is mainly residential, with large, owner-occupied detached homes with 2 to 2.5 stories on large, deep lots and spacious parkways. This district has 397 primary structures, 129 of which are architecturally significant and another 136 that contribute to the district's overall history.

Northeast Evanston Historic District (federal and local)

Located north of the Central Business District, this district includes 546 primary buildings and structures within a long and narrow area of approximately 12 blocks within the former town of Evanston and Village of North Evanston. Primarily made up of detached homes, the district also includes multiunit buildings, university offices, educational facilities, and parks. Architectural styles are highly varied, with buildings constructed from 1860 to the present. Colonial Revival, Craftsman, and Tudor Revival are the main styles, which were popularized during the height of development along Evanston's streetcar system on Sherman Avenue and Central Street. The district features properties on lots ranging from 4,000 to 35,000 square feet, similar to the Ridge Historic District and Evanston Lake Shore National Register Historic District. The district benefits from one of the widest rights of way in Evanston at around 100 feet, resulting in generous sidewalks and parkways lined with mature trees and streetlights. The northern half of the district, located north of Lincoln Street, is not overlaid with a local historic district — leaving these significant resources vulnerable to development pressure, including demolition and improper alterations.

Oakton Historic District (federal)

Located at Evanston's southern border with Chicago, 203 primary buildings and 134 outbuildings shape this residential district. The housing landscape is characterized by a mix of detached homes, duplexes, apartment buildings, and townhouses constructed between 1913 and 1964. Like other historic districts, it features a variety of architectural styles on lots ranging from 4,300 to 8,500 square feet, slightly smaller than in the Northeast Evanston and Ridge Historic districts. Despite its narrower right-of-way width of around 62 to 63 feet, the district's streets have sidewalks and parkways with mature landscaping and the ornamental lamp posts found in other districts. Like the northern half of the Northeast Historic District, the Oakton District is also vulnerable to increased

development pressures, including demolition and improper additions and alterations due to the area not being overlaid as a local historic district.

Northwest Evanston Historic District (eligible)

The Preservation Commission has identified the Northwest Evanston Historic District as eligible for historic designation, although it has not yet been nominated for national or local designation. Explored as part of the Illinois Historic Structures Survey of 1972 by the State of Illinois [as an intensive survey area](#)~~for a potential historic district~~, northwest Evanston was surveyed [again](#) in the late 1980s with funding from a Certified Local Government grant, and is currently listed as eligible for designation by the Preservation Commission [as a historic district](#) due to its architectural significance. It includes over 60 landmarked properties and additional sites likely to be eligible for landmarking or designation as contributing structures. The area is southwest of, and adjacent to, the original village of North Evanston, with Harrison and Golf/Simpson Streets forming its north and south boundaries, Lawndale and Pioneer Avenues its west and east boundaries, and Bennett Avenue on the southeast. It merits consideration as both a national and local historic district as a distinct type (single unit) and period (1895 to 1937), and includes the work of several master architects of that period.

Suburban Apartment Buildings District (federal)

This [noncontiguous thematic historic district is listed in the National Register of Historic Places](#) ~~and category~~ refers to 48 buildings dating from 1890 to the 1920s that exemplify the suburban apartment building styles popular in Evanston during the unprecedented building boom of the 1910s and 1920s. These structures range from rowhouses, duplexes, triplexes, and railroad apartments to courtyard buildings. These suburban apartment buildings contain elements common to detached homes, such as projecting bays, sun porches, gables, chimneys, and decorative façade treatments. The layout of units and hallways is designed to promote natural light and ventilation. These apartments offer lots of green space, typically in the form of courtyards with neat lawns, flower beds, benches, and fountains. [Following induction into the National Register, these resources were designated as local landmarks, affording active management and protection under the preservation ordinance.](#)

LANDMARKS

In addition to local historic districts, 56 properties are individually listed in the National Register, and dozens more have been identified by the State Historic Preservation Office as eligible. The City also has over 850 registered individual local landmarks. ~~Of these, Most are in the federal-only portion of the Northeast Historic District and the proposed Northwest Evanston Historic District, and~~ about 430 are not [located within](#) a local historic district. Most landmarks outside a designated district are single and multiunit residences or institutional buildings, including ~~many on a few on~~ Northwestern University's campus, and other local historic school buildings. Furthermore, the Preservation Commission has gathered a list of over 60 properties, identified through surveys conducted in Downtown Evanston, [within the Lakeshore Historic District](#), and along the Chicago Avenue corridor, that are eligible for local designation. ~~but not housed within existing historic districts.~~

KEY CHALLENGES AND OPPORTUNITIES

Balancing Historic Preservation and Development Needs

Evanston's historic resources are major factors that define Evanston's built environment and identity. As the City [looks to increase](#)~~removes barriers to~~ housing production, addresses climate change and resilience, and supports economic development, synergies exist with historic preservation. [Past preservation](#)~~Past~~~~Currently, preservation~~ initiatives tended to focus on high-style architectural achievements [and did not identify or designate](#), ~~often overlooking~~ the significant contributions of

working-class, marginalized, and ethnic communities [at the same rate](#). It is crucial to actively research, identify, and document these cultural heritages. By prioritizing preservation that advances racial equity, addresses housing affordability, and prevents displacement, Evanston can foster inclusivity and bolster economic resilience. Engaging historically excluded communities in the preservation process, safeguarding local businesses, and offering financial assistance for community-driven projects in historically significant neighborhoods will enhance the City's commitment to sustainability and affordable housing while honoring its rich [and varied](#) history.

POLICIES AND ACTIONS

The following policies and actions highlight the important role preservation plays in achieving the goals of Envision Evanston 2045.

Safeguard the integrity of the city's landmarks, historic districts, and built resources eligible for designation.

[P 1.1 Maintain a strong Preservation Ordinance that aligns with best practices and evolving trends.](#)

[P 1.2 Establish advisory review requirements for demolition and construction of principal structures within the city's National Register Historic Districts that lack local protection.](#)

[P 1.3 Provide technical assistance and advisory review for construction of new principal structures adjacent to individual landmarks outside of a local historic district.](#)

[P 1.4 Establish demolition delay procedures for properties the Preservation Commission has identified as eligible for landmark designation.](#)

Support adaptive use and rehabilitation of historic buildings to help achieve the City's economic development and housing goals.

[P 2.1](#) Streamline the permit review process for adaptive use of historic properties.

[P 2.2](#) Provide technical and financial assistance for owners of historic properties, including support for decarbonization efforts.

[P2.3](#) Promote preservation-based economic development strategies in the City's existing commercial environments, downtown, and neighborhood business districts.

[P 2.4](#) Explore regional and national membership programs that support local businesses and districts.

[P 2.5](#) Support the adaptive use of significant institutional structures, such as schools and buildings of assembly, to increase residential density while preserving their historical, architectural, cultural, and social value to the community.

Continue to survey and document properties eligible for historic designation and protection.

[P 3.1](#) Implement the survey and documentation recommendations of Preserve 2040.

[P 3.2](#) Conduct a cultural landscape survey of Evanston.

P 32.3 Support landmark nominations for eligible properties.

Promote historic preservation tools and approaches that mutually advance in-line with the City's growth, housing, environmental, and economic development goals.

P 43.1 Support National Register nominations for Evanston's historic income-producing resources to provide access to financial incentives and tax credits that encourage rehabilitation and adaptive use efforts.

P 43.2 Designate historic districts in areas with cohesive artistic and architectural compositions or concentrations of existing landmarks.

P 43.3 Establish technical assistance and incentives for building deconstruction and materials reuse over demolition.

P 43.4 Improve procedures for designating commercial landmarks that identify where change should be minimized and highlight where flexibility is appropriate.

P 43.5 Incorporate environmental elements, such as trees, landscapes, parks, and open spaces, into preservation plans — especially within historic districts and along Evanston's lakefront.

P 43.6 Encourage the use of innovative materials and technologies for flexible and sustainable preservation.

P 43.7 Promote adaptive reuse of structures to align preservation efforts with sustainability goals.

Preserve resources spaces that embody the City's diverse historic, social, and cultural periods, people, and events.

P 54.1 Allow for landmark designations based on cultural and social significance and provide additional flexibility in design review.

P 54.2 Collaborate with local community organizations to support the collection of oral histories and personal narratives from residents of color and underrepresented population groups and identities to inform future designations.

P 54.3 Require appropriate names for new developments and streets to foster and retain the cultural and historical aspects of the community.

P 54.4 Support the creation and designation of a cultural historic district that celebrates residents of color and other underrepresented populations.

P 54.5 Prepare Neighborhood Conservation District Plans and support neighborhood planning efforts in areas where residents have expressed interest in enhancing and stabilizing neighborhood character, identity, and affordability.

P 54.6 Work with tribal representatives to identify reburial sites for Indigenous remains, fostering respect, healing, and environmental stewardship.

Promote inclusive economic development in historic areas to minimize displacement and support communities.

| P ~~6~~5.1 Strengthen programs that recognize and support businesses owned by historically marginalized communities, offering financial aid, marketing support, and partnerships to prevent displacement.

| P ~~6~~5.2 Use asset mapping to identify culturally significant businesses and areas vulnerable to development and market pressures and ensure they receive targeted support to maintain their presence.

Establish, maintain, and leverage incentives and programs to address property maintenance, restoration, rehabilitation and neighborhood ~~rehabilitation and~~ stabilization needs.

| P ~~7~~6.1 Create financial incentives, funding programs, ~~and/or~~ partnerships to support historic preservation efforts and community-led projects aimed at revitalizing and preserving landmark buildings and resources including those associated with historically underrepresented and marginalized neighborhoods in Evanston.

| P ~~7~~6.2 Protect naturally occurring affordable housing (NOAH) — private properties that are affordable without government subsidies — and prevent displacement by creating conservation districts.

| P ~~7~~6.3 Promote heritage tourism to expand knowledge of Evanston's cultural heritage.~~history~~.
Include residents, educational institutions, and other partners in preservation efforts. Increase the number of professional staff charged with administering the preservation program and enact creative organizational structures and capacity building approaches that include a broad spectrum of stakeholders in preservation efforts.

| P ~~8~~7.1 Work with community partners to advance preservation efforts and decision making.

| P ~~8~~7.2 Spread awareness of preservation efforts and increase education and advocacy efforts to foster community pride.

| P ~~8~~7.3 Encourage private historic protection measures by providing information on incentives to property owners.

| P ~~8~~7.4 Ensure the City of Evanston leads by example and follows preservation best practices in municipal decision making and capital improvements.

| P ~~8~~7.5 Support the value and policy statements within Preserve 2040 and expand implementation of the Plan's initiatives through 2045.

| P ~~8~~7.6 Consult more with Tribal Historic Preservation Officers, whose ancestral homeland includes Evanston, to ensure potential archaeological resources are treated with the sensitivity and respect they deserve.



Meagan Jones <mmjones@cityofevanston.org>

Environmental Justice Evanston's comments on the Envision Evanston 2045 Plan

Jerri Garl <jerrigarl14@gmail.com>

Thu, Apr 3, 2025 at 4:00 PM

To: jkclindwall@comcast.net, mmjones@cityofevanston.org

Cc: Janet Alexander Davis <jalexan801@aol.com>, Hank Neuberger <hank@springboardproductions.net>, Laura Perry <l.perry.009@gmail.com>, Josephine Bryan <ecjbryan@gmail.com>, Liana Zogbi <lzogbi99@gmail.com>, Martha Santiago <martha.santiago0427@gmail.com>, Jeff Merrell <jeffdmerrell@gmail.com>, Katarina <katarinatopalov@gmail.com>, Paula Scholl <paula.l.scholl@gmail.com>, Jack Jordan <jjordan@climateactionevanston.org>, Matt Cotter <mcotter222@gmail.com>, Baxter Swilley <bswilley@evanstonc2c.org>, Cara Pratt <cpratt@cityofevanston.org>, ewilliams@cityofevanston.org

Dear LUC Commission Chair Lindwall and Meagan Jones, City Planner,

Environmental Justice Evanston, a program of Climate Action Evanston, has reviewed the draft Envision Evanston 2045 Plan and appreciates the opportunity to provide comments. We also strongly support the comments submitted on behalf of the Environment Board and the CARP Implementation Task Force.

Our comments are intended to support specific, constructive improvements to help ensure that vision is achieved. To that end, we have also embedded our key comments in the Full Draft Document, attached below.

We appreciate the vision of Evanston in 2045, with its emphasis on diversity, housing security without fear of displacement and thriving minority-owned businesses. However, the Envision Evanston 2045 Plan does not adequately address diversity's flip side: disparity. The main theme of our comments is to urge more explicit recognition of existing disparity and inequity - supported by data - and more pointed calls to action. Please refer to data sources and action recommendations in each of our comments.

1. Chapter 3: Evanston Today provides generalized census data that does not adequately convey the experiences of environmental inequity and environmental injustice experienced across some parts of Evanston. Environmental Justice Evanston defines environmental justice as the elimination of disproportionate environmental burdens caused by industry, infrastructure inequities, and biased policies. It advocates for systemic reforms and meaningful involvement of all people in environmental decision-making to ensure a sustainable, healthy, and equitable quality of life for all, both now and in the future. For the EE45 Plan, more granular and specific census tract data is needed to support the targeted actions needed to decrease these disparities. We strongly suggest including some of the examples of health disparities and other conditions documented by census tract in the City Health Department's ***Evanston Process for the Local Assessment of Needs (EPLAN)*** report, to illustrate these.

2. Chapter 5 Neighborhoods and Places describes the distinct characteristics of each Ward. It should include current demographic data as well as housing stock and percentage of owner-occupied single-family homes. This is particularly important for historically disadvantaged areas of the 2nd, 5th, 8th and 9th Wards. For example, the description of the 8th Ward states that the Howard St. CTA hub offers ample connectivity for commuters, however public transportation options outside that corridor are far less accessible. This chapter should document the number of owner-occupied single-family homes in the 5th Ward, for example, so that housing policies can better reflect the needs of residents.

3. Chapter 10: Housing describes why anti-gentrification and anti-displacement policies are needed, but the urgency of this problem is underplayed when the corresponding policies and actions focus primarily on policy development rather than action. H 4.2 .is focused on helping renters; it should also address homeowners facing increased property taxes, fees and other pressures to help them stay in their homes. H 4.3 suggests research and development of shared equity housing models like land trusts, but it falls short of calling for immediate action to address this critical pathway to permanent affordable housing. In addition to a significant expansion of land trust properties, the Plan could designate conservation districts based on community input, allowing for neighborhood improvements with tax incentives for existing owner-occupied dwelling units.

4. Chapter 11: Health and Wellbeing does not adequately convey the disparities experienced by Evanston residents living in disadvantaged and historically under-served neighborhoods. In every chapter, and particularly this one, the Plan should reflect the distinct and disparate quality of life characteristics identified in the City Health Department's ***Evanston Process for the Local Assessment of Needs (EPLAN)*** report. Without such distinctions, the environmental injustices and inequities are obscured, and the solutions may be ineffective. In earlier comments before the Commission, EJE referred the LUC to the 13-year life expectancy disparity between the census tract generally encompassing the 5th Ward and the adjacent census tract in the 7th Ward. This was discussed by some LUC members present as reflecting differences in "life style", without fully exploring the disparities in living conditions, access to healthcare, exposure to air and water pollution, areas of reduced tree canopy and lack of walkability as factors, along with the cumulative impacts of racism-induced stress. Please devote additional attention to corrective actions that might mitigate these disparities throughout the Plan.

5. Chapter 14: Preservation includes recommendations to update the criteria for classification to include more diverse histories. P 4 includes policies and actions to "preserve spaces that embody the City's diverse, historic, social and cultural periods, people and events.", including P4.1 that allows for landmark designation based on cultural and social significance. The plan should allow residents to designate Conservation Districts to foster and retain cultural and historical aspects of their community. We also note P 4.2, supporting collection of oral histories from residents of color as well as P4.4 designating "a historic district that celebrates residents of color and other underrepresented populations". We applaud these initiatives and encourage integrating these actions within the larger visions of each chapter to increase awareness of Evanston's diverse history.

Thanks for this opportunity to comment.

Sincerely,
Janet Alexander Davis and Jerri Garl, co-chairs
Environmental Justice Evanston



TextOnly - Full Draft Plan 2.0 (1).docx
168K



April 3, 2025

To: Evanston Land Use Commission Members
Cc: Mayor, City Council Members, City Clerk, City Manager, Planning/Zoning Manager, Senior Housing Planner
From: League of Women Voters of Evanston

LWVE Statement on the February 2025 Revision of the Envision Evanston 2045 Comprehensive Plan

The League of Women Voters of Evanston appreciates the efforts to incorporate citizen feedback in this revision to the draft Comprehensive Plan. We are pleased that many concerns raised in our January 28, 2025 memo were addressed. We are in general agreement that this revision is a stronger document, contains a lot of useful information, and succeeds as an aspirational plan.

One important point articulated by our members is that this 20-year plan cannot be adopted and then filed away. It will need to be regularly revisited and reassessed to see if it continues to reflect city priorities, if progress has been made on planned actions, and if actions taken are achieving intended goals. We offer some suggestions to enhance the usefulness of the Comprehensive Plan as a reference document and to facilitate regular review.

- Definitions (several chapters). Clarify the meaning of some terms. An important example is “affordable housing,” referred to many times in the Plan. Some Evanston residents think “affordable housing” means only housing for those who are currently homeless and/or whose incomes are very low. It should be made clearer that the focus on affordable housing includes housing for the missing middle—teachers, social workers, and so forth who may work in Evanston but have difficulty affording housing here.

Some other examples: The Key Metrics table on page 27 includes several rows that need more elaboration, e.g., “income distribution” (What is a Gini coefficient? How does 0.55 fit with scores of other communities and with our aspirations) and “lead exposure” (Is 9 a problematic score?). In another chapter, ECON 4.1 refers to “privately owned public space.” This is a confusing label. Identifying one or two places that fit this designation would help convey the intended meaning.

- Maps (Chapters 5 and 6). Add a Ward Map to accompany the brief overview of city wards in Chapter 5. Ward boundaries are not static, so including a record of boundaries in place when the Plan was prepared could be helpful. Also, Foster School, with an indication that it is currently under construction, could be added to the Schools Map on page 49 to better reflect Evanston in 2025.
- Identification of open spaces (Chapter 9). Northwestern’s lakefront path should be added to the item at the top of column 2 on page 84. Also, many school playgrounds and fields in Evanston serve as public spaces outside school hours, and this should be noted within Chapter 9 (as it

already is within Chapter 6 on *Community Systems*). In fact, school spaces are sometimes contiguous with other outdoor areas. Families walk through Perkins Woods and then play in the Lincolnwood School playground, or children play soccer at James Park while their siblings play on the Dawes School grounds. Including this point will also serve to highlight connections among the County, the City, and local schools.

- Action labels (several chapters). This is a minor point, but we recommend clearer correspondence between chapter titles and the labels used for proposed actions in some chapters. For example, Chapter 7 is *Getting Around*, but the actions on pages 65-68 are all labeled *T* (presumably for *Transportation*). Chapter 11 is *Health and Wellbeing*, an important addition in this draft, but the actions on pages 103-104 are labeled *TLW*.
- Related documents and existing community efforts (several chapters). We strongly recommend including a list of other plans and ordinances, whether in effect or under development, that are relevant for each chapter in the Comprehensive Plan. Ideally, information on where to find the text of each should be included too. An organized list, perhaps in an appendix, will facilitate the monitoring of consistency across documents. It will also help with the identification of other City documents that might be updated should assessment indicate that some Comprehensive Plan goals are not being achieved. Similarly, the Plan could highlight more ways in which its different chapters are interrelated.

We also recommend expanding acknowledgement of existing efforts and collaborations related to actions presented in the Plan. For example, the discussion of workforce development in the *Economic Development* chapter could refer to programs listed on the Workforce Development page of the City of Evanston website, the Youth Job Center, etc.

- Implementation and assessment (Chapter 15). Information on implementation should be expanded. Who is responsible for implementing recommended actions? What are the mechanisms for doing so? This is evident in some cases, but additional information could be added.

Information on assessment should be expanded as well. The process of annual review is briefly described on page 124. The assessments to be conducted every five years seem especially important and should be outlined in more detail. Who will carry this out? What metrics will be used? To whom will results be reported? Through what channels would modifications of planned actions or goals be made? We are not looking for details for every recommended action within the Plan, but for broad statements providing options and/or examples of how this would work.

Finally, we appreciate this opportunity for members of the public to provide feedback on the Comprehensive Plan revision. If you would like to follow up with us, please contact Suzanne Calder at (847) 864-1299 or Betty Hayford at (847) 491-1997.



Meagan Jones <mmjones@cityofevanston.org>

For the LUC

Sue Loellbach <SLoellbach@connect2home.org>
To: Meagan Jones <mmjones@cityofevanston.org>

Wed, Apr 2, 2025 at 1:00 PM

Hi, Meagan. I hope you're doing well. At the last Land Use Commission meeting, Commissioner Lindwahl said the commission had not received a link to the Equitable Zoning Project Report that Joining Forces did. I would very much like them to have it—could I ask you to please pass this on to them?

https://joiningforces.connect2home.org/uploads/8/3/8/4/83841474/ezpreport-final-single-page__1_.pdf

Thank you!

Sue



connections
FOR THE HOMELESS

SUE LOELLBACH

Director of Advocacy

(she, her, hers)

p: 224-999-3712

a: 2121 Dewey Ave, Evanston, IL 60201-3057

e: sloellbach@connect2home.org | connect2home.org

CLICK TO HELP US END HOMELESSNESS, ONE PERSON AT A TIME

4/3/25

Ms. Jones,

I e-mailed you this
without the photo.

I believe it has more
meaning with it.

Please include with the
Land Use Commission paperwork.

Thank you

Ed Blum

4/1/25

Memo to: City of Evanston Land Use Commission

Re: Comments re: Envision Evanston 2045

From: Ed Blumen MD

1720 Maple Avenue #2010

Evanston, IL 60201

Change is vital to keep Evanston unique in this challenging economic climate.

I have maintained a Family Medicine primary care practice in downtown Evanston for nearly 50 years. In addition, I have been an Evanston resident for 35 years, living in downtown for the past 20 years.

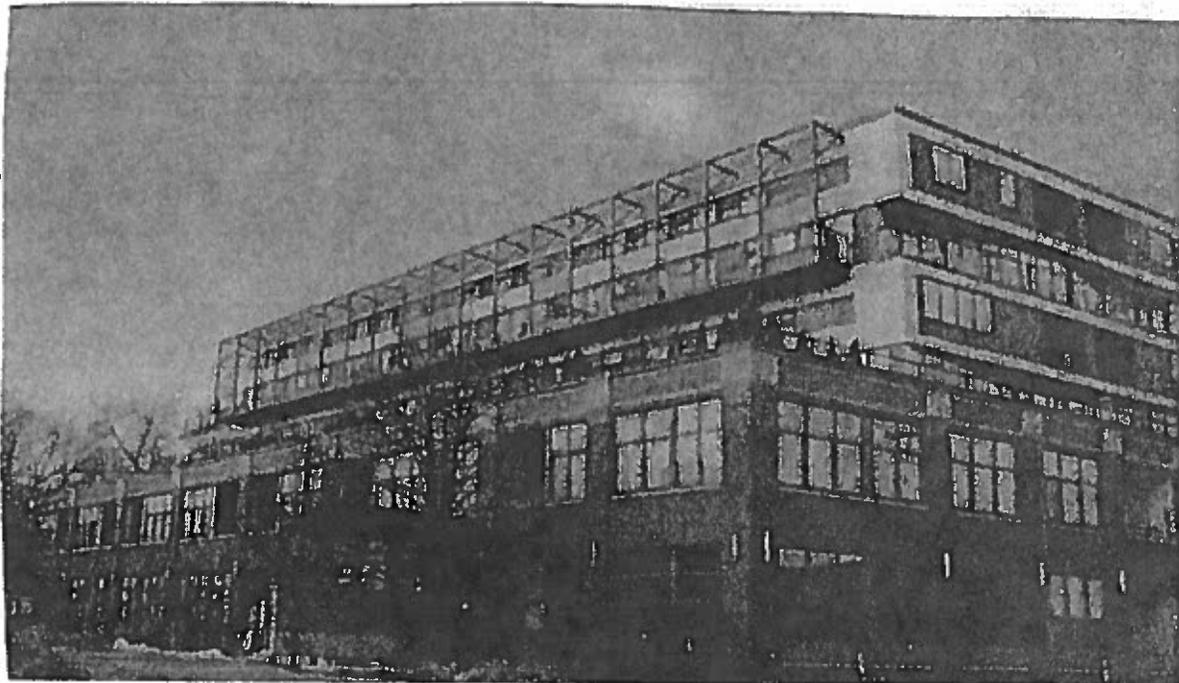
I understand the need for increased population density throughout Evanston, but I oppose more high-rises above 10 stories. Instead, I favor stacked housing, such as those at 1800 Ridge. There are many flat roofs downtown, including both the City owned Maple and Sherman Avenue Parking Garages. These garages already have parking, electricity and street-level retail. As parking garages are built to bear the weight of many 4000 lb. vehicles, a feasibility study could demonstrate whether a few floors of residential housing could also be accommodated. The City can lease these rooftops to developers and use them as a pilots.

There are potentially many other structures throughout Evanston that may be feasible for this alternative.

Architects and structural engineers can compete to Keep Evanston Unique while carrying out the goals of Envision Evanston 2045.

Thank you.

Ed Blumen MD





Meagan Jones <mmjones@cityofevanston.org>

Fwd: Preliminary Findings Report Appendix

Meagan Jones <mmjones@cityofevanston.org>
To: Meagan Jones <mmjones@cityofevanston.org>

Thu, Apr 3, 2025 at 4:50 PM

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

From: RICHARD LANYON <dicklanyon@sbcglobal.net>
Date: Tuesday, April 1, 2025 at 2:59:47 AM UTC-5
Subject: Preliminary Findings Report Appendix
To: envisionevanston2045@cityofevanston.org <envisionevanston2045@cityofevanston.org>

Does not include the June 29, 2023, Stormwater Management Master Plan Report which is on the city website and explained in the six-page summary from the Evanston Utilities Commission website. <https://www.cityofevanston.org/home/showpublisheddocument/95781/638530868412200000>

Dick Lanyon
312-307-8855
<http://www.dicklanyon.com>
Articles, books, issues and videos.

Letter for
Land Use Commission

April 1, 2025

We find it curious that in Chapter 2, "What We Heard and Vision Statement", of the most recent Draft Comprehensive Plan there is no mention of the strong public support for the maintenance of R-1 zoning shown at multiple LUC meetings. It does not help this process if reports do not accurately reflect testimony.

Single family neighborhoods have great value. They are a defining feature of our community. Evanston has wonderfully rich and diverse neighborhoods all over town. Still, the percentage of single-family homes in Evanston is less than any surrounding community including Chicago. Our neighborhoods are a magnet for young families who want to live here. Without them, many young families would look elsewhere for a place to raise their children. We would lose valuable human capital which gives vitality to our community.

It's been established that eliminating single family zoning here will not address our need for more affordable housing. We must determine what will.

At one of your Land Use Commission meetings, an Evanston resident who is also a residential developer said that eliminating single family zoning here would declare open season for developers. Developers are interested only in profit, not neighborhood qualities which have taken years of living to create. Developers will replace the rich culture, architecture and history of our neighborhoods with tear downs and multiplexes sold at top dollar.

It's been suggested that the Preservation Commission will protect some neighborhoods. It cannot currently protect all and even within historic districts, many homes would qualify for demolition. It also matters who the mayor appoints to the commissions. As you know, Mayor Biss recently did not reappoint a knowledgeable and highly qualified member of your commission who apparently did not adequately agree with his vision, now to upzone Evanston and eliminate its single-family neighborhoods. He currently has another on hold at a very busy and critical time.

We cannot and should not depend on our commissions to realize the will of the community. This belongs in our Comprehensive Plan and Zoning Ordinance.

One cannot easily make an old friend. Likewise, one cannot easily build the richness, diversity and appeal which time has given our neighborhoods. Losing them would transform and forever diminish Evanston.

Holly and David Reynolds
204 Davis Street



Meagan Jones <mmjones@cityofevanston.org>

Comprehensive Plan question & comment

Imcfarlane2720@comcast.net <Imcfarlane2720@comcast.net>
To: Meagan Jones <mmjones@cityofevanston.org>
Cc: sflax@cityofevanston.org

Thu, Apr 3, 2025 at 1:14 PM

Hi, Ms Jones, I hope you're doing well these days.

1. I had a question about the current comprehensive plan draft, specifically regarding the impact of student housing on the housing supply in Evanston. Has any thought been given to requiring NU to house most (or at least more) of its student population on its main campus?

[Almost half of NU's 8800+ undergraduate students live off-campus.](#) Thus, more than 4,000 of them are using housing in the local economy, a fact that has a huge impact on Evanston's supply of available housing. That housing may be relatively "affordable" or at least fall into the "missing middle" of housing supply. NU also has a large amount of property on campus that is currently underutilized, with almost all of its undergraduate student housing in buildings only 3 to 5 stories high. Is there some reason why high-rise housing could not be added on NU's main campus? Doing so could potentially free up far more units than the "affordable housing" that developers provide. It seems unfair to increase density in the rest of Evanston while exempting NU's main campus.

I'm not a planner and there may be reasons why Evanston cannot require NU to host more of its students on its existing campus. Nevertheless, it would be a worthwhile planning goal to at least push for this. Can you give me any insight into whether this option has been considered in the drafting of the comprehensive plan?

2. Separately, [please pass on to the members of the LUC the following comment](#) on the draft comprehensive plan:

LU policy 6 (p. 44) states that one of the policies (objectives) of the plan is to "collaborate with local institutions to implement [EE45] and address emerging trends," and LU 6.3 identifies one aspect of that as "updat[ing] zoning regulations to support emerging trends in programming and the modernization of aging facilities on institutional campuses." This is a change from the current comprehensive plan, which states clearly that the needs of institutions must be balanced against the impact of proposed zoning changes on the surrounding community. Maintaining that balance is essential in a community like Evanston in which a large percentage of land is held by institutions. Language regarding the importance of that balance should be restored to LU policy 6.

I look forward to hearing from you. Thank you,

4/3/25, 4:01 PM

CITY OF EVANSTON Mail - Comprehensive Plan question & comment

Laurie McFarlane

This entire section ignores or abandons the precepts of fresh air, sunlight, personal space, and open space that are historically fundamental to the entire field of urban planning and that centered on both physical and mental health, and that constitute a fundamental basis for zoning.

CHAPTER 11: HEALTH AND WELLBEING

INTRODUCTION

The World Health Organization defines health as "a state of complete physical, mental, and social well-being and not merely the absence of disease or infirmity."¹ To improve our community's health, our Comprehensive Plan must embrace the whole person, not just physical health. It requires addressing mental and emotional well-being, enhancing our sense of connection and belonging, and designing environments that empower people to thrive.

While discussions of health in the U.S. often focus heavily on individual factors such as lifestyle choices and genetics, there is increasing recognition that health and well-being are largely shaped by upstream social and structural factors beyond individual control. These include access to safe housing, wages that allow a family to thrive, fair access to high-quality healthcare and education, and freedom from discrimination. These points highlight the importance of a robust Comprehensive Plan in advancing a healthier future for our community members.

POLICY	POLICY STATEMENT
1	Promote fair access to opportunities and resources community members need to thrive and build wealth.
2	Increase community access to mental healthcare and trauma-informed services while bringing diverse residents together to create a strong, supportive community.
3	Design healthy, clean, and biodiverse environments that promote active transportation, recreation, and safety.
4	Develop an efficient, unified system that offers person-centered, team-supported services for those negatively affected by social and structural barriers.
5	Ensure a coordinated effort to provide inclusive environments for people of all ages and abilities through comprehensive services, disability resources, transit accessibility, and housing support.

EXISTING CONDITIONS

PHYSICAL ENVIRONMENT

Our natural and built environments shape our ability to lead a healthy lifestyle. This Comprehensive Plan lays the foundation for all residents to achieve health and well-being in nurturing surroundings.

Accessibility is key to a healthy built environment. For the community to thrive, every resident must have access to quality schools, jobs, recreational spaces, and affordable, healthy food choices. Key to facilitating this is a strong transit infrastructure that supports active transportation and ensures ease of access for people of all abilities. While Evanston enjoys higher-than-average walkability and mobility, transit infrastructure is ~~more concentrated in eastern Evanston, while accessibility in western Evanston is more challenging.~~ ^{almost entirely} ~~dependent on little-used and often impractical bus lines~~

I am a big fan of mass transit and fear for it in Chicagoland but the idea that transit is the #1 key to individual or community health is novel, even bizarre. To the extent that health is a function of land planning, this Plan discussion should commence with a discussion of general layout. That is why uses are separated.

another

safe and adequate personal living space, green space,

One

some of

It's not just a visual thing. It is actually calming to get out of (any) downtown and be able to watch and listen to birds and squirrels, garden, pick raspberries or herbs, in greater peace and quiet and autonomy. It has an "ahhh" factor." This was a foundation of planning and one reason why suburbs are popular (even streetcar suburbs). The pervasive disrespect for modest single-family housing throughout this Plan draft -- and by extension its inhabitants and owners -- is hurtful and a source of stress.

Housing and robust building standards are also vital for a healthy community. Our residents need housing options at different affordability levels that are safe and accessible, as well as energy efficient buildings that support healthy indoor air quality. While Evanston's older properties add charm and character to our neighborhoods, aging housing and infrastructure also carry health risks. Nearly half of Evanston's housing has potentially elevated lead risk based on age, and many homes are connected to lead water service lines.³

To create a healthier, climate-resilient community, it is also important to have green infrastructure that promotes the responsible use of natural resources. Preserving and protecting these precious resources helps ensure that current and future community members can enjoy clean air and water while protecting against climate-related disasters.

ECONOMIC ENVIRONMENT

In a flourishing economic environment, all community members have access to the vital resources they need to thrive. Our community's economic diversity is a point of pride for many Evanstonians, yet rising housing costs threaten its sustainability. A quarter of homeowners face housing-cost burdens, spending at least 30 percent of their income on housing. Among renters, half experience cost burdens, placing these community members at high risk of being forced to move.⁴

To create a community where many can afford to live and prosper in Evanston, we must support policies that guarantee diverse housing choices across different affordability levels.

Bringing about a robust economic environment requires strong community investment. We need diverse local businesses that serve as pillars of support, offering quality jobs and competitive wages that empower the workforce and drive further investment and development in our neighborhoods. In turn, our community must support local businesses, making sure to invest equitably across all areas.

Green space in neighborhoods should be preserved as much as possible, whether it is in a public park, a parkway along a street, or in private front and side yards. Green space is a critical component of a livable community because it helps to soften the feel of the urban environment and proximity to even small green space is positive for mental health and functioning and correlates with educational achievement.

SERVICE ENVIRONMENT

A strong service environment ensures access to high-quality, affordable healthcare services, equitable outcomes in education, a fair and just legal system, and social supports that empower all community members to thrive. These systems work closely together to coordinate efforts and share data and resources, with the common goal of supporting our community's well-being.

KEY CHALLENGES AND OPPORTUNITIES

HEALTH INEQUITY

Overall, Evanston has positive life expectancy and health outcomes. However, data reveals that the benefits of health and wealth are concentrated in northern and eastern Evanston, while the southern and western areas face poor health outcomes and a lack of investment. These imbalances are deeply rooted in historical and ongoing structural challenges that allow racial inequity to persist.

A truly healthy, flourishing community can only exist when all members have the resources and opportunities to meet their needs. To achieve health equity, we need to collaboratively improve access to essential resources residents need to live well, including housing, education, employment, and healthcare.



Source: City of Evanston

The first two sentences of this are from the 2000 Plan and are still completely valid.

Yes, economic security is correlated with and enables better health. The word "wealth" is problematic. First, to call it "wealth" in a "health" section is cringey. Second, I don't think most Evanstonians see wealth-building as a City responsibility, or as the reason they moved or live here, and the long Evanston religious tradition does not emphasize mammon. One of the reasons I am here instead of further up the North Shore is precisely because of the sense of less materialism and materialistic pressures here. Or so I thought. Maybe "Achieve economic security." Not sure this needs to be #1. Yes it is a determinant, societally. Skeptical (a) that a municipality can alter that much, and (b) that new housing policy in particular will aid existing community members.

This also ignores -- as does this entire section -- education about health esp. lifestyles. Give a smoker/drinker more cash, do they smoke or drink less? Eat more vegetables? Walk and jog more?

HEALTH AND WELL-BEING

AVERAGE LIFE EXPECTANCY ACROSS EVANSTON NEIGHBORHOODS RANGES FROM



A GAP OF 13 YEARS SPANNING JUST A FEW BLOCKS.

Source: City of Evanston

MENTAL HEALTH

High-quality mental healthcare stands as the most important and urgent, yet unmet, need – locally and nationally. At the heart of our mental health crisis is the failure to address the root causes of trauma, including racism, violence, housing insecurity, and the criminalization of poverty.

We must move away from relying on inadequate systems, such as emergency rooms and law enforcement, to address immediate needs while confronting underlying challenges. Aside from tackling systemic problems, protecting and strengthening mental health also requires addressing a growing sense of societal isolation and loneliness. By increasing a sense of connectivity and belonging, we can foster greater community well-being.

CLIMATE

A healthy environment with clean water, air, soil, and habitats that sustain life is one of our most fundamental needs. The quickly growing impact of climate change threatens our health and quality of life in profound ways. It not only strains our vital natural resources but also leads to the rise of infectious diseases and stress-related illnesses, impacting public health.

As described in the Environment chapter, safeguarding a healthy environment and mitigating climate-related threats require responsible use of natural resources, lowering emissions to achieve carbon neutrality, and reducing waste to minimize environmental burden. However, Evanston faces some environmental health challenges. The Environmental Protection Agency's Environmental Justice Screen, which provides data on Evanston's environmental health and air quality, shows high levels of ozone, nitrous dioxide, and diesel particulate matter above national averages.⁵

POLICIES AND ACTIONS

Below, we outline policies and actions that are key to achieving the goals of Envision Evanston 2045.

1. FOSTER EQUITABLE ACCESS TO OPPORTUNITIES AND RESOURCES THAT COMMUNITY MEMBERS NEED TO FLOURISH AND BUILD WEALTH.

TLW 1.1 Preserve and increase housing opportunities and develop policies to prevent community displacement.

TLW 1.2 Advance antipoverty programs that support wealth generation, such as Guaranteed Income, homeownership and home repair programs, and support for small and emerging minority- and women-owned businesses.

2. INCREASE COMMUNITY ACCESS TO MENTAL HEALTHCARE AND TRAUMA-INFORMED SERVICES, AND PROVIDE OPPORTUNITIES FOR RESIDENTS OF ALL BACKGROUNDS TO COME TOGETHER AND BUILD A MORE COHESIVE, SUPPORTIVE COMMUNITY.

TLW 2.1 Address root causes of trauma by leveraging EPLAN⁶ data and the combined aims of this Comprehensive Plan.

TLW 2.2 Establish and maintain Living Room and Crisis Alternative programs through partnerships with the Illinois Department of Human Services, nonprofits, and grantmakers aligned with the vision and mission of trauma-informed care.

TLW 2.3 Reduce isolation and enhance connectivity and a sense of belonging through community health initiatives and close partnerships with entities, such as public libraries.

The majority of these policies and actions are all top-down systemic adds that don't align with a lot of the observations on the previous pages. There is nothing about food let alone growing your own food. There is nothing about holistic health. Open space? Green space? Replacing those lead service lines? There is also a complete disconnect with the maps that were in the first plan draft showing, e.g., lower crime and lower ozone and fewer traffic accidents in Evanston's less-dense neighborhoods. Are crime, accidents, and air quality not part of health and well-being?

3. DESIGN HEALTHY, CLEAN, AND BIODIVERSE ENVIRONMENTS THAT ENCOURAGE ACTIVE TRANSPORTATION, RECREATION, AND SAFETY.

TLW 3.1 Invest in programs and policies to reduce lead exposure. *risk-based, cost-efficient*

TLW 3.2 Reduce transit and building emissions to improve air quality.

TLW 3.3 Increase access to diverse transit options throughout the community, prioritizing accessibility for individuals with limited mobility and promoting the ease and safety of active transportation options. *The construction Envisioned for downtown will fill downtown with emissions and particulate matter for years/forever. Ever lived/worked next to construction?*



Source: City of Evanston

Did it increase walkability, mental health, connectedness, to close the branch libraries?

4. DEVELOP AN EFFICIENT AND UNIFIED SYSTEM TO PROVIDE PERSON-CENTERED, TEAM-SUPPORTED SERVICES TO THOSE NEGATIVELY AFFECTED BY SOCIAL AND STRUCTURAL DETERMINANTS OF HEALTH.

TLW 4.1 Expand and foster partnerships with local social-support agencies through proactive planning and communication to ensure all community members can thrive.

TLW 4.2 Create a platform that allows us to measure impact, with respect to coordination, data sharing, and shared goals/metrics; and joint case management among nonprofit and public-sector partners.

TLW 4.2 Promote and connect residents to low-barrier healthcare programs that are both high quality and affordable.

TLW 4.3 Address the needs of all at-risk populations, including school-age children, to ensure equitable education and access to high-quality education regardless of race, income, or neighborhood.

TLW 4.4 Directly reach out to community members, encouraging equitable opportunity to participate in the community and to be served by its resources.

The Village model is not really a "nontraditional housing arrangement," it's just a cooperative overlay on existing housing.

5. ENSURE A COORDINATED EFFORT TOWARD AGE-FRIENDLY AND ACCESSIBLE ENVIRONMENTS THROUGH TEAM-SUPPORTED SERVICES, DISABILITY RESOURCES, TRANSIT ACCESSIBILITY, AND HOUSING SUPPORT.

TLW 5.1 Support emerging trends in aging-in-place services related to older adults' accessibility, transit, and continued community integration.

TLW 5.2 Update standards and streamline housing retrofits to increase accessibility for those with growing needs who wish to age in place.

TLW 5.3 Provide tailored resources to promote a resident's desire to age in place with support, including case management, home visits, and intergenerational-friendly visitor programs.

TLW 5.4 Implement inclusive workforce development programs to benefit older adults seeking meaningful employment.

TLW 5.5 Support nontraditional housing arrangements, including the Village Model, which helps older adults age in a place of their choosing, connected to their communities with the practical supports and tools they need to successfully age on their own terms.⁷

TLW 5.6 Innovate and encourage use of non-invasive, non-judgmental, privacy-conscious home safety improvement programs to reduce common accident hazards (falls, fires), and partner with (possibly subsidized) handyman program to facilitate affordable repairs and local employment. Frankly, the insurers and health care providers should contribute to this as it would reduce their costs. 14M older American falls/yr. Fall deaths = 2x homicide deaths.



Source: City of Evanston

CHAPTER 12: ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development is a transformative process through which a community elevates its economic well-being and enhances its residents' quality of life. Effective economic development not only brings about a dynamic and sustainable economy but also generates quality jobs that empower community members to thrive economically and enjoy a higher standard of living. To build a vibrant and resilient local economy, strategic planning and investments in business support, workforce development, and physical infrastructure are essential. Evanston aims to be a role model of how local economies can be reshaped – going far beyond creating jobs, and crafting spaces where people truly want to live, work, and play.

POLICY	POLICY STATEMENT
1	Increase economic mobility, especially for those with the lowest median household incomes.
2	Increase the number of families who choose to live in Evanston. ??? as %?
3	Support the growing senior population. realize this is temporary. Happy to provide a primer on Boom demographics.
4	Continue to create and preserve attractive public spaces and vibrant retail streets that contribute to Evanston's unique identity. at this point, "vibrant" is overused in this document. And at odds with some other goals. No one I know says they moved here because (or for) "vibrant."
5	Expand workforce development. "Families" are busy enough, hardly need "vibrant" on top of that. A prime driver of moving to Evanston is AND
6	Continue revitalizing the local retail economy. HAS ALWAYS BEEN that it's NOT Chicago. Leverage that.
7	Increase digital presence and awareness of business, to live, and to have fun. Reducing incidence of Evanston hating on its own homeowners as "loudest voices," privileged, grumpy, suspicious, NIMBYs etc. etc. might be a start in this direction? Maybe dialing back the divisive tactics used against Evanston residents in reddit, on FB?

EXISTING CONDITIONS

Evanston's economy has evolved over time. Northwestern University's establishment in 1851 played an important role in Evanston's birth as a city.¹ Two commuter rail lines and the creation of a train station differentiated Evanston from its northern suburban neighbors. Historically, Evanston established itself as the vibrant downtown of Chicago's North Shore, known for its department stores, diverse services, and dining options. Several corporate headquarters, desiring to be near Northwestern University, built office buildings, fueling the development of an office submarket that is remarkable for a city of Evanston's size, with Rotary International proudly maintaining its presence in our community.



Source: City of Evanston

This is really just not an accurate narrative. I have covered previously in edit of "How we got here / who we are." Saying highrises revived downtown or compensated for loss of industry is just historically inaccurate. Sherman Plaza, for example, has NEVER had 100% retail occupancy! And we replaced Bell & Howell with a mall, not highrises.

In the 1960s, the City was also a thriving industrial hub, home to manufacturing companies producing goods from textbooks² to toys³. However, like many older Midwestern cities, Evanston faced challenges as manufacturing jobs transitioned to larger cities or closed altogether due to the impacts of globalization. Recognizing the exceptional value of its transit hub, Evanston adapted by incorporating high-rise residential buildings, leading to a revival of retail shops and restaurants. This evolution took place alongside the growth of a creative, knowledge-driven population and a workforce heavily invested in healthcare and education.

stood at 3.7 percent, outperforming the averages of Chicago (4.7 percent) and Cook County (4.4 percent). By June 2024, though unemployment in Evanston increased to 5.7 percent, it still compared favorably against Chicago's 7.1 percent and Cook County's 6.7 percent.⁴

The unemployed population is mainly concentrated in the western and southern neighborhoods, which generally has areas with lower median household incomes. Helping households secure quality, well-paying jobs is important to economic development efforts, in line with Evanston's goal to create equitable opportunities for all.

EMPLOYMENT

As of March 2023, Evanston was home to around 2,500 businesses, collectively generating around 40,000 jobs. Remarkably, only 12 see comment next page. Evanston, with most This is questionable. Relies on measure of Employment places. neighboring areas.

The labor force average is ing up roughly 61 percent of Evanston's total population. This aligns closely with Chicago (61 percent) and Cook County (62 percent). In the same year, the average unemployment rate

KEY INDUSTRY SECTORS

Education and healthcare are the main industry sectors in Evanston, accounting for 30 percent and 25 percent of total jobs, respectively. This is due to the presence of Northwestern University, a leading private research and teaching university, and two prominent hospitals. These industries are also the top two employers of Evanstonians. Roughly 15 percent of the labor force is engaged in these fields, with more opportunities filled by people commuting from other areas.

This entire section reads too much as if Evanston were an island in the middle of 200 miles of farmland. There is a regional economy. There is an interrelationship with neighboring communities.

Other notable sectors contributing to employment include public administration, retail trade, professional services, and accommodation and food services – each making up around 6 to 8 percent of total jobs. These sectors encompass roles in local government, school districts, retail establishments, restaurants, hotels, and a variety of professional services, including accounting and consulting. Many of these positions are likely held by Evanstonians, as approximately 12 percent and 9 percent of the labor force are engaged in professional services and retail trade, respectively.

Jobs in the retail trade and food services are particularly important to the economy as they are largely made up of small-to-medium local businesses that enrich and define neighborhoods. However, this sector is highly vulnerable to economic shocks. The pandemic, for instance, had huge impacts on the retail and hospitality industry nationwide – in Evanston, over 30 businesses closed by the end of 2020. The City has taken decisive action, prioritizing the revitalization of its retail sector through the comprehensive Evanston Thrives Retail District Action Plan.⁵

OCCUPATIONS AND WAGES

Since only about 12 percent of people who work in Evanston also live here, it is worth examining the occupational profile of Evanstonians besides looking only at jobs that are physically based in the City. Occupational and wage data show the kind of jobs Evanstonians work in and the potential of attracting those industries to the City.

Education instruction and library occupations form the largest category of jobs held by Evanston residents, accounting for about 13 percent of the labor force. Sales and related occupations are the second-largest group (8 percent), followed by computer and mathematical occupations (6 percent), and healthcare practitioners and technical occupations (6 percent). Service occupations, which include healthcare support and food preparation, account for about 13 percent of all jobs.

investigate this further. A study of people who LIVE here some years back found an astonishing % of residents work in Evanston. The survey of jobs from which you are deriving % who live here is probably not capturing the large number of self-employed and WFH consultants, life coaches, writers, etc etc.

WORKFORCE

As Evanston plans its economic future, it's important to ensure ample job opportunities for residents and that they possess the skills required for these roles. Thoroughly analyzing both the current and future workforce composition is critical to identifying pressing gaps and long-term challenges that need immediate attention.

AGE

Evanston has a relatively older population than its neighbors. The median age in 2022 was 37.6, slightly higher than in Chicago (35.3) and Cook County (37.5). Residents aged 20 to 24 years make up the largest age group – about 10 percent of the population.⁶ However, despite a large proportion of young adults, largely due to college students at Northwestern University, other age groups suggest a concerning trend toward an aging population.

Working-age residents, those aged 15 to 64, make up about 67 percent of the City's population – a 5 percent decline since 2010.⁷ This shift indicates the City is moving toward a future characterized by a shrinking pool of young people and an increasing number of older individuals, potentially harming local economic development. Older adults are less likely to work, and there are not enough younger residents to replenish the workforce.

This aging trend is also reflected in the age dependency ratio, which measures the proportion of dependent individuals (ages 0 to 14, and 65+) to the working-age population (ages 15 to 64). An increasing age dependency ratio could indicate the working population might have a greater tax burden to support the dependent population, thereby increasing their cost of living in the City.

This trend also impacts the age dependency ratio itself. In 2022, Evanston's ratio was just under 54, a significant 16-percent increase from 2010. This means that for every 100 working-age individuals, the number of dependents has risen from 46 to 54. In contrast, Chicago's ratio stood at about 50 in 2022, reflecting a slight decrease from 51 in 2010. A climbing age dependency ratio further reinforces a future with increased living costs.

EDUCATIONAL ATTAINMENT

The level of education within the workforce indicates whether workers in Evanston are likely to have the necessary skills and knowledge for available jobs in the City. Jobs in education and healthcare tend to require a higher degree of education. Residents in Evanston are highly educated, as roughly 74 percent of Evanstonians aged 25 years and older hold at least an associate's degree. More significantly, around 40 percent hold graduate or professional degrees – over double that of their counterparts in Chicago and Cook County. Furthermore, the proportion of residents with advanced degrees has increased by about six percent since 2000.⁸

Although Evanston has an overall higher level of educational attainment as a city, this does not apply equally across age groups and racial demographics. Given higher-wage occupations tend to be in education and healthcare, and require higher education, the data suggests income and wealth inequality by race could worsen in Evanston, threatening the community's cohesion and economic vitality unless addressed through specific policies.

NORTHWESTERN UNIVERSITY

Northwestern University is a longstanding institution of Evanston and is now one of the top private research universities in the world. Research universities drive significant social and economic growth within their communities. Companies are drawn to cities with leading universities to tap into the exceptional talent pool, which directly results in more job opportunities for the local economy. By looking at the programs pursued by students and tracking their career paths after graduation, we can identify potential mismatches between local job demands and graduate qualifications and determine the effectiveness of talent retention in Evanston.

Data from 2022 indicates Northwestern graduates enter the education, healthcare, and pharmaceutical fields. The high percentage of graduates entering the two largest workforce sectors in Evanston highlights Northwestern's crucial role as a provider of skilled professionals. To enhance Evanston's appeal and competitiveness, it is essential for Northwestern University to continue delivering top-tier programs in these fields.

Evanston can also leverage the large number of undergraduates entering professional services and engineering by making active efforts to attract businesses from these industries. Northwestern University's recent survey of undergraduates from the class of 2023 indicates many choose to remain in Illinois for their careers. Evanston can work toward greater retention of undergraduates by improving infrastructure, ensuring affordable living costs, and creating connections between local job opportunities and students' skills.

TAX BASE

A robust and diversified tax base builds a strong foundation for a healthy economy. Analyzing tax revenue trends over time can provide valuable insights into local spending patterns and highlight shifts in various economic sectors. Like many municipalities in Illinois, Evanston's tax base relies heavily on property taxes. To enhance Evanston's fiscal strength and enable the City to deliver exceptional services without overburdening property owners or forcing residents to move out, it is crucial to expand and diversify Evanston's tax base and housing options.



Source: City of Evanston

disconnect between this correct observation (altho return to office will largely happen -- productivity loss untenable) and the density policy of smaller units. A trend is toward WFH communities. Evanston SFH housing stock is attractive for that because of the # of rooms in a community where over 150 years people have continually improved their homes. Instead of trashing it, leverage it.

KEY CHALLENGES AND OPPORTUNITIES

EMERGING SECTORS

The State of Illinois' 2024 Economic Growth Plan⁹, titled "Open for Business," identified key high-growth sectors based on their potential for future growth and their existing foundation in institutions, businesses, and the workforce in Illinois. These sectors include life sciences, quantum computing, artificial intelligence (AI), microelectronics, advanced manufacturing, clean energy production, and manufacturing. To attract, retain, and expand businesses in these sectors, the state plans to fund capital investment and workforce development initiatives.

Most of these high-growth sectors stand to gain significantly from the cutting-edge engineering programs and outstanding research capabilities at Northwestern University.

POST-PANDEMIC WORK AND CONSUMPTION PATTERNS

The COVID-19 pandemic led to flexible work arrangements. Hybrid or fully remote work has become increasingly common, reducing the need for workers to commute daily to offices and for companies to occupy large amounts of office spaces. As a result, offices nationwide have been experiencing higher levels of vacancies — and Evanston is no exception.

Evanston needs to adapt to this new trend as changes in work arrangements can impact where people choose to live. Since many employees are no longer required to be in the office every day, some may choose to live in locations farther away, where cost of living is cheaper, and social and recreational opportunities are more abundant.

Downtown retail establishments have also suffered, due to the resulting decrease in foot traffic from office workers and the rise in e-commerce. Shopping online removes the need to visit stores in person, fueling the closure of brick-and-mortar shops in many cities across the country. In Evanston, however, market research suggests e-commerce may not have had as much of an impact as predicted.¹⁰ Regardless, it remains critical for Evanston to strategize and revitalize its retail scene so the City remains attractive to existing and future workers who will contribute to the local economy.

POLICIES AND ACTIONS

1. INCREASE ECONOMIC MOBILITY, ESPECIALLY FOR THOSE WITH THE LOWEST MEDIUM HOUSEHOLD INCOMES.

ECON 1.1 Support the creation of mentoring programs to expose and connect students to internships and shadowing opportunities. Bolster workforce development initiatives.

ECON 1.2 Support entrepreneurship initiatives for communities of color.

ECON 1.3 Remove barriers to entry, using demographic data to understand workforce composition, identify gaps, and shape organizational strategy.

ECON 1.4 Establish workforce development policies for city departments. Train individuals for certain certifications, licensing, or other qualifications needed.

2. INCREASE THE NUMBER OF FAMILIES WHO CHOOSE TO LIVE IN EVANSTON.

ECON 2.1 Develop incentives and create zoning regulations to encourage child-care providers to offer services throughout the City.

ECON 2.2 Encourage large buildings in strategic areas to dedicate space to infant- and child-care services.



Source: City of Evanston

NO. Do not privatize public space.

3. SUPPORT THE GROWING SENIOR POPULATION.

ECON 3.1 Partner with agencies to develop a community-wide aging plan so workers who retire can continue to be connected through support networks and engaged in society through volunteering, employment, and continuous learning.

4. CONTINUE TO CREATE AND PRESERVE ATTRACTIVE PUBLIC SPACES AND VIBRANT RETAIL STREETS THAT CONTRIBUTE TO EVANSTON'S UNIQUE IDENTITY.

ECON 4.1 Adopt a privately owned public space plan that encourages developments in strategic locations to provide and maintain public spaces.

ECON 4.2 Continue funding storefront improvement incentive programs and provide design assistance through community partners.

ECON 4.3 Highlight the historic architecture and heritage of Downtown Evanston and neighborhood business districts. Prepare and implement a historic building and legacy business program that describes individual building and business histories through signage, plaques, podcasts, and other digital formats to enrich visitor experience.

ECON 4.4 Establish clear gateways at the entrances of each district.

ECON 4.5 Implement larger, more consistent, and visible public signage and wayfinding.

ECON 4.6 Invest in transformative physical enhancements to support retail districts.

5. EXPAND WORKFORCE DEVELOPMENT.

ECON 5.1 Partner with agencies and institutions to promote the healthcare and education sectors for workforce development. Provide incentives to draw innovative and emerging businesses to the City.

ECON 5.2 Work with hospitals to create health-oriented districts (HOD).

ECON 5.3 Work with school districts and Northwestern University to develop and refine academic programs and degrees that support clean energy technology and life science industry needs.

ECON 5.4 Work with industry partners to create internship or residency opportunities for students to gain relevant experience as part of their coursework.

ECON 5.5 Support existing partners in growing workforce expertise in building deconstruction methods.

ECON 5.6 Convert vacant office spaces downtown into tech incubator spaces and accelerators for businesses in these sectors.

6. CONTINUE REVITALIZING THE LOCAL RETAIL ECONOMY.

ECON 6.1 Connect local businesses to organizations that provide advisory services and resources.

ECON 6.2 Consider new incentives and programs with private-sector partners that support entrepreneurial activity, including a venture fund focused on new restaurants and small business startups.

ECON 6.3 Continue to support and grow programs that help legacy businesses.

ECON 6.4 Support policies that promote affordability for small businesses amid urban development.

ECON 6.5 Encourage initiatives like pop-up shops, local business incentives, and partnerships with institutions like Northwestern University, hospitals, and other partners.

ECON 6.6 Streamline City processes where possible to remove barriers for new and existing businesses.

7. INCREASE DIGITAL PRESENCE AND AWARENESS OF EVANSTON AS A DESIRABLE PLACE TO DO BUSINESS, TO LIVE, AND TO HAVE FUN.

ECON 7.1 Implement marketing strategies recommended in Evanston Thrives.

ECON 7.2 Promote the new Enjoy Evanston website on social media and other media platforms to raise brand awareness of Evanston.



Meagan Jones <mmjones@cityofevanston.org>

Com Plan

1 message

Archrm11 <archrm11@aol.com>
To: mmjones@cityofevanston.org

Fri, Apr 4, 2025 at 7:42 AM

I am Robert Lauricella, I live at 800 Washington Street

I am an retired architect with more than 50 years experience in the field.

I moved to Evanston 4 years ago after living for 40 year in the Boston suburbs. .

I have followed the Evanston2045 initiative seriously from its start. in March/April.

I have placed many responses to articles in the Round Table in an effort to initiate a dialogue on this subject. It has not worked.

The Evanston 2045 group has tried to create a dialogue. It has not work

The Land Use committee, through an heroic effort, has finally begun a dialogue.

If the Com Plan is to be of any value it must be good. The Land use commission is best suited to determine if it is good, not the city council. The city council does not have the expertise to evaluate the workability of the plan.

If the goals of the Com Plan are to be of value they must be validated thru analysis and facts and then **prioritized**. Without priorities with the citizens agreement the plan is of little use. The land Use commission has asked for this.

It is up to them to determine when the Com Plan is good enough for the citizens of Evanston.

If the plan is not acceptable your only recourse is to vote against approving the plan.

Zoning is the next issue to be discussed after the approval of a useful Com Plan.

The citizens of Evanston should be grateful to the volunteer members of the Land Use Commission. I know they will evaluate this plan and vote accordingly.