

ENVISION EVANSTON 2045 - DRAFT COMPREHENSIVE PLAN

LAND USE COMMISSION'S RECOMMENDED CONTENT

[RODGERS COMMENTS : FINAL COMMENTS July 7, 2025](#)

The revised draft of the Comprehensive Plan incorporates the Land Use Commission's recommended amendments for City Council review. As indicated below, the text is color-coded to reflect changes recommended by the Preservation Commission, Environment Board, and the Land Use Commission:

Preservation Commission - [Blue](#)

Environment Board - [Green](#)

Land Use Commission - [Light Blue](#)

Land Use Commission final recommendations (as of May 21, 2025) - [Purple](#)

[General Note: Refer to 2025 Comprehensive General Plan or Zoning Code, not Envision Evanston 2045. They are not interchangeable terms.](#)

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CHAPTER 1: INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-term planning document that broadly outlines the vision, goals, policies, and actions for a city or town's growth. This plan serves as a guide for future development and decision-making related to land use, housing, transportation, economic development, infrastructure, parks, the environment, and more.

A comprehensive plan helps ensure that future development aligns with the community's values and needs. It provides guidelines for zoning decisions, investments, and public services. Additionally, it can be used as a tool to secure funding, promote consistency and transparency in decision-making, and improve the well-being of community members. Comprehensive plans typically cover a timeframe of 10 to 20 years and are periodically updated to reflect the changing circumstances and needs of the community.

Evanston's last Comprehensive Plan was approved in 2000. Since then, Evanston has experienced many socioeconomic events and shifts, including the Great Recession, the financial crisis of 2008, and the COVID-19 pandemic, among other nationwide events. The development of a new Comprehensive Plan, part of Envision Evanston 2045, will help the City of Evanston navigate the effects of these socioeconomic and political shifts while preparing for future challenges and opportunities.

Envision Evanston 2045 is a community-driven process that will lead to a new Comprehensive Plan and zoning code. This initiative seeks to reflect a shared vision for the future of Evanston, addressing key areas such as land use, racial equity, affordable housing, climate change, and arts and culture. The Plan will provide a guiding framework to inform decision-making and prioritize resources. The Plan's content and recommendations are developed from engaging with Evanston residents and advisory bodies, reviewing existing plans and policies, taking stock of the city's resources and amenities, and identifying key challenges and opportunities.

ORGANIZATION OF THE PLAN

The Plan is structured into key sections, beginning with "What We Heard," which highlights major themes and introduces a new vision statement that emerged from engaging with the community. It then progresses to "Evanston Today," offering a historical overview, current demographics, key metrics for tracking community changes, and emerging trends to monitor. "Evanston Tomorrow" outlines the Plan's overarching goals, the vision statement derived from engagement and steps to achieve it, and the framework for guiding future development. The following chapters focus on specific topic areas:

- Neighborhoods and Places
- Community Systems

Comment [1]: The vision statement did not emerge during engagement; there was only one meeting at the beginning of the process.

- Getting Around
- Environment
- Parks, Recreation, and Open Spaces
- Housing
- Health and Well-being
- Economic Development
- Arts and Culture- Community Building, Placemaking, and Connection Making
- Preservation

| Each of these chapters reviews [a brief sketch of](#) existing conditions, describes key challenges and opportunities, [outlines general objectives](#), and recommends [specific](#) policies and actions.

USING AND UPDATING THE PLAN

The final chapter of the Plan, "Implementation," provides a framework for evaluating progress toward carrying out the recommended policies and actions in the Comprehensive Plan. This critical part of the Plan includes an annual evaluation and a five-year assessment that will consider new trends; policy changes at the local, state, and federal levels; and land use dynamics.

Regularly evaluating the Plan will ensure its policies and actions are built for success and widespread support. This structured and consistent review process builds transparency and accountability into Envision Evanston 2045, ensuring the Plan remains flexible and reflective of the changing needs of the community. The Plan will allow for amendments to ensure it remains a forward-thinking guide for Evanston's future.

CHAPTER 2: WHAT WE HEARD

With Envision Evanston 2045, we aim to ensure that Evanston remains a thriving and inclusive community for people of all ages and abilities to live, work, and play. To achieve this, the plan must consider the community's diverse needs and expectations. To align the plan with lived experiences and community values, the City of Evanston designed a robust and inclusive engagement plan, divided into five phases:

- Phase 1 captured the lived experiences of thousands of community members.
- Phase 2 engaged stakeholders in developing a shared vision for Evanston's future based on the lived experiences.
- Phase 3 collaborated with stakeholders to shape strategies for realizing that vision.
- Phase 4 aims to finalize the draft plan based on feedback.
- Phase 5 will incorporate additional feedback from final engagement activities to refine the plan.

Through these engagement phases, City staff provided community members with opportunities to shape the direction of Envision Evanston 2045. This revised version of the plan includes solutions and best practices to meet the needs and priorities voiced by community members throughout this process.

Timeline

The City of Evanston's planning team launched public engagement efforts in February 2024 to inform the creation of Envision Evanston 2045, the draft Comprehensive Plan aimed at guiding progress and prosperity within our community. Between February and October 2024, City staff facilitated 70 in-person public engagement events and used various digital methods of engagement through the Envision Evanston 2045 website. To develop the Comprehensive Plan collaboratively, City staff released a draft version of the Comprehensive Plan in November 2024, allowing community stakeholders to review and provide feedback.

Date	Milestone	Data
February 2024	City launches public engagement including website with updates, feedback, "Big Idea" submission form.	Website received 5,700 visits
February – May 2024	Survey #1 conducted on housing, transportation, and more.	2,500 survey participants
March – April 2024	Six citywide 'Perspective' meetings held.	6 meetings
March – April 2024	Forty-two 'Meeting-in-a-box' events hosted.	42 events, 184 participants

March – September 2024	Twelve Organization Perspective meetings held.	12 meetings
March – October 2024	Ward meetings conducted across all nine wards.	9 ward meetings
April – August 2024	Fifteen pop-up sessions held at neighborhood locations.	15 sessions
May 18, 2024	Visioning workshop led by HDR to shape plan vision.	1 workshop
August and September 2024	Nine topic-specific focus groups conducted with survey #2.	9 focus groups
August 20, 2024	Arts & Culture Town Hall held with community partners.	1 town hall
Spring/Summer 2024	Perspective posters displayed in nine public locations.	Posters in 9 locations
February – October 2024	Presentations delivered to city boards and commissions.	<i>Presentations to boards/commissions/committees</i>
August 2024	Development scenario workshop to shape zoning proposals.	1 workshop
November 2024	Draft Comprehensive Plan released and Survey #3 launched.	296 survey responses
November 2024 – February 2025	Survey #3 responses collected; ongoing public feedback.	296 responses
February 2025	Second draft of the Comprehensive Plan released.	<i>Second draft released</i>
February 2025 – May 2025	Land Use Commission meetings and public comment continued.	5 Land Use Commission meetings held for continued Comprehensive Plan review

Comment [2]: This is the engagement after the draft plan was released. Outside of LUC, there were 296 responses. Is that correct?

Comment [3]: This is the engagement after the draft plan was released. Outside of LUC, there were 296 responses. Is that correct?

Comment [4]: This is the engagement after the draft plan was released. Outside of LUC, there were 296 responses. Is that correct?

Comment [5]: This is the engagement after the draft plan was released. Outside of LUC, there were 296 responses. Is that correct?

Engagement Methods and Opportunities

WEBSITE

In February 2024, the City launched the Envision Evanston 2045 website, providing a convenient platform for community members to stay informed about upcoming events and updates. This website was created to support all phases of the process. Visitors could subscribe to the e-newsletter, review key documents, ask questions via email, and request office hours sessions with City staff. A “Big Idea” submission feature was also available on the website, giving residents the opportunity to share additional feedback regarding Evanston’s vision. The website was introduced at a launch event in February 2024, and between February and May 2024, it received nearly 5,700 visits.

Phases 1-3: Engaging and Collaborating with Community Stakeholders

During a series of in-person and digital engagements, we gathered and documented valuable input and direction from the Evanston community. We designed the engagement activities with

community members of all ages and abilities in mind. To accommodate varying schedules and needs, we hosted the events at various locations, on different days of the week, and at various times of day. All feedback gathered through these efforts has been carefully analyzed and documented, forming the foundation of the Comprehensive Plan.

SURVEY #1:

Between February and May 2024, nearly 2,500 community members participated in a survey, offered in English and Spanish in digital and paper formats. The survey collected input on a range of topics including housing, transportation, downtown vibrancy, and parks and recreation, and prompted respondents to rate their level of agreement (Strongly Disagree, Disagree, Neutral, Agree, Strongly Agree) with a set of statements. An open response field allowed respondents to share more thoughts beyond the specific questions asked.

SURVEY #1 OUTCOMES:

Participant Demographics

Demographic	Representation
Age	<ul style="list-style-type: none">• 30% were 45–64 years old• 28% were 65+• 24% were 25–44• 18% were under 24
Ethnicity	<ul style="list-style-type: none">• 60% White• 16% Hispanic or Latino• 15% Black or African American• 5% Asian• 4% Other
Housing Status	<ul style="list-style-type: none">• 51% Renters• 39% Homeowners• 10% Non-resident stakeholders (e.g. business owners, nonprofit employees)
Ward Representation	<ul style="list-style-type: none">• Highest response rates from Wards 3, 6, 4, and 7
Outreach Source	<ul style="list-style-type: none">• 26% of responses came through EC2C-led outreach

The survey results highlight several key insights related to housing, community needs, and perceptions of the city across various demographics. These findings underline the importance of inclusive urban planning and the need to address demographic-specific concerns to improve community satisfaction and cohesion.

Key Takeaways - Survey #1

Topic	Key Sentiments
Housing Satisfaction	<ul style="list-style-type: none">- Black and Hispanic/Latino respondents more likely to be dissatisfied- Renters and nonresidents less satisfied than homeowners- Evanston Cradle to Career (EC2C) participants showed lower satisfaction- Older adults (65+) more confident than younger groups- 5th and 8th ward residents <u>were mostly satisfied but less so than other wards least likely to feel housing needs are met</u>
Affordability and Housing Security	<ul style="list-style-type: none">- Concerns widespread across all demographics- Black and 'Other' race groups most concerned- Renters, nonresidents, and EC2C respondents less confident about future options- Older adults and residents outside 5th and 8th wards more optimistic
Community Vibrancy and Economic Opportunity	<ul style="list-style-type: none">- Younger respondents more optimistic about business opportunities- Older respondents more skeptical- Broad support for mixed-use developments
Perception of New Development	<ul style="list-style-type: none">- Hispanic/Latino and Black respondents viewed new buildings more positively- White respondents less positive about <u>integration of new developments into neighborhoods</u>

COMMUNITY PERSPECTIVE MEETINGS

The City's planning team facilitated a series of in-person meetings between March and April 2024. Six community-wide 'Perspectives' meetings were hosted in various locations and online formats. A list of these meetings is detailed in Appendix A: Public Engagement.

ORGANIZATION PERSPECTIVE MEETINGS

Between March and September 2024, the planning team held a series of in-person meetings with local organizations. A total of 12 "Organization Perspectives" meetings were hosted in various locations and online. A detailed list of these meetings is also available in Appendix A: Public Engagement.

WARD MEETINGS

Ward-specific meetings were held for all nine of Evanston's wards between March and October 2024. These meetings were led by the council members with support from City staff. A list of these meetings is detailed in Appendix A: Public Engagement.

FOCUS GROUPS/SURVEY #2

The consultant and City staff facilitated nine focus group sessions in August 2024 and one in September 2024 covering the following topics:

- Jobs and economy
- Development
- Community design professionals
- Housing and community development
- Social gathering places
- Equity and prosperity
- Transportation and mobility
- Land use and the built environment
- [Evanston's Black community](#)

A digital version of the [second survey](#) used in the [August](#) focus groups was posted on the Envision Evanston 2045 website to offer a convenient way for community members to provide feedback. A list of these focus groups and key takeaways is detailed in Appendix A: Public Engagement.

POP-UP SESSIONS

A total of 15 pop-up engagement sessions were held by City staff and supporting consultants between April and August 2024 to provide information about Envision Evanston 2045 and allowed community members to ask questions or share their perspectives. Participants were encouraged to complete a survey and interact with boards to provide feedback via maps and sticky notes. These pop-up sessions were made possible through coordinated efforts with local organizations. A list of these pop-up sessions is detailed in Appendix A: Public Engagement.

“MEETING-IN-A-BOX”

To encourage further dialogue, City staff provided materials for community members to host a “meeting-in-a-box” through the Envision Evanston 2045 website. The materials included a meeting-in-a-box packet with a discussion guide related to each chapter of the Comprehensive Plan. Upon request, “meeting-in-a-box” events could be supported by City staff. A total of 42 “meeting-in-a-box” events were held between March and April 2024, with 184 participants. This engagement activity was popular among stakeholders between the ages of 35 and 70; 54 percent of participants were within this age range.

To expand outreach impact, the City of Evanston facilitated a partnership with [Evanston Cradle to Career \(EC2C\)](#) who gathered volunteers to host meeting-in-a-box activities, primarily through their networks of Advocates for Action and Advocates Para La Acción. The volunteers were trained by City staff on how to conduct activities and perform survey outreach.

BOARD, COMMISSION, AND COMMITTEE PRESENTATIONS

Group-specific presentations were facilitated between February and October 2024 for all of Evanston's administrative boards, commissions, and committees. A list of these presentations is detailed in Appendix A: Public Engagement.

DEVELOPMENT SCENARIO WORKSHOP

To inform the draft zoning code, project consultants led a development scenario workshop with key community members and decision-makers on August 24, 2024. Attendees were presented with development scenarios for three locations with future development potential. Participants worked with project consultants to finalize a scenario that included height, density, and other development regulations using real-time 3D visuals.

ARTS AND CULTURE TOWN HALL

On August 20, 2024, City staff and Morreale Communications facilitated guided group discussions at the Evanston Arts Council Town Hall Event, held at the Evanston Art Center. Attendees included individuals engaged with the Evanston Arts Council, who were split into small groups to discuss a guide of questions focused on Evanston's arts community and its future.

VISIONING WORKSHOP

On May 18, 2024, project consultant HDR led a visioning workshop to support the creation of the Envision Evanston 2045 vision statement. Invited Community members drafted were invited to participate and help inform the vision statement, which was posted on the Envision Evanston website and presented at other engagement events.

Comment [6]: The vision was created before most of the outreach was completed, and it was not updated based on any input provided.

PERSPECTIVE POSTERS

Interactive posters were posted in nine community centers and local businesses to collect feedback from community members. The posters encouraged community members to write three words that would describe their ideal vision of Evanston in 2045. A list of the poster locations is detailed in Appendix A: Public Engagement.

LOCAL BOARDS

Group-specific presentations were facilitated for all of Evanston's administrative boards, commissions, and committees between March and April 2024. A list of these presentations is detailed in Appendix A: Public Engagement.

Phases 4-5: Incorporating Feedback Into Draft Plan, Releasing, and Revising

SURVEY #3

A third survey was launched on the Envision Evanston 2045 website between November 2024 and February 2025, offering community members an opportunity to provide feedback on each of the chapters within the Comprehensive Plan.

SURVEY #3 OUTCOMES

Community members were asked to provide qualitative feedback on the first iteration of the plan through an open-ended question for each of the eight original chapters. The survey closed with a general open-ended question requesting any additional information respondents wished to

share, and a total of 296 respondents participated. The key takeaways of each section of the survey are detailed below.

Comment [7]: 0.4% of Evanston population

Key Takeaways - Survey #3

Topic	Key Sentiments
Land Use	<ul style="list-style-type: none"> • Adjust zoning regulations to encourage <u>housing that is affordable for all income levels</u> affordable housing. • Include specific incentives for green-building practices. • Maintain protections for open spaces and community gardens. • Revise mixed-use guidelines to better balance commercial and residential needs. • Add more detailed protections for historic districts. • Remove restrictions perceived as barriers to accessory dwelling units.
Transportation	<ul style="list-style-type: none"> • Improve pedestrian and bike infrastructure for safer routes. • Add electric vehicle charging stations in public parking lots. • Remove proposals that expand car-centric infrastructure. <p>Respondents varied on the level of support for this, with some expressing concern for not acknowledging people's need for cars.</p> <ul style="list-style-type: none"> • Maintain current funding for bike lane expansion. • Increase public transit accessibility, especially in underserved areas. • Include clearer goals for reducing greenhouse gas emissions.
Parks and Open Space	<ul style="list-style-type: none"> • Enhance maintenance plans for existing parks. • Add native plant landscaping initiatives. • Remove underused facilities and repurpose for community needs. • Retain large natural areas for conservation and wildlife habitats. • Reevaluate park-use policies to better support community events. • Include more playgrounds and facilities for all age groups.
Environment	<ul style="list-style-type: none"> • Strengthen climate action goals with measurable targets. • Introduce incentives for renewable energy adoption by residents and businesses. • Remove reliance on nonrenewable energy sources in municipal operations.

	<ul style="list-style-type: none"> • Retain environmental education initiatives and outreach programs. • Update stormwater management policies to address increased flooding risks and ensure capacity for current and future development. • Add urban tree canopy expansion targets.
Economic Development	<ul style="list-style-type: none"> • Prioritize support for small, locally owned businesses over large chains. • Add programs for workforce development and job training. • Remove incentives for developments not aligned with sustainability goals. • Maintain focus on revitalizing key commercial corridors. • Streamline permitting processes to attract new businesses. • Include provisions for equitable economic growth across neighborhoods.
Housing	<ul style="list-style-type: none"> • Revise density limits to accommodate affordable housing. A number of respondents expressed strong desire to maintain current density levels in specific areas especially in single-family areas. • Add specific targets for affordable and senior housing development. • Remove restrictions on multifamily housing in some areas. • Retain existing policies that promote housing for diverse income levels. • Enhance inclusionary zoning policies to require more affordable units. • Include tenant protections and rent stabilization measures.
Placemaking	<ul style="list-style-type: none"> • Expand community engagement in placemaking projects. • Add art installations and cultural markers that reflect community identity. • Remove overly prescriptive design guidelines that limit creativity. • Continue emphasizing walkable, vibrant public spaces. • Improve accessibility in public spaces.
Preservation	<ul style="list-style-type: none"> • Update criteria for designating landmarks to include more diverse histories. • Add funding opportunities for property owners to maintain historic homes. • Remove unnecessary bureaucratic steps in the preservation approval process. • Retain strong protections for culturally significant sites. • Strengthen enforcement mechanisms for preserving historic

	properties. • Include digital archives for historic resources.
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LAND USE COMMISSION MEETINGS

The key takeaways below are based on public comments shared during meetings held from November 2024 through May 2025. These meetings fostered open discussions, ensuring a broad range of perspectives from residents, families, seniors, commuters, and other community members were heard and considered. Meeting attendees expressed a range of opinions and frequently provided conflicting guidance. For example, many attendees voiced support of the changes proposed by the new comprehensive plan, while others believed that the new plan would alter Evanston's character. ~~voiced support for expanding and diversifying housing options to accommodate a wide range of housing needs and many others spoke out against it.~~ The

feedback highlights the importance of addressing housing diversity, environmental sustainability, transportation, and equitable development — all of which are essential for creating a thriving, inclusive, and balanced community.

Comment [8]: New sentence is less biased.

Key Takeaways - Land Use Commission Public Comment

Topic	Key Sentiments
Housing	<ul style="list-style-type: none">• Expand and diversify housing options to accommodate a wide range of needs.• On the question of support for increased housing density <u>the community was split, unable to agree on what density was appropriate and where, and transparent zoning, some proponents supported it and some proponents were against it.</u>• Prioritize affordable housing <u>that's affordable</u> across all demographics and protect against displacement.• Encourage mixed-use zoning in certain areas and transit-oriented development.• Assist both homeowners and renters.• Provide data on housing stock, supply and demand, and needs and density.
Environmental and Sustainability	<ul style="list-style-type: none">• Strengthen resiliency and sustainability language in the plan.• Provide detailed information on natural resource growth, parks, green space, and historical context on environmental injustices.• Emphasize a zero-waste economy.• Acknowledge possible effects of sustainability efforts on housing affordability.
Transportation and Mobility	<ul style="list-style-type: none">• Work with transit agencies to expand transportation

	<p>options and transit service offerings.</p> <ul style="list-style-type: none"> • Reduce car dependency. • Reform parking policies to address parking in transit zones. • Have a balanced approach to addressing parking requirements for new developments.
Zoning and Development	<ul style="list-style-type: none"> • Some expressed support for protecting single-family zoning in R1 and R2 residential zoning districts and some expressed opposition. • Some expressed support for creating a more neighborhood-oriented approach to zoning while others expressed opposition, wanting a more flexible approach. • Safeguard existing homes and community character.
Community and Economic Development	<ul style="list-style-type: none"> • Address the impact of the tax base, particularly for schools, on affordability and explore potential solutions. • Support small businesses and strengthen local economies by improving job accessibility through improved transit options. • Preserve community character, including architectural features, tree canopy, and green space. • Promote repurposing existing structures, including historical buildings.
Seniors and Aging Population	<ul style="list-style-type: none"> • Emphasize Prioritize senior housing and aging in place. • Ensure affordable housing options to prevent senior displacement due to rising costs.
Public Engagement	<ul style="list-style-type: none"> • Facilitate an inclusive and comprehensive approach to community engagement, gathering diverse input. • Promote communication and transparency in the planning and decision-making process.

Key Themes and Priorities - All Engagement Methods

NEIGHBORHOODS AND PLACES

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 5 - Neighborhoods and Places:

- Refine zoning maps: Adjust zoning maps to align with updated land-use priorities [and acknowledging the current built environment](#).

- Preserve local character: Uphold neighborhood-specific zoning guidelines to preserve local character. *Some expressed strong support for this while others disagreed and sought a more flexible zoning approach.*
- Support zoning clarity: *Simplify zoning codes to reduce confusion for residents and potential developers.*
- Promote sustainable development: Establish incentives for developments that meet sustainability standards.
- *Guide change: Establish an Urban Design Commission to be available to review all major projects for compliance with zoning, preservation, and urban character design guidelines (also to be created).*

Comment [9]: I would support more districts that reflect the built environment and not a reduced number of districts that become catch-alls or include a number of non-conforming structures.

Comment [10]: I support a UDC, but think this statement includes "mission creep;" they should not address zoning and preservation compliance.

COMMUNITY SYSTEMS

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 6 - Community Systems:

- Address public safety: Empower our emergency responders to improve public safety.
- Sustain partnerships: Continue and strengthen partnerships between the City and local organizations and institutions that provide essential services for residents.
- Prioritize student needs: Employ student-centered decisionmaking across educational institutions.
- Embody fiscal responsibility: Demonstrate fiscal responsibility to continue providing essential services to community members.
- Maintain resources for vulnerable populations: Uphold the resources and staffing needed to support Evanston's homeless population and people with mental illness.

GETTING AROUND

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 7 - Getting Around:

- Improved connections: Enhance connections between different modes of transportation to elevate transportation experience and safety.
- Need for bike lanes and increased safety: Increase the number of protected bike lanes and signage to support smooth traffic flow and improve safety for bicyclists.
- Improved sidewalks: Repair, maintain, and fill gaps in sidewalk infrastructure to support pedestrian safety and active transportation.
- *Sufficient parking: Increase parking access so the community can enjoy Evanston's recreational and commercial amenities.*
- Public EV charging: Increase electric vehicle charging stations in public parking lots.
- Maintain funding: Uphold current funding for bike lane expansion.
- *Coordinate with transit agencies: Work with transit agencies to improve CTA access: Add connections to the CTA.*
- *Prioritize people: Develop pedestrian-only zones at locations with a concentration of commercial, cultural, and other activities.*

Comment [11]: !!!

ENVIRONMENT

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 8 - Environment:

- Educate our community: Retain environmental education initiatives and outreach programs.
- Renewable energy incentives: Introduce incentives for residents and businesses to adopt renewable energy.
- Address flood risks: Update stormwater management policies and strategies to address increased flooding risks.
- Expand urban tree canopy: [Develop an urban forest plan to address expansion, replacement, and monitoring of our tree canopy.](#) ~~Set urban tree canopy expansion targets.~~
- **Embrace the lakefront:** Further develop the lakefront and beaches as one of Evanston's main attractions.

PARKS, RECREATION AND OPEN SPACES

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 9 - Parks, Recreation, and Open Spaces:

- Enhance public spaces and activities: Provide more parks [in underserved areas](#) and outdoor spaces and host more street activities.
- Maintain our parks: Enhance maintenance plans for existing parks and open spaces.
- Accommodate for community events: Reevaluate park-use policies to better support community events.
- Facilities for all ages: Develop more playgrounds and facilities for all age groups.
- Encourage native plant growth: Develop native plant landscaping initiatives.
- Maintain activities and events: Uphold existing community events such as the summer concert series.

HOUSING

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 10 - Housing:

- [Make space for affordable housing: Revise current density limits to accommodate housing that's affordable to meet the affordable housing needs of ~~for~~ younger families and low-income populations and create policies and programs that will encourage affordable housing development.](#)
- [Establish targets: Develop specific targets for affordable and senior housing developments.](#)
- Uphold diverse housing: Retain existing policies that promote housing for diverse income levels.
- Policies for affordability: Enhance inclusionary zoning policies to require more affordable units.

Comment [12]: Agree with this!

- Protect and empower renters: Establish tenant protections and rent stabilization measures.

HEALTH AND WELL BEING

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 11 - Health and Well-being:

- Celebrate culture: Support initiatives that recognize and celebrate Evanston's diverse cultural fabric.
- Support vulnerable populations: Strengthen existing community systems to empower our vulnerable populations.
- Promote inclusivity: Prioritize inclusive practices across all City-led initiatives and programs.
- Address [brownfields contaminated sites](#): Identify programs and opportunities to address existing brownfields to mitigate their impacts.

ECONOMIC DEVELOPMENT

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 12 - Economic Development:

- Support local businesses: Provide more resources and initiatives to local and family-owned businesses, instead of large franchises.
- Foster a vibrant downtown: [Create incentive programs that will](#) add more shops, restaurants, and entertainment options downtown.
- Revitalize key corridors [and neighborhood centers](#): Maintain focus on revitalizing key commercial corridors, such as those along Central Street, Green Bay Road, Chicago Avenue, Main Street, Dempster Street, Dodge Avenue, Noyes Street, Asbury Avenue, [Howard Street](#), and Oakton Street.
- Balance new development with existing businesses: Maintain affordability for existing and family-owned businesses amid new development.
- Encourage partnerships: Maximize the local economy through partnerships between local businesses and community hubs such as Northwestern University.
- Refine permitting processes: Simplify permitting processes to attract new businesses.
- Promote equitable growth: Establish provisions for equitable economic growth across our neighborhoods.
- Uplift the workforce: Establish programs for workforce development and job training to promote career development and job security for Evanston's residents.

COMMUNITY BUILDING, ARTS AND CULTURE, AND PLACEMAKING

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 12 - Community Building, Arts and Culture, and Placemaking:

- Engage the community: Expand community engagement in placemaking projects to promote Evanston's diverse cultural heritage.

- Reflect identity: Create art installations and cultural markers that reflect community identity.
- Prioritize public spaces: Maintain walkable public spaces to encourage community building.
- Promote use of public spaces: Add shade structures and seating options in pedestrian-centric areas.
- Enhance access to public spaces: Design public spaces for people of all ages and abilities.
- Cultivate partnerships: Support public–private partnerships via technical assistance and financial support to implement more dynamic arts programming related to community building and placemaking.
- Follow the Evanston Thrives Plan: Implement marketing and financial sustainability strategies for community building and placemaking activities outlined in the Evanston Thrives Plan.³
- Recognize cultural amenities: Support Evanston's museum community.

PRESERVATION

The following themes and priorities emerged from engagement activities and are supported by policies detailed in Chapter 14: Preservation:

- Preserve community character: Encourage adaptive use and rehabilitation projects that promote preservation-based development and retain cultural and built character.
- Establish ordinances: Enhance the ability to protect heritage and cultural assets through updated preservation ordinances.
- Protect natural features: Establish protective measures for Evanston's [public/municipal](#) tree canopy and lakefront.
- Neighborhood Conservation District (NCD) Program: Establish an NCD Program to support community-led preservation.
- Follow the roadmap: Implement guidance from Preserve 2040⁴ to encourage the preservation of Evanston's diverse heritage.
- Reinstate incentive programs: Restore incentive programs for maintaining the character-defining features of commercial historic or legacy buildings and businesses.
- Honor Indigenous heritage: Refine criteria for designating landmarks to recognize Indigenous heritage.
- Fund historical preservation: Establish funding opportunities for property owners to maintain historic homes.
- Develop digital archives: Establish and maintain digital archives that support the identification and documentation of Evanston's cultural assets and resources.

Comment [13]: How do we prevent this from becoming a tool to prevent development in certain neighborhoods?

VISION STATEMENT

In 2045, Evanston is a vibrant, resilient, and welcoming community for all. Evanston celebrates its diversity through our arts, culture, history, and neighborhoods. Steady growth in our local circular economy cultivates opportunities close to home while achieving ambitious and necessary climate action. Our abundant access to parks and open spaces promotes well-being and extensive housing options make living in Evanston safe and attainable. Evanston's neighborhoods are connected through a robust network of transit, bike, and pedestrian options. We achieve this vision through proactive planning, community collaboration, and bold action.

CHAPTER 3: EVANSTON TODAY

EVANSTON'S HISTORY: HOW WE GOT HERE

Evanston Today: A Call to Acknowledge Our History

Evanston is not just a city; it is a rich tapestry woven from the stories of its residents — stories that deserve recognition and respect. From the Indigenous peoples who first walked this land to the settlers who built a thriving community, understanding our history is vital in shaping a more inclusive and just future.

Indigenous Presence

Long before European settlers arrived, the land that is now the City of Evanston was home to Indigenous peoples, including the Potawatomi, Ojibwe, and Odawa nations, who were part of the Council of Three Fires. These communities lived, traded, and traveled along the shores of Lake Michigan and throughout the region, relying on its rich natural resources for food and cultural practices. Their presence is an essential part of Evanston's history, though forced removals and land cessions due to treaties with the U.S. government significantly changed their way of life and access to ancestral lands.¹

Founding and Early Development

The City of Evanston's origins trace back to the mid-19th century, when settlers from the East Coast arrived in search of new opportunities. [At the time, the City was a mere post office with the name "Ridgeville."](#) The City's development was significantly influenced by the founding of Northwestern University in 1851 by a group of Methodist business leaders and educators from Chicago, who wanted to establish a premier university in the Northwest Territory. One of these founders, John Evans, submitted city plans to the county judge, leading to its renaming from [Grosse Point](#) to Evanston in 1857.

The arrival of the Chicago and North Western Railway sped Evanston's growth, making it an attractive option for those wanting a slower-paced environment than Chicago. Officially incorporated as a city in 1863, Evanston quickly developed into a cultural and educational hub. The Chicago Fire of 1871 prompted the arrival of many Chicagoans seeking to rebuild their homes elsewhere.

¹

By the 1890s, Evanston had introduced several civic advancements, including telephone service, free mail delivery, and the expansion of local newspapers. During this time, a variety of social, philanthropic, and cultural organizations were born, including the Woman's Club, founded in 1899, and the Rotary Club in 1920 (Rotary International moved its headquarters from Chicago to Evanston in 1954). As part of its expansion, Evanston added the former villages of North and South Evanston to the City, as well as valuable unincorporated land in the northwest and industrial zones in the west, solidifying its status as an independent city distinct from Chicago.

Neighborhoods and Business Districts

Evanston's development pattern is deeply reflected in its built environment. Originally made up of three distinct communities — South Evanston (Ridgeville), North Evanston, and Central Evanston — each area established unique commercial hubs. South Evanston thrived around Main Street, North Evanston around Central Street, and Central Evanston around the original downtown area. These areas remain vibrant mixed-use districts to this day, supporting the broader surrounding neighborhoods.

As Evanston grew, the City became known for its unique architecture and cultural vibrancy, even being known as the “City of Homes.” From grand Victorian homes of the 19th century to groundbreaking modernist designs of the 20th century, Evanston's architectural heritage is preserved through its historic homes and landmarks. These distinct neighborhoods and business districts celebrate Evanston's rich social, political, cultural, and architectural history, fostering a strong sense of place and collective memory.

Segregation and Housing Inequity

Evanston's history is also marked by racial inequities in housing and land-use policies. While race-based zoning was ruled unconstitutional by the U.S. Supreme Court in 1917, discriminatory practices such as redlining and covenants emerged, shaping the City's housing landscape. The Great Migration brought a significant increase in Evanston's Black population, yet segregation efforts, including discriminatory steering, began as early as 1918.

By 1940, Evanston had over 6,000 Black residents, the largest Black suburban population in Illinois at the time, yet over 80% were concentrated in the 5th Ward, where homes were smaller, located near industrial zones, and lacked access to essential amenities. In the following decades, urban renewal projects, such as those led by the Land Clearance Commission, disproportionately displaced Black families. While the Fair Housing Act of 1968 banned explicit redlining, its impact continues to be felt through long-standing inequality in housing access, zoning policies, [environmental inequities](#), and economic opportunity.

Economic Evolution

Northwestern University's presence has been a key economic driver in Evanston's history. The addition of two commuter rail lines set Evanston further apart from its northern suburban peers, transforming it into the commercial hub of Chicago's North Shore. Downtown Evanston developed into a bustling hub featuring department stores, restaurants, and corporate headquarters, including Rotary International, which remains headquartered in Evanston today.

During the mid-20th century, Evanston also served as a prominent industrial center. By the 1960s, it was home to over 70 manufacturing companies producing a diverse range of goods, from textbooks and food products to machinery. However, like many Midwestern cities, Evanston experienced industrial decline as manufacturing relocated to larger greenfield sites or

was impacted by globalization. In response, the City leveraged its transit accessibility and academic presence to move toward a knowledge-based economy, attracting a workforce focused on health care, education, and creativity.

Past, Present, and Future

Evanston's rich history is deeply intertwined with its people, institutions, transit infrastructure, business districts, and architecture. Establishing Northwestern University and expanding rail lines kickstarted the City's early growth, while its economic evolution transformed it into a vibrant hub of education, commerce, and culture. However, the City's past is also marked by racial segregation and housing inequities, the effects of which persist to this day. Through its built environment, Evanston continues to reflect its storied past and look toward the future, offering a tangible connection between past, current, and future generations.

WHO WE ARE TODAY

This section utilizes data from reliable sources, including the United States Census. It presents demographic information for Evanston alongside data for Cook County and the neighboring municipalities of Wilmette, Chicago, Lincolnwood, and Skokie. Additionally, data from Chicago zip codes 60626 and 60645, which roughly correspond to Rogers Park and West Ridge community areas, are included due to their proximity to Evanston. Oak Park is also featured as a point of comparison given its similar built environment and historical development.

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

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

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

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

Population and Density

Evanston, located just north of Chicago, has [an average a high](#) population density of 9,840 people per square mile, [but varies greatly by census tract](#). Despite being a suburban area, it is relatively dense, likely due to its location near Chicago and its reputation as an educational and cultural hub.

Northwestern University is a significant influence on the population, contributing to both the local economy and the City's cultural and intellectual vibrancy. Data on population and density can be found in Table 1 of Appendix B.

Households

Evanston has a relatively high number of smaller households, particularly one-person and two-person households. This is likely because students and young professionals are drawn to the City's urban amenities, closeness to Chicago, and the presence of Northwestern University. [There are also a large number of senior households, many of which have downsized and moved from other communities to Evanston drawn by its housing stock and community amenities.](#) Household data can be found in Table 2 of Appendix B.

Group Quarters

Group quarters typically refer to housing where residents live in a collective setting, such as university student housing, nursing facilities, correctional facilities, and military quarters.

Evanston has a rather high percentage (9%) of its population living in group quarters, far above the county (2%) and Chicago (2%) averages. It's clear that Evanston is home to a large number of group-living arrangements, likely driven by Northwestern University [and large senior housing on the northwest side](#). College towns or cities with large universities, such as Evanston, often have a high ratio of people living in group quarters due to on-campus housing, dormitories, or university-affiliated apartments. Data on group quarters can be found in Table 3 of Appendix B.

Race and Ethnicity

Evanston stands out in its diversity, especially when compared to other suburban areas like Wilmette and Lincolnwood, where the white population is far more dominant. However, it is less racially diverse than areas like Chicago and some urban neighborhoods like Rogers Park, which have more substantial Black, Hispanic, and Asian populations. Compared to other areas, Evanston has a balanced racial makeup, which contributes to the City's unique cultural identity and its reputation as a progressive, diverse university-driven community. Data on race and ethnicity can be found in Table 4 of Appendix B.

Age

Evanston's age distribution is relatively balanced, with 40% of its population between 18 and 44 years old. The City is also a hub for middle-aged and older residents, with 24% aged 45 to 64 and 18% aged 65+. The age diversity in Evanston reflects its role as a university town with a young, academic population, while also supporting a broad range of age groups, including a considerable number of older adults. Data on age distribution can be found in Table 5 of Appendix B.

Median Age

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

Household Income

Evanston has a higher-than-average median household income. The City [has a higher-income population compared to Chicago and Cook County, and is more economically diverse than suburbs like Wilmette](#). Evanston's income distribution highlights its status as a prosperous urban-suburban mix, with most of its residents in higher income brackets. Household data can be found in Table 7 of Appendix B.

Housing: Units in Structure

Evanston's housing stock is diverse, with a strong presence of detached single-family homes and a significant share of multifamily housing in higher-density buildings. This mix reflects its urban-suburban nature, influenced by the presence of Northwestern University and its closeness to Chicago. Compared to wealthier suburbs like Lincolnwood and Wilmette, Evanston has a more multifamily-

oriented housing market. Data on units in structure can be found in Table 8 of Appendix B.

Housing: Bedrooms

Evanston has a diverse housing mix, with a significant number of one- and two-bedroom units that likely cater to students, young professionals, and smaller households. The City also has a notable share of three-bedroom to five-bedroom homes, accommodating families and larger households. Compared to suburban areas like Lincolnwood and Skokie, Evanston has a more urban housing profile with a higher proportion of smaller apartments, reflecting its university-town nature and closeness to Chicago. Data on bedrooms can be found in Table 9 of Appendix B.

Housing Vacancy

Evanston's housing vacancy rate is relatively low, with 93% occupancy, indicating a stable housing market. A notable proportion of vacant homes are for rent or sale, suggesting a healthy level of property turnover. The percentage of vacant units due to other reasons is also typical, reflecting common housing dynamics in both urban and suburban areas. Evanston's vacancy rate is consistent with nearby regions but slightly higher than suburban areas like Skokie and Wilmette, which have near-full occupancy rates. Data on housing vacancy can be found in Table 10 of Appendix B.

Housing: Home Value

Evanston has a relatively high housing market value, especially for larger homes, indicating a wealthier and more desirable housing market compared to surrounding neighborhoods. Its three-bedroom and four-bedroom homes are significantly more expensive than those in Cook County and Chicago. Data on home value can be found in Table 11 of Appendix B.

Economy: Labor Force and Employment

Evanston's labor-force participation and unemployment rate are consistent with broader regional trends. With a 3.6% unemployment rate, Evanston outperforms Chicago. This suggests Evanston benefits from a stable economy and employment opportunities, likely influenced by Northwestern University and the City's wealthier population. Data on labor force and employment can be found in Table 12 of Appendix B.

Economy: Job Sector Share

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

Transportation: Commuting

Evanston residents rely heavily on personal vehicles, with 42% driving alone to work. While lower than Cook County (56%) and Chicago (46%), it is still a high proportion compared to other suburban areas. In terms of alternative commutes, Evanston sees 13% of its residents using public transit, comparable to Cook County but lower than Chicago, where transit is central to commuting. Interestingly, 11% of Evanston residents walk to work, which is higher than both Cook County (4%) and Chicago (6%), indicating the City's walkability and presence of jobs within walking distance, particularly in areas around Downtown Evanston and Northwestern University. Overall, 26% of Evanstonians work from home. Community data can be found in Table 14 of Appendix B.

Transportation: Access to a Vehicle

In Evanston, half of area households have access to at least one vehicle (50%), and 27% have

access to two vehicles. This reflects the City's more suburban nature, where personal vehicle ownership is typical, yet with a notable portion (16%) of households without a car. Data on personal vehicle access can be found in Table 15 of Appendix B.

KEY METRICS

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

Metric	Current Value	Unit	Goals
Population density	9,840	<u>Average</u> Population / square mile <u>(Ranges from 6,350 to 21,650 by census tract)</u>	Housing, Sustainability, Economy, Equity, Transportation
Housing Units	33,914	Total units	Housing, Equity
Race and ethnicity	42%	People of color / total population	Equity, Housing, Arts and Culture
Income distribution	0.55	Gini coefficient*	Equity, Health, Economy, Housing, Arts and Culture
Life expectancy	82	Years	Health, Equity
Lead exposure	9	Lead Exposure Risk Index	Health, Economy, Sustainability, Housing, Equity
Commuting mode share	42%	Drive alone / workers 16+	Transportation, Housing, Equity, Sustainability, Economy
High-frequency transit access	10%	Population within 1/2 mile of high-frequency transit	Transportation, Sustainability, Housing, Equity
Greenhouse gas emissions	36%	Reduction from 2005 baseline	Sustainability, Health, Equity
Building energy consumption	669,900	Metric tons of CO2e	Sustainability, Health, Housing, Equity

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Sales tax revenue	\$23,725,230	Annual sales tax dollars	Economy
Business ownership diversity	476	Businesses owned by women and/or people of color	Economy, Equity
Housing cost-burden	34%	Cost-burdened households / total households	Housing, Equity, Economy

Comment [14]: Do we have the total number of businesses in Evanston? This number lacks meaning without knowing what percentage it is.

*A gini coefficient measures the extent of variation within income distribution, with a coefficient of 0 being perfect equality in income distribution and a coefficient of 1 meaning completely uneven income distribution.

EMERGING TRENDS

Several emerging trends are important to consider, as they may have a significant impact on the City of Evanston over the next 20 years. The following trends fall under the following categories: Demographic, Economic Restructuring, Governance, Housing, Resources, Technology, and Transportation.

Category	Trend
Demographic	Declining middle class
	Suburban remix
	Smart cities
	Aging populations
	Migration to the Rust Belt
	Declining life expectancy
	Rise in climate displacement
Economic Restructuring	Nomadic workforce
	Upskilling and reskilling
	Policy "pendulum shifts"
	Climate impacts
	Rising personal debt
Governance	Trust in government
	False information operations
Housing	Aging housing stock
	Gentrification and displacement
	The affordable housing crisis

Category	Trend
	Zoning reform
Resources	Sustainable energy
	Food insecurity
	Sustainable architecture
	Climate justice
	Water scarcity
Technology	Artificial intelligence (AI) regulations
	Sharing economy
	Digital inclusion
	Fourth Industrial Revolution
	Infrastructure overhaul
	Rise in innovation districts
Transportation	Carless households
	Rethinking the public right-of-way

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

CHAPTER 4: EVANSTON TOMORROW

A VISION OF EVANSTON IN 2045

The community was asked to imagine Evanston in 2045, a future shaped by the collective vision and aspiration of its residents. The shared dreams and aspirations of the community helped shape Envision Evanston 2045, a Comprehensive Plan and long-range policy guide for Evanston's future development. This vision reflects the valuable feedback and collaborative efforts of Evanston's residents, whose voices are essential in ensuring a thriving, growing community.

What does this community look like in 2045?

Evanston is a vibrant, resilient, and welcoming community for all, where arts, culture, history, and neighborhoods are celebrated. With easy and convenient access to parks and open spaces, and a commitment to preserving the City's heritage, we foster physical, emotional, and mental well-being.

Evanston is energy and resource efficient, decarbonized, and resilient to the effects of climate change. Our buildings and transportation systems are constructed of sustainable materials and powered by renewable energy. Our social and physical infrastructure are designed to withstand extreme weather events and protect residents.

Evanston neighborhoods offer diverse housing choices, ensuring residents feel secure in their homes. The housing supply aligns with the community's needs and residents enjoy a wide range of social and recreational amenities without fear of displacement.

Our strong circular economy provides job security and opportunity, with steady growth and innovation creating jobs in a wide range of fields. Evanston's small, minority-owned businesses are thriving, contributing to a vibrant and resilient local economy.

Neighborhoods are connected through a robust network of pedestrian, bike, and transit options, ensuring travel is safe, convenient, and affordable.

Envision Evanston 2045 outlines our ambitious yet attainable vision. We invite community members, like you, to join us in bringing this vision to life through proactive planning, community collaboration, and bold action.

VISION STATEMENT

In 2045, Evanston is a vibrant, resilient, and welcoming community for all. Evanston celebrates its diversity through our arts, culture, history, and neighborhoods. Steady growth in our local circular economy creates opportunities close to home while achieving ambitious and necessary climate action. Our abundant access to parks and open spaces promotes well-being, and extensive housing options make living in Evanston safe and within reach. Evanston's neighborhoods are connected through a robust network of transit, bike, and pedestrian options. We will achieve this vision through proactive planning, community collaboration, and bold

Comment [15]: See my previous comment: This vision statement was drafted by a small group of invited participants. It was not altered from the original posted in May 2024.

action.

GOALS

Achieving the vision requires identifying specific and measurable steps that serve as a roadmap to completion. Based on the themes identified through public engagement, the following goals and action steps were developed:

FOSTER A HEALTHY COMMUNITY

We strive to build a vibrant, inclusive community for all residents by:

- Improving public health through programs that provide support and wrap-around services, while proactively preparing for emergency situations.
- Reimagining Evanston through design and decarbonization efforts to enhance livability and foster physical, mental, and social well-being.
- Ensuring equitable access to safe and attainable housing and daily needs, including food and medical services, while ensuring protection from pollution and environmental hazards.
- Promoting safety by designing accessible neighborhoods with well-lit streets, abundant sidewalks, [pedestrian zones](#), and designated bike lanes to encourage active transportation for all.
- Fostering accessible transportation systems that support individuals of all abilities.
- Enhancing the aesthetics of the built environment through thoughtful urban design, green spaces, expanded biodiverse natural landscapes for people and wildlife, and the creation of visually pleasing and inspiring places for residents to live, work, and play.

STRENGTHEN THE LOCAL ECONOMY

We aspire to build a prosperous, inclusive community where economic vitality and quality of life are interconnected and beneficial for all by:

- Supporting local businesses and promoting workforce development initiatives.
- Encouraging entrepreneurial pursuits and small business development through accessible resources, streamlined development review, and financial incentives.
- Reviving and supporting business districts to create thriving hubs characterized by a mix of public spaces, retail, dining, entertainment, office spaces, and housing.
- Celebrating and retaining Evanston's unique identity and sense of place, encouraging adaptive use and rehabilitation projects, and increasing opportunities for heritage tourism to encourage preservation-based economic development.
- [Support additional development of higher education, research, and medical industries.](#)

PRIORITIZE ENVIRONMENTAL SUSTAINABILITY

We strive to actively preserve our natural environment for the benefit of current and future generations by:

- Fostering adaptive use and rehabilitation, repair, salvage and reuse of high-quality building materials, and prioritizing deconstruction rather than demolition.
- Conserving lakefront, beaches, and ecologically sensitive areas through sustainable management practices that build resilience to the effects of climate change, maintain

- water quality, support biodiversity, and provide public access and enjoyment.
- Integrating biodiverse ecosystems in parks and open spaces to promote health and well-being.
- Expanding green infrastructure to prevent flooding, reduce heat island effects, and provide nature-based solutions to stormwater management.
- Coexisting with and managing Evanston's local wildlife communities by encouraging positive nature experiences and using best practices to reduce human–wildlife conflict.

INVEST IN TRANSPORTATION OPTIONS

We strive to push for and invest in equitable, resilient, and environmentally sustainable transportation system where every resident has choices by:

- **Reducing** greenhouse gas emissions through increasing active transportation **by adding protected bike lanes** and mass transportation options.
- Creating corridors that improve the reliability and safety of all modes of transportation.
- Working with transit agencies to ensure accessible and reliable transit **service** for all who depend on it and seek to use it, **including options for additional east-west connectivity and exploring the possibility of adding an Evanston stop on the CTA yellow line.**
- Investing in transportation choices that meet the needs of all ages and abilities.

INCREASE HOUSING DIVERSITY

We strive to build resilient and inclusive neighborhoods where people can find suitable, efficient, and attainable housing by:

- Developing a wide range of housing types and sizes to meet our community's diverse needs.
- Implementing policies and programs that prevent displacement.
- **Removing barriers to affordable housing solutions** that bridge the gap between single-unit homes and large apartment complexes.
- Increasing the efficiency and resilience of housing and addressing health and safety concerns.

Comment [16]: What are the barriers to affordable housing?

CREATE EQUITABLE OPPORTUNITIES FOR ALL

We strive to build an equitable, inclusive, and sustainable community where every community member has the opportunity to thrive and enjoy a high quality of life and well-being by:

- Enhancing transportation options and access for all ages and abilities.
- Promoting local businesses and workforce development to enhance economic vitality.
- **Removing barriers to housing choice in all neighborhoods.**
- Celebrating arts and culture to bring the community together.
- Prioritizing environmental sustainability and access to nature spaces to enhance health and well-being for all residents.
- Fostering a culture of active community participation in decision-making.

Comment [17]: Identify the barriers?

CELEBRATE ARTS AND CULTURE

We aim to honor our history, celebrate our diversity, and foster a thriving cultural landscape for all by:

- Preserving, rehabilitating, and adapting our diverse historic resources to maintain Evanston's heritage and connect residents to our shared past.
- Supporting diverse cultural expressions and events that reflect our community's unique identity.
- Developing vibrant public spaces with impactful public art, fostering opportunities for people to gather, interact, and engage.

FACILITATING FUTURE DEVELOPMENT

Evanston must take bold action to achieve the goals of Envision Evanston 2045. The City's land constraints cause tension with important issues like increasing housing diversity and prioritizing climate mitigation and resilience. It is possible to reconcile these seemingly conflicting goals by integrating environmental justice, equitable development, and smart growth approaches to maintain healthy and inclusive neighborhoods. Envision Evanston 2045 provides a framework that can evolve and adapt as new trends emerge.

LAND-USE APPROACH

This Plan outlines a land-use strategy focused on connecting people and places through mixed-use centers and corridors. [The American Planning Association \(APA\) defines a mixed-use corridor as an area of land typically along a linear transportation route where a variety of land uses are permitted, including employment, retail, and housing. These areas are intended to be pedestrian-oriented and accessible by public transit. Corridors are broad geographic bands that connect major destinations and often contain streets, highways, and transit routes, while centers are concentrated areas along these corridors that feature community assets such as public spaces, retail areas, and transit hubs.](#) This plan also uses historic preservation as a land-use tool to maintain architectural diversity and celebrate cultural heritage. Additionally, the Plan incorporates a citywide analysis to identify existing community resources, amenities, and areas with development potential, supporting the development of centers and corridors.

Coordinated land use and transportation planning is essential to implementing the centers-and-corridors framework, as they have a direct impact on each other. For example, directing higher-density development toward transit stations and along major corridors is not sustainable without a robust transportation network. Mobility plans are successful when they connect people to places that meet their needs and lifestyles, which is largely influenced by land use. The Future Land Use Map (see right, Figure 1) and its development process are outlined in Chapter 5: Neighborhoods and Places. This map serves as an important policy tool that will guide the City's development decisions over the next 20 years. Future changes to regulations such as zoning and development standards will be guided by this map.

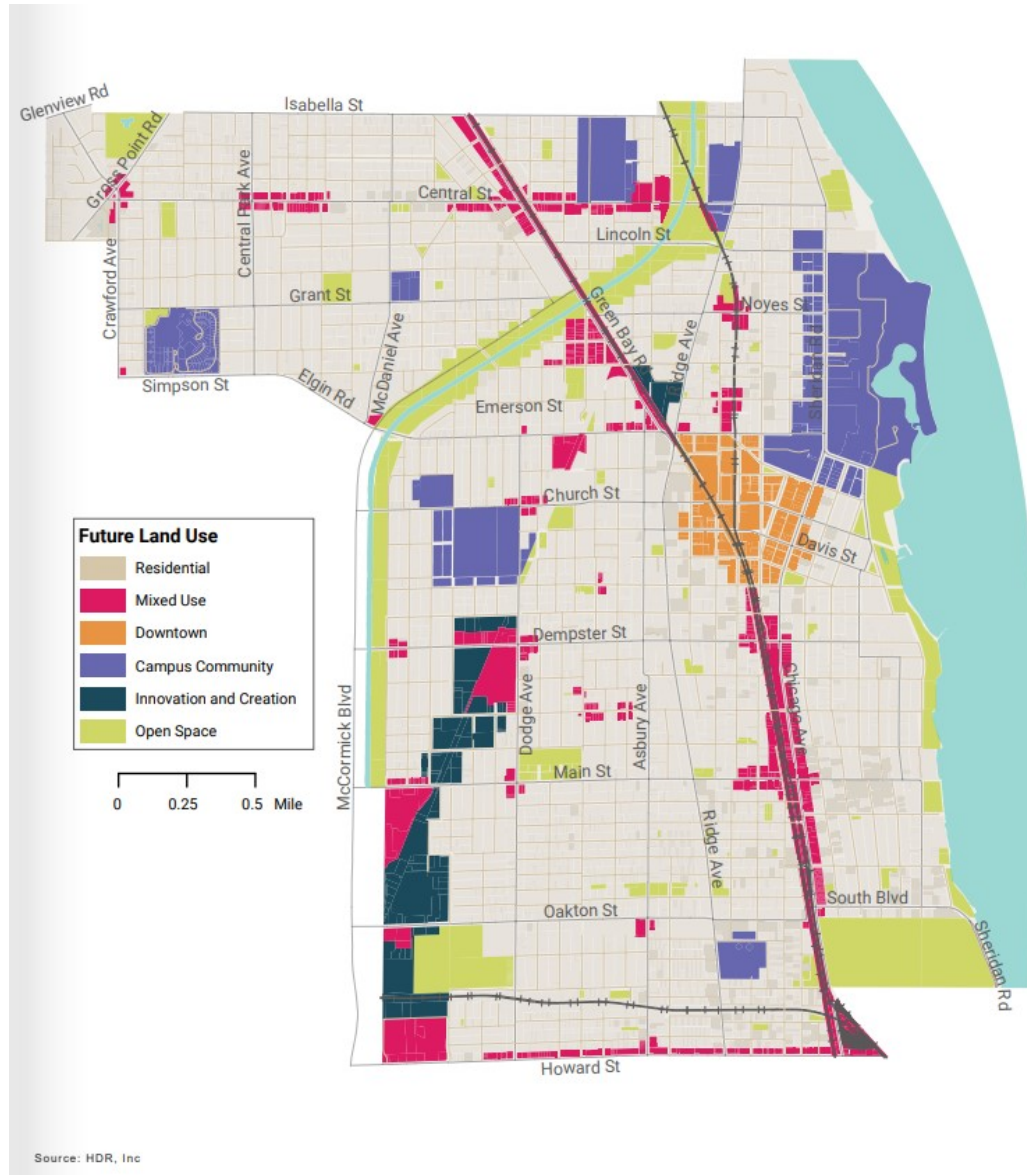
POLICIES

In addition to land use and transportation, additional policies addressing quality-of-life factors including health and well-being, economic development, and housing work together to bring our vision to life. The chapters that follow outline recommended policies and actions in further detail.

[In re: Future Land Use map: I don't think the Evanston Plaza on Howard or Dempster/Dodge should be mixed use. These are clearly commercial plazas in formerly contaminated sites that are probably not suited for housing without extensive remediation. Not every site in the City should be targeted for housing. Should we include a commercial area, albeit limited?](#)

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FIGURE 1. FUTURE LAND USE



CHAPTER 5: NEIGHBORHOODS & PLACES

INTRODUCTION

Evanston's origin story is seen in its built environment today. The major economic and population boom between 1860 and 1870 allowed the City to grow and develop independently of Chicago through the 19th century. With the combination of Northwestern University, access to Lake Michigan, the mansion boom after the Great Chicago Fire in 1871, and easy access to city life in Chicago, Evanston developed a reputation as a cultural and educational hub.

Evanston was originally built as three separate communities, each with its own commercial hubs including South Evanston/Ridgeville centered around Main Street, North Evanston along Central Street, and Central Evanston as the original downtown area. These areas remain as mixed-use hubs that serve the surrounding neighborhoods. North Evanston was added in 1874, and South Evanston in 1892, to form the municipality of Evanston.

Evanston grew and developed in part because of two rail systems that provided fast and convenient public transportation within Evanston and to downtown Chicago.

The current Metra North Line started as the Chicago and Milwaukee line in 1854, was leased by the Chicago and North Western Railway (CNW) in 1866, and purchased by CNW in 1883. The Calvary station, original to the line, closed in 1958 with more than 20 stops in and near Chicago as CNW focused on suburban and long-haul traffic. The Metra North Line currently has three Evanston stations at Main, Davis, and Central streets.

The Northwestern Elevated Railroad extended its mainline service to the Evanston Line in 1908, which ran between Central Street and the Chicago Loop. The line was extended to Linden Avenue in Wilmette in 1912. The current Purple Line went into effect in 1949 as part of major service changes to the North-South rapid transit system by the Chicago Transit Authority (CTA). Several stops including Isabella and Calvary were closed, leaving the current South Boulevard, Main, Dempster, Davis, Foster, Noyes, and Central stops in Evanston. The Niles Center Branch of the Chicago Rapid Transit Company (CRT) was placed in operation in 1925 with Evanston stops at Ridge, Asbury, and Dodge, and continued to Skokie. This service was discontinued in 1948 when the CTA purchased the CRT and was replaced by the 97 bus line. The Skokie Swift line went into service in 1964 from Howard to Dempster without any Evanston stops.

As the community developed, it became known for its unique architecture, from the grand Victorian homes of the 19th century to innovative modernist designs of the 20th century. Evanston is filled with historic homes and landmarks that embody the City's rich history and cultural diversity. Over the years, the City has cultivated distinct neighborhoods and business

districts that showcase a development pattern that celebrates its heritage. This built environment supports tangible connections to, and a collective memory of, the past.

Evanston's neighborhoods offer a little bit of everything—as each ward showcases below. From a walkable and urban downtown to quaint residential blocks, each neighborhood has evolved and maintains a strong sense of community.

Evanston has a long history of proactively planning for its future. Approaches that have met our needs in the past may not be suited to the challenges that we will face in the future. The term “place” includes Evanston’s built environment that has evolved over the last 150+ years along with the natural environmental features that help to define its context. For more than 100 years, Evanston has engaged in formal planning and zoning efforts intended to guide growth and development in a thoughtful and proactive way. Few places look like Evanston with its mix of low-density single-family neighborhoods and large urban-scale multi-family buildings. The question before us is how the built environment can continue to support community values and aspirations for the future.

While the pace of development has varied from year to year, it has not stopped. Nor would we want it to stop. New buildings and investment in existing ones have expanded Evanston’s property tax base, which in turn has enabled the City to meet the service needs of residents. As new projects are proposed, the community has also worked to balance growth with maintaining the overall feel and identity that has come to define Evanston’s evolving identity. Continuing to guide growth and development in a thoughtful way is critical to Evanston’s success as a community. While residents are concerned with the look and feel of their neighborhoods as new buildings and uses are added, the City Council is also concerned with prioritizing financial transparency, forecasting and identifying new revenue sources to support the services that residents have come to expect.

1ST WARD

The 1st Ward includes significant portions of downtown Evanston, the southern half of the Northeast Evanston Historic District, sections of the Lakeshore Historic District, the historic crescent and quad of Northwestern University’s campus, and the transitional zones west of Sheridan Road. Characterized by its diversity, the ward includes tree-lined residential streets with a rich mix of historic and contemporary architecture, from the late 19th and early 20th century to modern high- and mid-rise buildings. Housing options include a variety of senior living facilities, large historic homes, working-class and student housing, vintage apartments and walkups, and newer condominiums. The ward offers numerous public transportation options and its proximity to Lake Michigan provides picturesque views and access to lakefront parks and beaches. The 1st Ward features varied retail and cultural amenities, including portions of the downtown, part of the Noyes Street business district, the Noyes Cultural Arts Center, the National Historic Landmark Frances Willard Rest Cottage, and the Evanston Main Branch Library.

2ND WARD

Evanston's 2nd Ward is a vibrant area known for its mix of housing types, ranging from post-war working class homes to modern townhomes and historic properties in the Ridge Historic District. Centered around Evanston Township High School, the ward encompasses parts of downtown, including the Evanston cinema and portions of the former Research Park area. The area's significant industrial past is tied to the Mayfair Cut-Off railroad, which runs southwest through the ward and includes the redeveloped Main and McCormick and Valli Shopping Centers. The ward's Florence and Greenleaf area includes a unique and eclectic intermixing of business, professional services, arts and maker spaces, and housing. Additional cultural and institutional amenities within the ward include the Robert Crown Community Center, Washington School, and Mason Park. The 2nd ward is a cultural and entertainment hub, celebrating performance and visual arts. The area welcomes millions of visitors annually, captivated by its energetic city vibe and diverse cultural experiences.

3RD WARD

Located in the southeast corner of Evanston with Lake Michigan at its eastern edge, the 3rd ward includes the majority of the Lakeshore Historic District and is characterized by its mix of verdant inner-ring suburban charm and urban edge, public transportation access, architectural significance, tree-lined streets, and abundant parks and lakefront amenities. The ward's rich and varied development pattern reflects many of the overarching themes of development that helped to create the city of Evanston as it stands today. The ward displays a wide variety of architectural styles popular from the mid-1850s to post-World War II period, many designed by the country's foremost architects and expressed through a harmonious collection of varied housing types from single-family homes, to double houses, and historic courtyard apartment buildings built in the early years of the 20th century. The ward's location and proximity to public transportation has long attracted a number of the City's most influential and successful entrepreneurs, social reformers, designers, authors, and academics. In addition to the ward's scenic and residential charm, it includes Lincoln School, the National Historic Landmark Charles Gates Dawes House, home of the Evanston History Center, Cavalry Cemetery, as well as part of the Main-Dempster Mile – a walkable business district offering a variety of dining options, modern condos and apartments, live music venues, access to varied public transportation options, and tasteful retail shops, galleries, and studios along Chicago Avenue, Main Street, and Dempster Street.

4TH WARD

Centered along the ancient shoreline ridge of glacial Lake Chicago, the 4th Ward contains some of Evanston's driest land and earliest settlement sites. Its elevated location and early rail access to downtown Chicago attracted influential merchants, professionals, and industrial magnates who established homes along the ridge. The ward includes much of the Ridge Historic District and features a wide variety of housing types, from modest working-class homes and vintage courtyard apartments to architecturally significant estates, high-style residences, and modern apartment buildings. Residents enjoy walkable access to downtown Evanston as well as the Davis Street, Main Street, and Dempster Street neighborhood business districts, each offering diverse shopping and dining options. The ward's tree-lined streets and parks are complemented by a range of cultural and institutional amenities, including Dewey School, Nichols Middle School, Roycemore Academy, the Merrick Rose Garden, the McGaw YMCA, the Davis Street Post Office, Chiaravalle Montessori School, and the pending opening of Northlight Theater.

5TH WARD

The 5th Ward is known for its rich cultural legacy as the historic center of Evanston's Black community. At its heart is the former Foster School, which closed as a neighborhood school in 1967 and as a magnet school in 1979. A new K–5 Foster School is currently under construction adjacent to the Fleetwood-Jourdain Center and is scheduled to open for the 2026–2027 school year. The ward's neighborhoods offer a range of housing types, including single-family homes, double houses, small multi-unit buildings, apartments, lofts, and live-work units. Local commerce is supported by the Hill Arts District and the Church and Dodge and Noyes and Foster business districts, each offering unique shopping and dining experiences. Parks and public spaces include Twiggs, Butler, and Beck Parks along the North Shore Channel, as well as Ingraham Park, the former Lorraine H. Morton Civic Center, and the City's Service Center east of Green Bay Road. The Firemen's Park neighborhood features a mix of single-family homes, vintage courtyard apartments, and student housing. Community-driven initiatives and ongoing development efforts continue to enhance public facilities and preserve the ward's distinct history, culture, and identity.

6TH WARD

Located in the northwest corner of Evanston, the 6th Ward includes **much of** the Central Street business district, a lively corridor known for its small-town charm and mix of professional services, shopping, and dining. Primarily residential, the ward offers diverse housing options, including two large senior living campuses, small and large multi-family buildings near Central Street, and a mix of modest starter homes and more spacious single-family residences. Much of the ward was developed between World War I and the early years of the Great Depression, with later additions to the west following World War II. Its streetcar suburb development pattern is

reflected in the eligible Northwest Evanston Historic District, which includes architecturally and culturally significant properties and grand homes designed by prominent regional architects. The area is defined by its mature trees, well-kept parkways, and green spaces such as vibrant parks and the serene Dwight Perkins Woods, Cook County's smallest forest preserve. The ward is also home to cultural and institutional landmarks, including the Gichigamiin Indigenous Nations Museum, Lincolnwood Elementary School, and Willard Elementary School.

7TH WARD

Centered along Central Street and Green Bay Road, with Lake Michigan forming its eastern edge, the 7th Ward blends classic North Shore village charm with the feel of a suburban college town. **It offers a dynamic mix of dining and shopping experiences in the Central Street and Green Bay business area and offers a variety of housing options,** including contemporary apartments, traditional courtyard buildings, dormitories, townhomes, and both modest and expansive single-family homes. Residents benefit from mature tree-lined streets, convenient public transit, and abundant green spaces such as Floyd Long Field, Canal Shores Golf Course, and the Lighthouse Landing Complex. The ward is home to notable cultural and recreational landmarks, including the National Historic Landmark Grosse Point Lighthouse, the Harley Clarke Mansion, the new Ryan Field and Northwestern Athletic Campus, and parts of the Northwestern University campus, including the lakefill. It also encompasses the northern portion of the Northeast Evanston Historic District, recognized for its architectural distinction and grand historic residences. Additional institutional and cultural amenities include Orrington, Kingsley, and Haven schools, St. Athanasius School, the historic water treatment plant, the Ladd Arboretum and Ecology Center, Evanston Hospital, and the Chandler-Newberger Community Center.

8TH WARD

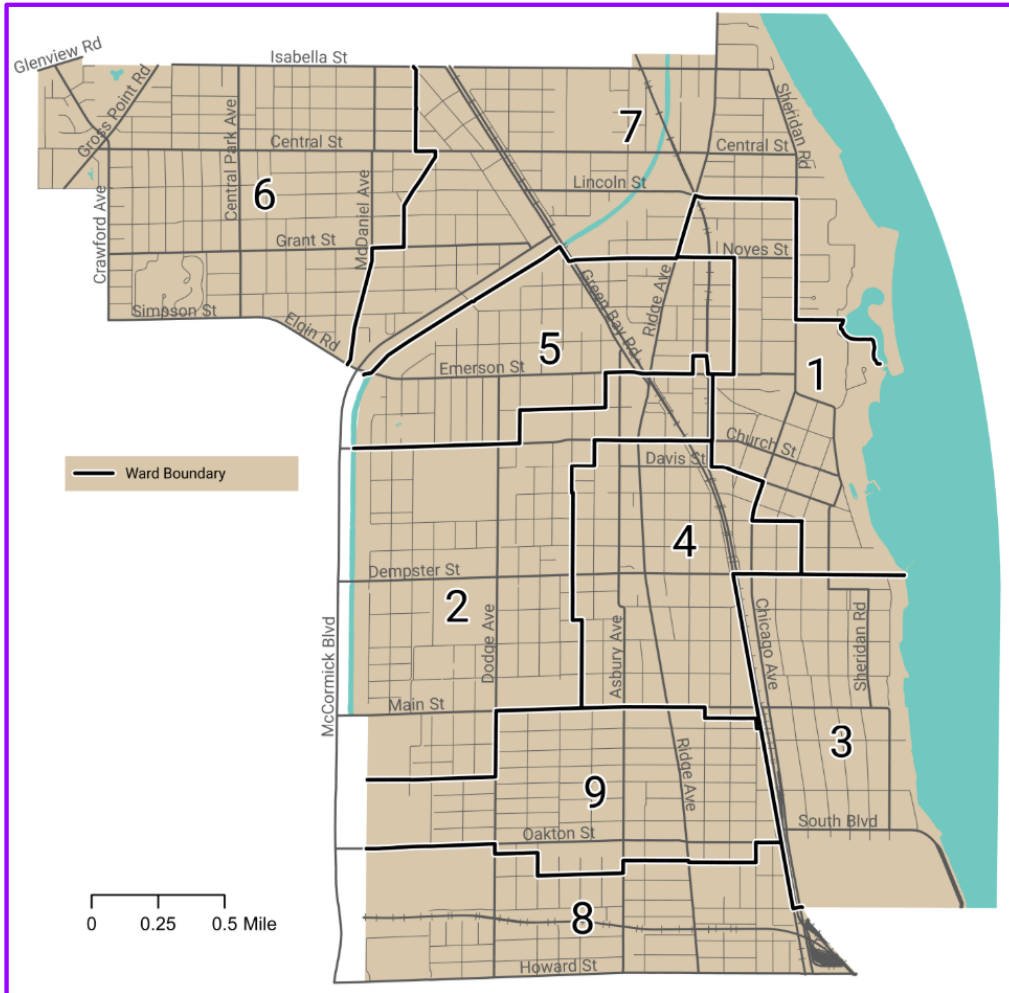
Situated in south Evanston with Howard Street and the Chicago border as its southern edge, the 8th Ward encompasses a diverse mix of residential neighborhoods, commercial [and industrial](#) areas, and active local businesses. Its character shifts from east to west, reflecting a range of early multi-family housing types, including courtyard apartments, townhomes, rowhouses, vintage flats, and walkups, alongside both pre- and post-war working-class homes. The Oakton Historic District showcases notable examples of Tudor Revival, Craftsman, and Colonial Revival architecture, along with other distinctive styles. Much of the ward was developed between the end of World War I and the 1940s, driven by the construction of the Nilas Center Branch Line, now the CTA Yellow Line, which once included multiple Evanston stops. Though later infill housing shaped its current landscape, the ward retains traces of its agricultural and industrial roots, evident in places like the redeveloped Howard and McCormick shopping center. The 8th Ward is known for its strong community associations and commitment to supporting local businesses and neighborhood vitality. Key cultural and institutional resources

include James Park, St. Francis Hospital, the Howard CTA station and railyard, Dawes Elementary School, and the Levy Senior Center.

9TH WARD

Extending from south-central to the far southwest edge of Evanston, with the railroad embankment forming its eastern boundary, the 9th Ward is marked by a diverse physical character and built form. Primarily residential, the ward features a mix of courtyard apartments, townhomes, rowhouses, vintage flats, walk-ups, and both pre- and post-war working-class housing. Its character shifts notably from east to west, with the far southwest portion encompassing remnants of the former Mayfair Cut-Off railroad and sites reflecting its industrial past, including the redeveloped Home Depot shopping center and surrounding properties. The ward offers ample parks and green spaces managed by the Ridgeville Park District, along with cultural and institutional amenities such as Chute Middle School, Oakton Elementary School, Pope John School, and the Dr. Jorge and Luz Maria Prieto Community Center.

FIGURE 2. WARDS



POLICY STATEMENTS

- 1) Support sustainable development.
- 2) Ensure new development, infrastructure improvements, and zoning decisions implement the Comprehensive Plan and land use map.
- 3) Evaluate development and redevelopment proposals to measure their impact.
- 4) Prioritize capital improvement projects.
- 5) Encourage the [adaptation transition](#) of industrial areas and buildings [to include to support](#) innovation, collaboration, and economic development through shared resources.

- 6) Collaborate with local institutions to implement [this comprehensive plan](#) ~~Evision~~ [Evanston 2045](#) and address emerging trends.
- 7) Ensure new development supports quality design.
- 8) Encourage the adaptive reuse of existing or underused buildings.
- 9) Promote the development of diverse housing types [where appropriate and in keeping with the scale and character of the neighborhood in all neighborhoods](#).

Key Challenges and Opportunities

Most of Evanston's land is developed, meaning any new development must be thoughtful and meet the community's needs. To foster a sense of place and preserve the unique identity of Evanston's neighborhoods, both new development and redevelopment should commit to quality design that reflects and enhances the defining features of surrounding areas. This encourages design solutions that are compatible with the existing built environment and responsive to the community's values and needs.

Developments should aim to complement the neighborhood's architectural style, scale, and materials while integrating modern elements that support functionality and sustainability. New projects must contribute positively to the neighborhood's sense of place by harmonizing new and existing structures. Emphasis will be placed on maintaining visual continuity, enhancing pedestrian experiences, and supporting a welcoming atmosphere that promotes community bonding.

In aligning with these principles, development should not only meet aesthetic and practical standards but also strengthen the social and cultural fabric of the neighborhood. By prioritizing quality design, we ensure our neighborhoods remain vibrant, inclusive, and resilient for future generations.

Development will also need to mitigate its impact to achieve the City's climate goals. The built environment accounts for over 70 percent of greenhouse emissions, split between natural gas and electricity. These emissions result in indoor and outdoor air pollution, which is harmful to the health and well-being of community members. The City must work to decarbonize existing buildings and ensure new development is carbon neutral to have a more resilient building stock and community.

To address these constraints, the Future Land Use Map and policies should encourage new development near transit and along major road corridors to connect people and places. The land use strategy should also prioritize the adaptive reuse of existing buildings and strategic opportunities to expand housing choices in all neighborhoods. Evanston's architectural history offers opportunities for adaptive reuse—transforming older, underused buildings into modern, energy-efficient spaces. This approach reduces demolition waste, preserves historic character, and contributes to a more sustainable built environment.

New developments and renovations must meet building codes such as LEED certification or similar standards to ensure energy efficiency, water conservation, and reduced carbon footprint.

Development should also help expand the urban tree canopy and support public amenities such as parks and placemaking initiatives. These changes, combined with efforts to streamline the development review process, should improve predictability so people know what to expect as neighborhoods evolve.

FUTURE LAND USE MAP

A land use map guides development decisions and describes the scale and type of development suitable for each area. The map guides the community, City staff, and decision-makers when reviewing development proposals and zoning changes to determine if they are consistent with the Comprehensive Plan. The Future Land Use Map is designed to achieve the goals of Envision Evanston 2045 and implement the vision of new development near transit and along major road corridors to connect people and places. The following sections summarize the intent of each land use category identified on the map.

RESIDENTIAL

The residential land use category includes a wide range of residential developments, from single-family neighborhoods to more densely developed areas featuring courtyards, walk-up apartments, and condominiums. This land use category should celebrate the diversity of housing types, accommodating both low-density, suburban-style homes and higher-density urban residences. Future development in these areas should preserve the defining features of each neighborhood that form their distinct identities. This includes integrating new housing types that complement existing architectural styles, harmonizing density and scale while enhancing community cohesion and accessibility. Whether in established low-density enclaves like the neighborhoods surrounding Central Street, or more urban and walkable neighborhoods surrounding downtown and local business districts, diverse housing supports a vibrant, inclusive fabric where all residents can live and thrive.

MIXED USE

The mixed-use land use category includes areas that blend residential, commercial, and service uses, supporting walkable neighborhoods that meet both the needs of residents and businesses. These areas range in scale and include small, locally oriented business areas strategically placed along major streets tucked in residential neighborhoods. These pockets should provide essential services, local shops, and small businesses that enhance the quality of life for nearby residents, encouraging a tight-knit environment. Future development and zoning in these pockets should continue to prioritize a balance of residential and commercial uses, fostering local commerce while maintaining the intimate, pedestrian-friendly nature of the area.

Mixed-use areas also include established commercial hubs and vacant land—including the abandoned Mayfair railroad—that can potentially accommodate additional development. With easy access to public transportation, these districts are well suited for strategic development opportunities that expand housing supply. Future development and zoning should prioritize a mix of businesses, offices, and residences to support the local economy and create desirable places to live, work, and play.

Comment [18]: I disagree with this statement. Some of the areas identified as mixed use are heavily commercial and not ideal for housing.

Finally, the most intense mixed-use neighborhoods have a dynamic mix of residential and commercial properties, often located along major roads or near transit options. While some of these areas still rely on car traffic due to their past uses, there remain strategic opportunities to support new development. As infrastructure improves and transportation options increase, these areas will continue to evolve, allowing for a mix of lower- and higher-density buildings to support sustainable, walkable neighborhoods. Future development and zoning should aim to enhance the synergy between residential and commercial uses, ensuring each mixed-use area contributes to a thriving, diverse urban fabric that supports local businesses, provides services, and encourages pedestrian activity.

DOWNTOWN

The downtown land use category captures a vibrant, mixed-use neighborhood that blends commercial, residential, institutional, and recreational uses. The area features a combination of historic mid-rise brick buildings, contemporary glass-and-steel towers, and traditional storefronts that contribute to a distinctive urban character. The neighborhood is anchored by a variety of retail, dining, and entertainment establishments concentrated along key corridors such as Davis Street and Sherman Avenue. Office buildings, including those serving professional services and corporate tenants, are spread throughout, particularly near transit hubs. Residential development ranges from luxury high-rise apartments and condominiums to smaller-scale multifamily housing, fostering a diverse and active community. Northwestern University's presence along the north edge of downtown contributes to the area's economic and cultural vibrancy.

Future development and zoning regulations in Downtown Evanston must carefully balance the integration of new high-rise structures with the preservation of lower-density areas to maintain the district's character and livability. [To ensure buildings meet climate goals, whole building life cycle assessments - which measure environmental impacts from construction through demolition - should be used to account for all sources of greenhouse gases \(GHGs\), including those produced during daily operations](#) High-density projects should be strategically placed near transit nodes and commercial corridors, while mid-rise and low-rise buildings should be prioritized in areas that transition into surrounding neighborhoods. Thoughtful zoning and design guidelines must ensure harmony between [differing](#) architectural styles, walkable streetscapes, and green spaces to enhance the urban fabric. Sustainable development practices, including green-building initiatives and transit-oriented development, should be encouraged to support economic growth while maintaining Evanston's unique sense of place.

[COMMERCIAL](#)

[The commercial land use is reserved for our highest non-residential use. These districts are large but few in Evanston, often being developed on former industrial sites that contain contaminated soil which has been covered by asphalt parking lots. Commercial developments tend to house national or regional business and are some of the larger tax generators.](#)

CREATION, INNOVATION, AND INDUSTRIAL ENTERPRISE

These areas consist of industrial areas that host both retail and service businesses, along with some lighter industrial uses. This land use category attracts new types of businesses like research, technology, and labs to adapt and support local jobs. [They are also excellent districts to retain for light industrial use in the future.](#) As these areas [adapt to include other types of uses transition](#), they will reduce the impact on nearby homes and lead to fewer environmental issues.

EVALUATING ZONING PROPOSALS FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map is based on the policies and data contained in the Comprehensive Plan. It shows the general land use recommended and corresponds to a range of land uses and intensities within each category. The designation of an area does not mean the most intense zoning district described in the land use categories is automatically recommended. A range of densities and uses are encouraged within each category, and zoning districts reinforce this range and balance infrastructure capacity. The future land use categories should not be interpreted to support or prevent development. Zoning proposals should support implementation of the Plan's vision, themes, and policies, and mitigate impacts on streets, schools, parks, and other community facilities.

When deciding whether a proposed use or zone aligns with the Comprehensive Plan, the following questions should be considered:

- Is the proposal consistent with the vision, themes, and policies contained within the Comprehensive Plan?
- Does the proposal significantly change the recommended land use of the area?
- Will transportation infrastructure and community facilities be available at City standards to serve the proposal?

CAMPUS COMMUNITY

These areas contain various institutional campuses, like universities, high schools, hospitals, sports facilities, and senior care communities. Land within this category typically contains multiple buildings that provide an array of programming and services. Campus communities evolve as institutions change their goals. Since these campuses mostly operate within their own boundaries, rules should allow flexibility to accommodate the changing needs of the community and emerging trends [while recognizing the potential impacts on adjacent neighborhoods.](#)

OPEN SPACE

This category includes open space that the community values and uses frequently. This land is usually owned by the City [but also includes land owned by the Ridgeville Park District, Lighthouse Park District, and the Metropolitan Water Reclamation District \(MWRD\).](#) It is used for

different recreational activities, including parks and community centers. Since these are public areas, rules should keep these green spaces intact and protect natural habitats and naturalized landscapes while making them available for everyone's use. Calvary Cemetery is included in the open space category because it provides semi-public green space that is unlikely to be redeveloped for other uses and provides habitat for birds and other fauna.

POLICIES AND ACTIONS

To implement the vision established by the future land use strategy, Evanston will need to adopt policies and actions aimed at achieving goals of sustainable growth, climate resiliency, housing choice, and transportation accessibility.

1. Support sustainable development.

NP 1.1 Encourage developments that support opportunities for people to live, work and operate businesses near transit and within mixed-use areas.

NP 1.2 Require all development to be carbon neutral with zero on-site greenhouse gas emissions.

NP 1.3 Increase local renewable electricity generation to achieve zero community wide greenhouse gas emissions by 2050.

NP 1.4 Update the development review, codifying staff interpretations of our land use where necessary, and permitting process to make it more predictable and remove barriers for property owners and potential community investors.

NP 1.5 Develop policies and update development regulations and programs to attract, support, and retain local businesses.

NP 1.6 Regularly review and update zoning regulations to ensure they achieve the goals of the Comprehensive Plan.

2. Ensure new development, infrastructure improvements, and zoning decisions implement the Comprehensive Plan and land use map.

NP 2.1 Update zoning regulations to align with the Comprehensive Plan.

NP 2.2 Develop an implementation roadmap to prioritize the policies and actions of the Plan.

Comment [19]: How is this to be accomplished? What is included in the term development—single family homes, duplexes?

NP 2.3 Create a public dashboard to track the implementation of the Plan.

NP 2.4 Routinely review and update the Plan to ensure it achieves the stated goals and proactively addresses emerging trends.

NP 2.5 Identify any capacity constraints on the ability to provide utilities and city services to accommodate new development.

3. Evaluate development and redevelopment proposals to measure their impact.

NP 3.1 Develop criteria to analyze the economic impact, emissions mitigation and climate resiliency measures, infrastructure and utility capacity, housing diversity, and environmental justice implications.

NP 3.2 Update development applications to require the data needed for evaluation.

NP 3.3 Include evaluation results in reports to inform decision-making and for public awareness.

4. Prioritize capital improvement projects.

NP 4.1 Establish criteria to prioritize capital improvement projects based on equity and community impact.

NP 4.2 Develop a system to track maintenance needs and proactively invest in City facilities.

NP 4.3 Align capital improvement projects with private investment to leverage mutually beneficial outcomes.

5. ~~Encourage the transition of industrial areas and buildings to support innovation, collaboration, and economic development through shared resources.~~ Encourage the adaptation transition of industrial areas and buildings to include innovation, collaboration, and economic development through shared resources.

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NP 5.1 Streamline policies, regulations, or processes that remove barriers and support emerging sectors.

NP 5.2 Strengthen partnerships with local businesses, institutions, and community groups to achieve entrepreneurship goals that lead to the creation of innovation hubs in Evanston by:

- Establishing regular communication and setting goals with local partners.
- Encouraging and participating in networking events.
- Attracting and retaining startups and emerging markets that align with institutional programming.
- Ensuring land and spaces that support the creation of research and innovation hubs.

NP 5.3 Explore the use of city-owned properties to support the creation of innovation hubs.

6. Collaborate with local institutions to implement Envision Evanston 2045 and address emerging trends.

NP 6.1 Expand and encourage partnerships with local institutions through proactive planning and communication.

NP 6.2 Support innovations in healthcare programming and remove barriers to ensure equitable distribution of providers and services throughout the City.

NP 6.3 Update zoning regulations to support emerging trends in programming and the modernization of aging facilities on institutional campuses.

7. Ensure new development supports quality design.

NP 7.1 Establish an [Urban Design Commission](#).

NP 7.2 Promote quality design and site planning early in the development process and before financial commitments to [better](#) ensure design decisions align with the goals of the Plan and established guidelines.

NP 7.3 Develop guidelines for new development that align with the vision and goals of the Plan and consider the defining features of neighborhoods, sustainable materials, and energy efficiency.

Comment [20]: See Councilmember Kelly's notes

8. Encourage the adaptive reuse of existing or underused [residential and commercial](#) buildings [to increase housing options](#).

NP 8.1 Update zoning regulations to [remove barriers](#) and encourage the adaptive reuse of existing buildings in all neighborhoods.

NP 8.2 Promote incentives that support the adaptive reuse of historic buildings, including tax credits and other financial tools.

NP 8.3 Update zoning regulations to allow existing homes to add new units within the existing building footprint.

Comment [21]: Identify barriers?

9. Promote the development of diverse housing types in all neighborhoods.

NP 9.1 Assess neighborhoods to identify opportunities to add diverse housing typologies that meet the needs of community members.

NP 9.2 Establish policies that reduce displacement of community members who would like to stay in Evanston.

NP 9.3 Update zoning regulations to allow diverse housing typologies based on the assessment.

NP 9.4 Streamline the approval process for new housing projects to reduce barriers that increase the cost of housing, even marginally.

CHAPTER 6: COMMUNITY SYSTEMS

INTRODUCTION

The City of Evanston has a vibrant network of community systems that deliver essential services to all who live, work, and learn here. Community organizations, nonprofits, schools, faith-based institutions, and businesses provide vital services and create opportunities for gathering and learning. These organizations inspire community engagement and fund local initiatives, while business alliances promote economic growth and financial resilience. Neighborhood groups and nonprofits offer crucial case-management and safety-net services, tirelessly advocating for residents' needs. Together, these community-focused organizations and local government agencies weave a connected, proactive, and resilient community system that empowers Evanston's residents to thrive.

Most of the infrastructure that allows Evanston to accommodate new growth and development is the responsibility of the City of Evanston. New buildings must be connected to the City's water and sewer infrastructure. However, there is also a broad range of City buildings that house many of the public services that residents rely on. These include our five fire stations, the library, police station, recreation and community centers, animal shelter and City service center. These buildings are in varying states of maintenance. Some like the animal shelter and Robert Crown are new. Others like the police headquarters building and the 2100 Ridge property were built decades ago and no longer meet acceptable standards. Aging infrastructure and evolving needs form a unique problem set for Evanston.

Our ability to continue meeting the needs of our community requires a robust system of City services supported by other service providers. The policies and action statements presented in this chapter highlight the opportunities for collaboration and the challenges of maintaining the public buildings and infrastructure well into the future.

POLICY STATEMENTS

- 1) Create and maintain a system of fully accessible public buildings appropriate to the varied tasks of providing a high level of services to the community.

- 2) Collaborate with large and midsize institutions, such as school districts, hospitals, nonprofits, and Northwestern University to expand programming opportunities.
- 3) Encourage space sharing among school districts, hospitals, nonprofits, and Northwestern University to foster economic development and placemaking opportunities.
- 4) Design and maintain emergency response systems with community partners.
- 5) Strengthen, build, and maintain utilities and infrastructure necessities.

EXISTING CONDITIONS

Evanston's residents have access to diverse social services and community-based organizations, in addition to health care facilities and faith-based institutions. These deliver essential social services that local governments cannot provide. The Evanston Parks and Recreation Department offers a range of activities — from summer camps to senior programs — ensuring that residents of all ages and abilities can engage in community life.

Our community proudly hosts both public and private schools that provide safe spaces for our youth to learn and engage in extracurricular activities. Evanston/Skokie School District 65 caters to students from preschool through eighth grade at elementary, middle, and magnet schools throughout Evanston. All these schools feed into Evanston Township High School, the community's only public high school. District 65 has proposed a plan to address its budget deficit of approximately \$13.2 million in 2025, focused on achieving long-term financial stability, prioritizing student-centered solutions, aligning spending with revenue, enhancing operational efficiency, and upholding educational quality and support for historically marginalized students. [Evanston also boasts a number of private and parochial schools that serve students from preschool to high school, such as including Roycemore School \(preschool through twelfth grade\), Chiarvalle Montessori School \(preschool through eighth grade\), and Beacon Academy \(high school\).](#)

Northwestern University is a key player in Evanston's economic, educational, and cultural landscape, employing hundreds of residents and attracting diverse students and faculty. The university also opens its libraries, museums, concert halls, and theatres to the public and supports the City through investments in infrastructure projects and services. Its partnership with Evanston/Skokie School District 65 and Evanston Township High School enriches student experiences through tutoring, mentorship, scholarship, and research opportunities.

FIGURE 3. SCHOOLS



Evanston is served by two hospitals: Evanston Hospital, located in north Evanston at Central Street and Ridge Avenue; and St. Francis Hospital, located in south Evanston at Ridge Avenue and Austin Street. Both hospitals have a long history in Evanston and are Level 1 Trauma Centers, offering a broad range of services for the community and region.

In support of individuals in crisis, Evanston boasts a robust emergency response and planning system through the Evanston Police Department and Fire Department, alongside the innovative Crisis Alternative Response Evanston (C.A.R.E.) program. Launched in February 2024, this initiative redefines public safety by providing a nonpolice response to specific low-risk service calls. Operating independently yet with the full support of the Evanston Police Department, the C.A.R.E. program lessens pressure on police resources, allowing officers to concentrate on crime prevention and community safety initiatives. The C.A.R.E. ~~The~~ team is staffed by certified crisis responders with rigorous training from Oakton College, which covers various aspects of crisis intervention, mental health, restorative justice, and community resources to equip them with the necessary skills to respond to community crises.

Evanston is committed to building and nurturing community networks to support the needs of senior residents. The City provides a range of services for seniors, including subsidized transportation and utility discounts through the Access Evanston Program. The City of Evanston, private agencies, and community organizations are equipped with resources to support vulnerable populations in our community. Collectively, these groups work together to provide services related to housing, mental health, substance use, senior care, and more.

Evanston has a robust crisis management system, led by a division chief in Evanston's Fire Department who plans and conducts joint emergency response exercises to prepare for a wide range of scenarios including tornados, release of hazardous materials, and more using FEMA's National Incident Management System (NIMS). The City has partnered with Northwestern University, Red Cross, and other emergency responders to minimize the impact of disasters and to be eligible for federal preparedness grants. Evanston's Emergency Operations Center was activated to address the COVID-19 crisis in 2020.

EXISTING INFRASTRUCTURE

Just as community organizations and local government work in harmony, Evanston's infrastructure systems form the backbone that allows our community networks to flourish. These infrastructure networks are vital for daily functioning, and their availability and capacity play a crucial role in shaping the City's future land development and redevelopment. Evanston's multifaceted infrastructure encompasses transportation, telecommunications, energy utilities, **green infrastructure**, water, wastewater, and drainage. While transportation is addressed in a separate chapter, this section highlights Evanston's water, wastewater, and drainage systems, along with the region's energy and broadband utilities. These essential infrastructure systems are key to the City's continued growth and development, fostering a foundation that enhances quality of life for all residents and considers our climate future.

WATER SUPPLY AND SYSTEM

Water, wastewater, and stormwater systems have a significant impact on the quality of our lakes, rivers, and surface waters. The Evanston Water Treatment Plant, located on the shores of Lake Michigan, delivers up to 108 million gallons per day of clean drinking water to approximately 400,000 residents in Evanston, Skokie, and neighboring communities. This facility is critical to ensuring reliable and safe water for the region. The municipal water system is evaluated based on volume, pressure, and quality. It must provide water for daily use, especially during peak summer months, while maintaining essential reserves for emergencies like fires. Consistent water pressure guarantees effective delivery to residents, lessening strain on the system and minimizing risk of bacterial contamination. [The replacement of existing lead services lines has been mandated by the State of Illinois and will be an ongoing effort for years to come.](#)

SEWER SYSTEM

The City of Evanston's sewers form a complex system of interconnected private and public infrastructure. While the City manages most of the drainage system, private landowners control or own the sewers that discharge into the system, and the Metropolitan Water Reclamation District (MWRD) operates and partially controls the interceptor sewers, deep tunnels, and the North Shore Channel downstream. Some parts of the system are more than 100 years old, while other components are new — continuously added through redevelopment and public infrastructure improvements.

The original combined sewer system consists of a series of street sewers and trunk sewers that are subdivided into 15 drainage basins. Restrictors are used in combined sewer drainage inlets and catch basins to reduce the risk of sewer overload and backups during heavy rainfall. As part of the City's Long Range Sewer Program, relief sewers and storm sewers were installed between 1991 and 2008. The relief sewer system is organized into seven drainage basins that connect directly to the MWRD Tunnel and Reservoir Plan, a system of deep, wide tunnels and reservoirs. The storm sewer system is divided into 10 drainage basins that discharge into the North Shore Channel or Lake Michigan.

STORMWATER MANAGEMENT

Since the early 1990s, Evanston has made several large investments to improve the publicly owned drainage infrastructure. These projects resulted in a drainage system that can withstand intense storm events, protecting against widespread flood damage. As a result, reports of flood damage caused by surface floodwaters have been rare, while occasional basement backups from sewer overload have been reported and vary in location from storm to storm.

While the sewer system has performed as expected, climate change brings new challenges. The intensity and frequency of severe storm events are expected to increase in the Midwest. In 2023, the City completed a Stormwater Master Plan that included detailed modeling of the City's intricate sewer system. In the face of climate change, the model will allow for detailed analysis and evaluation of the system as we develop drainage projects and further investigate areas of

concern. Implementation of the plan's recommendations will reduce the risk of future flooding and improve the quality of life. Comprehensive stormwater management will help reduce flooding, protect infrastructure and natural resources, and improve water quality.

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NATURAL AREAS AND NATURAL CLIMATE SOLUTIONS

Green infrastructure, including trees and natural areas, is an important component of stormwater management and public health in response to increased storm intensity and summer heat intensity resulting from climate change. Expansion of public/municipal tree cover, particularly in areas that are lacking, is essential to maintaining community health as these effects worsen.

BROADBAND AND CELLPHONE COVERAGE

Evanston is well served by internet providers and cellphone providers including AT&T, Xfinity, Verizon, RCN, and T-Mobile that provide up to 2 Gbps service, making it attractive for businesses and residents. As of 2023, 95.2% of households in Evanston have internet access, however, not all residents can afford broadband service. The City recognizes the importance of digital access to support daily life for work, education, health care, and commerce. The Evanston Public Library's free "Borrow the Internet" service provides Wi-Fi hotspots that can be checked out for 28 days at a time by Evanston residents 16 or older who are cardholders to boost digital access. The library also has job-search kits that include a Chromebook and a hotspot that can be checked out by Evanston residents 16 and older. As technology continues to evolve, promoting digital equity will become more important than ever. Ensuring access to clean and reliable energy to support digital infrastructure is also key to future planning.

ENERGY UTILITIES

ComEd provides electricity in Evanston. ComEd is a subsidiary of Exelon and a part of PJM, a regional transmission organization spanning 13 states in the Midwest and Mid-Atlantic. As of 2024, ComEd's electricity sources include natural gas-fired power (44%), nuclear power (34%), coal-fired power (15%), wind power (4%), solar power (1%), hydropower (1%), and other resources (1%). ComEd has pledged to achieve net zero emissions by 2050. Illinois has committed to 100% clean energy by 2050, aligning with the City's goal of community-wide carbon neutrality by 2050 and 100% renewable electricity supply for all Evanston accounts by 2030. Evanston makes progress on its goals through the community choice aggregation program, which allows the City to combine residential and small commercial retail electric accounts and seek alternative suppliers in search of cleaner electricity. As building decarbonization progresses, the City will need to work closely with ComEd to ensure ComEd continues to provide timely, reliable, and responsive clean electricity service to electrified buildings and new all-electric construction.

Nicor Gas provides natural gas to Evanston. Southern Company, Nicor's parent company, set a goal of making its enterprise-wide operations net zero by 2050.

Comment [22]: Some of these move far from the built environment; are they appropriate for the comp plan?

POLICIES AND ACTIONS

1. Create and maintain a system of fully accessible public buildings appropriate to the varied tasks of providing a high level of services to the community.

CS 1.1 Create a capital facilities and government services master plan to comprehensively understand current and projected office and other space needs in order to right size public facilities.

CS 1.2 Identify opportunities to incorporate revenue producing uses into underutilized city properties and/or new public facilities as they are replaced.

CS 1.3 Approach acquisition and construction of new public buildings in terms of improved quality of service and fiscal prudence.

CS 1.4 Encourage the highest quality design in new public buildings.

CS 1.5 Identify decaying and functionally obsolete buildings held by the City and take steps to renovate or replace them, encouraging adaptive reuse, to meet the needs of the community.

2. Collaborate with large and midsized institutions, such as school districts, hospitals, nonprofits, and Northwestern University to expand programming opportunities.

CS 2.1 Establish new programming opportunities for university students and residents to work, learn, and enjoy time together to foster a greater sense of community between residents and students.

CS 2.2 Strengthen and formalize internship programs for students with City staff and support workforce development partnerships.

CS 2.3 Create collaborative programming opportunities between the school districts and the City, and enter into agreements with the school districts when appropriate for the City to provide services such as afterschool programming.

CS 2.4 Engage medical facilities and organizations in programs that link lower-income residents with chronic or potential health conditions to existing health resources.

CS 2.5 Support community hospitals and medical organizations to provide more efficient and timely services using a shared electronic documentation and reporting system that community providers can access, allowing them to provide wraparound services.

CS 2.6 Provide robust case management and wraparound services to households with insufficient resources based on their individual needs.

CS 2.7 Expand the use of restorative justice practices alongside community nonprofits to prevent conflict, build relationships, and repair harm by enabling people to communicate effectively and positively.

CS 2.8 Incorporate principles of restorative justice in ordinances and policies instead of punishing actions such as fines or fees.

CS 2.9 Support and expand the C.A.R.E. team to respond to select emergency calls, and continue using alternative responders to connect residents to community services and resources.

3. Encourage space sharing among school districts, hospitals, nonprofits, and Northwestern University to foster economic development and placemaking opportunities.

CS 3.1 Design a strategy to adapt and reuse public buildings and spaces, including space sharing, and a policy for selling or buying properties among community partners.

CS 3.2 Work with Northwestern University to use their facilities for public access to arts and cultural events, recreational and sports opportunities, and educational programming and activities for community members.

CS 3.3 Expand community and facility agreements with school districts 65 and 202 to share indoor and outdoor spaces, including auditoriums, gymnasiums, playgrounds, and ball fields to expand resource access to community members of all ages.

4. Design and maintain emergency response systems with community partners.

CS 4.1 Expand National Incident Management System (NIMS) training for City staff and community partners.

CS 4.2 Develop and maintain a NIMS core curriculum and provide guidance to community stakeholders to develop their training plans.

CS 4.3 Develop emergency management in ways that go far beyond educating a Community Emergency Response Team (CERT), including communication plans, mitigation plans, hazard plans, and more.

CS 4.4 Design educational campaigns to include training on seasonal hazards, financial preparedness, cybersecurity training, and CPR; and host emergency preparedness and educational fairs to train community partners and residents.

CS 4.5 Establish disaster emergency shelter needs using city, school district, university, faith groups, and nonprofit facilities; and create communication systems for use in case of disaster or emergency.

CS 4.6 Support partnerships with local businesses and nonprofits to proactively build response and recovery capabilities through established agreements.

CS 4.7 Designate “resilience hubs” — community-serving facilities activated during emergencies — to support community members, coordinate communication, distribute resources, and reduce carbon pollution.

5. Strengthen, build, and maintain utilities and infrastructure necessities.

CS 5.1 Ensure infrastructure improvements implement the Comprehensive Plan and Future Land Use Map.

CS 5.2 Work with local institutions to implement Envision Evanston 2045 and address emerging trends.

CS 5.3 Ensure public facilities are carbon neutral, support workforce and customer needs, and improve service delivery.

CS 5.5 Ensure equitable and proper stormwater management by improving infrastructure, programs, and regulations to improve the health of urban watersheds.

CS 5.6 Encourage internet access for the broader Evanston community, based on prevailing technologies, in order to close the digital divide.

CS 5.7 Collaborate with energy utilities to modernize, decarbonize, and increase efficiency.

CS 5.8 Continue and expand the lead service line replacement program and replace all watermain
over 80 years old ~~over the next 20 years.~~

CS 5.9 Continue to provide excellent water service to wholesale customers and negotiate future contracts that comply with national standards.

CHAPTER 7: GETTING AROUND

INTRODUCTION

This chapter analyzes Evanston's existing transportation infrastructure and mobility landscape. Historically, Evanston's development has been closely tied to transportation planning and investments. This plan section focuses on creating a holistic, multimodal transportation system by expanding access to diverse transportation options. These efforts align with goals in regional and statewide transportation plans, including Connecting Cook County - 2040 Long Range Transportation Plan² and the Illinois Department of Transportation's Long Range Transportation Plan³. Furthermore, this section supports local initiatives such as the Climate Action and Resilience Plan (CARP), the Multi-Modal Transportation Plan, the ADA Transition Plan, and the Complete and Green Streets policy.

As climate change intensifies, reducing emissions from transportation activities is crucial. In 2022, greenhouse gas emissions from vehicle miles traveled accounted for 22% of total emissions in Evanston. Investments in public and active transportation options are essential to reduce reliance on cars, decrease vehicle miles traveled, and ultimately lower greenhouse gas emissions from motor vehicles.

POLICY STATEMENTS

- 1) Work with regional transit partners to improve Evanston's transit network coverage, improve service levels, and further vehicle decarbonization efforts.
- 2) Enhance Evanston's transit infrastructure and programs to ensure transit is safe, accessible, affordable, desirable, and convenient for all.

² Cook County. (August 3, 2016). *Connecting Cook County: 2040 Long Range Transportation Plan*. https://www.cookcountyl.gov/sites/g/files/ywwepo161/files/service/cookcounty_lrtpl_final_webversion_august_3_2016.pdf.

³ Illinois Department of Transportation. (2024). *Move Illinois: 2024 Long-Range Transportation Plan*. <https://idot.illinois.gov/transportation-system/transportation-management/planning/long-range-transportation-plan.html>.

- 3) Facilitate development that prioritizes safe, convenient access to public transit.
- 4) Invest in upgrades and policies that support a safe, accessible, and convenient pedestrian network.
- 5) Support walking as a preferred mode of transportation and recreation through targeted infrastructure and programs.
- 6) Enhance Evanston's active transportation network to support safe, convenient travel locally and regionally for people of all ages and abilities.
- 7) Enhance biking infrastructure to promote the use of Evanston's bike lane network [and connect it to bike infrastructure in neighboring communities](#).
- 8) Support programs and initiatives that make cycling more accessible to community members of all backgrounds and skill levels.
- 9) Integrate shared active transportation options into existing networks to enhance accessibility and maximize effectiveness.
- 10) Encourage a greater adoption of electric vehicles (EVs) to reduce emissions and support the EV infrastructure needed.
- 11) Support policies and infrastructure that enhance road safety and encourage responsible driving behavior.
- 12) Utilize data-driven strategies to optimize parking management and improve user experience.
- 13) Create a comprehensive network of Complete and Green Streets to support sustainable, multimodal travel throughout Evanston.

EXISTING CONDITIONS

The following sections provide a comprehensive overview of current transportation modes used to move people and goods in Evanston and highlights existing challenges. Six key themes have emerged through analyzing the City's transportation network: efficiency, equity, accessibility, safety, placemaking, and carbon neutrality. These themes were emphasized through engaging with the public throughout the planning process. Suggested policies and actions are outlined at the end of each section.

Efficiency: Does the transportation system facilitate timely and reliable movement of people?

Equity: Are burdens and barriers for marginalized communities reduced or mitigated? Are options affordable and diverse?

Accessibility: Does the system eliminate barriers to mobility and create affordable, desirable transportation options for people of all ages and abilities?

Safety: Can people of all ages and abilities travel safely and comfortably throughout our transportation network?

Placemaking: Does transportation infrastructure foster community bonds and serve as a place for connection?

Carbon neutrality: Is the transportation system free from fossil fuels and resource efficient? What is its impact on air quality?

TRANSIT

Evanston's transit network includes a mix of bus and rail services connecting residents to local and regional destinations. The CTA and Pace operate nine bus lines, including the Pulse Dempster Line, which provides efficient service between Downtown Evanston and O'Hare Airport.

Commuter rail is provided by Metra's Union Pacific North (UP-N) line, with stations at Central Street, Davis Street, and Main Street. The CTA Purple Line also runs through Evanston with seven stops, offering access to Chicago. The CTA Yellow Line runs along the city's southern edge, though it lacks a stop within Evanston.

Transit usage in Evanston is relatively high, with 15.3% of workers commuting by transit — 1% higher than Cook County and more than double Illinois' average (7%).

While ridership has not fully recovered to pre-COVID-19 levels, the Regional Transportation Authority (RTA) reported in June 2024 that ridership is steadily increasing. May 2024 saw over 32 million rides, 64% of pre-COVID-19 levels.⁴

FIGURE 4. TRANSIT ROUTES AND STOPS

⁴ Regional Transportation Authority (RTA). (June 2024). *Ridership Report: May 2024*.



WALKING

Evanston's street network largely follows a grid pattern, which makes it pedestrian friendly. However, certain infrastructure elements — large arterials, rail tracks, and the North Shore channel — can disrupt neighborhood connectivity and obstruct foot traffic. Nevertheless, the sidewalk network is extensive and well maintained. Most neighborhoods feature approximately 5.3-foot detached sidewalks, separated from roadways by landscaped buffers, enhancing walkability. Additionally, back alleys used for trash collection and garage access minimize curb cuts along street fronts, promoting a comfortable walking experience.

The U.S. Environmental Protection Agency rates Evanston neighborhoods as either “Most Walkable”

Comment [23]: Is this an accurate statement?

or “Above Average,” highlighting the City’s exceptional walkability.⁵ Residents often cite the ease of walking to the lake, grocery stores, parks, and other amenities as a key benefit of living in Evanston; this was a recurring theme across public engagement activities throughout the planning process.

BICYCLING AND OTHER ACTIVE TRANSPORTATION

Biking is a popular transportation and recreation choice in Evanston, supported by local bike shops and events like monthly rides hosted by Downtown Evanston and the Evanston Transit Alliance. The Evanston Bicycle Club’s North Shore Century attracts around 2,000 cyclists each year.

Evanston features a range of biking facilities, including protected and unprotected bike lanes, bike routes, and shared-use paths, mostly along major roads and in parks like James Park and the North Shore Channel Trail. Protected bike lanes are limited to areas like Sheridan Road, Dodge Avenue, and Church Street.

The city promotes bike accessibility with racks at transit stops and retail areas, and secure, covered bike parking in two municipal garages. As of 2024, Evanston’s bike share program has 14 stations and 140 bikes, supporting sustainable travel, reducing congestion, and enhancing connectivity.

DRIVING

Despite the variety of transit options, driving remains the primary mode of travel for Evanston residents. About 47.1% of workers aged 16 or older commute by car, whether driving alone or carpooling — a rate lower than that of Cook County (65.1%) and the Chicago Metropolitan Agency for Planning (CMAP) region (71.1%). Evanston car commuters drive an average of 10,996 miles per year, with vehicle miles traveled per person annually in Cook County and the CMAP region approximately 20% and 42% higher, respectively.

[The reliability on cars as a primary mode of transportation must be viewed through the employment picture in Chapter 12 of this plan. Most of the workforce travels in to or out of the city.](#)

Most Evanston households own at least one vehicle. According to the 2018–2022 American Community Survey five-year estimates, around 16% of households do not own a vehicle, while 34.5% own at least two cars. This is slightly lower than in Cook County (41.4%) and the broader CMAP region (51.1%)⁶

ROAD INFRASTRUCTURE

Evanston has a strong network of north–south routes like Chicago Avenue, Dodge Avenue, Ridge Avenue, and Green Bay Road, along with key east–west roads such as Dempster, Central, and Oakton Streets, all crucial for traffic flow and access to I-94. Some major roads, like Dempster and Central, are state owned.

The city also has over 300 unpaved alleys, which are graded periodically to fix potholes. Paving these alleys — funded through special assessments — offers long-term benefits, including less wear on vehicles, reduced flooding, improved safety, and better access for emergency and delivery services.

⁵ U.S. Environmental Protection Agency (EPA). (n.d.). *National Walkability Index: Evanston Neighborhoods*.

⁶ U.S. Census Bureau. (2023). *2018–2022 American Community Survey 5-Year Estimates: Commuting and Household Vehicle Ownership*.

ELECTRIC VEHICLES (EV)

The electrification of vehicles stands at the forefront of transportation policies across federal, state, and local levels — all aimed at combating climate change.

In Cook County, EV registrations saw significant growth from March 2019 to March 2024. In Evanston, the number of registered EVs increased from 316 to 1,239 during this same period.⁷ The City has responded to this growing demand by installing 17 EV charging ports across five locations, in addition to public chargers managed by other entities.

Vehicle electrification is a key component of Evanston's Municipal Operations Zero Emissions Strategy, which aims for net zero municipal carbon emissions by 2035. The City has committed to transitioning its entire municipal fleet to zero-emission vehicles by 2035. As of 2024, Evanston's municipal fleet includes over 20 electric vehicles.⁸

PARKING

The City of Evanston owns and operates three parking garages and 37 surface lots across our neighborhoods. Real-time occupancy data for City-owned garages and lots is available on the City's website. Use of these parking spaces generally requires a fee. In Downtown Evanston, the City charges for on-street parking Monday through Saturday, with garage fees collected 24/7.

In residential areas outside downtown and business districts, on-street parking is generally available, governed by both permit-required and nonrestricted zones. One of the ongoing discussion points is how much off-street parking should be required for new developments or if any off-street parking should be required at all. This is especially true for residential developments, particularly those proposed in neighborhoods that developed before automobiles became the primary transportation mode for most households. On-street parking is already at a premium in many of these neighborhoods and the prospect of new households raises concerns about the impact on current households.

Comment [24]: Why would we consider removing parking restrictions based on this statement?

TRUCK AND DELIVERY SERVICES

Efficient freight movement is vital for Evanston's residents and businesses. The State of Illinois, CMAP, and Cook County have developed plans for a multimodal freight network to meet current and future needs while advancing decarbonization.

In Cook County, trucks and trains account for 60% and 25% of freight⁹, respectively. Evanston, however, sees relatively low truck traffic, with heavy commercial vehicles making up less than 3% of daily traffic. To manage this, the City has designated truck routes, including Chicago Avenue and Central Street, while restricting other roads like Ridge Avenue and Sheridan Road.

Evanston's limited freight traffic is due to its location away from major truck routes. Although the

⁷ Cook County Department of Transportation and Highways. (2024). *Electric Vehicle (EV) Registration Trends: March 2019 to March 2024*.

⁸ City of Evanston. (2023). *Municipal Operations Zero Emissions Strategy: Vehicle Electrification and Net Zero Carbon Emissions by 2035*.

⁹ Cook County Department of Transportation and Highways. (2024). *Freight Transportation in Cook County: Truck and Train Traffic Trends*.

Union Pacific railroad passes through, it primarily serves passenger rail, with minimal freight.

COMPLETE AND GREEN STREETS

The Complete Streets approach designs streets for safe and efficient travel for all users, regardless of age, ability, or transportation mode. It promotes equitable access for historically underserved populations, including seniors, children, people with disabilities, households without cars, and communities of color. Strategies are tailored to local needs and may include protected bike lanes, crosswalks, median islands, landscaping, curb extensions, and accessible transit stops.

Envision Evanston 2045 recommends Complete Streets for comprehensive road rehabilitation projects, focusing on connectivity and safety. It also supports the development of a strong active transportation network for bikes, e-scooters, and other sustainable modes.

Green Streets enhances Complete Streets by incorporating stormwater management solutions like permeable paving, vegetated swales, and stormwater planters. These systems help create safer, more resilient infrastructure, particularly for vulnerable road users.

Adopted in 2014 and updated in 2017, the Complete and Green Streets policy shifts focus on active transportation and flexible, context-sensitive design. It includes a Livability Checklist to ensure projects meet goals for livability, active transportation, and connectivity while addressing local needs.

Key Challenges and Opportunities

TRANSIT

Evanston offers public transit options that connect the community to local and surrounding areas; however, significant barriers to equity, efficiency, and accessibility remain, as voiced by the community during the planning process.

Transit Network Connectivity

Evanston's rail network provides good north–south connectivity, but limited access in the west. However, neighborhoods in the west and southeast lack direct connections to CTA and Metra stations, making commuting harder for those not near a rail station.

Transit Service Limitations

Bus service is sparse, ending by 9 p.m., with no Sunday service, affecting essential workers and evening travel. Inconsistent schedules also disrupt students' access to school, with buses often running late or operating at 30-minute intervals. Public feedback shows service is insufficient and unreliable.

Transit Infrastructure Challenges

Only one Purple Line station, Davis Street, is ADA-compliant, and Metra stations lack elevators. Many rail stations are far from pedestrian routes and lack amenities. Bus stops offer little shelter, seating, or lighting, making travel uncomfortable and unsafe.

Transitioning to Low-Emission Transit

As of 2025, Evanston has yet to realize any carbon-neutral transit services. Pace has committed

to a 100% zero-emission fleet by 2040¹⁰, and CTA aims to electrify its bus fleet by the same year. Although CTA trains are electric, the power source is not yet zero emission, and Metra UP-N trains are currently diesel powered, though plans are in place to gradually adopt zero-emission locomotives.

WALKING

Community members at workshops and engagement sessions shared several concerns about walking in Evanston, especially on safety and gaps in infrastructure.

Sidewalk Gaps and Accessibility Issues

Evanston faces significant sidewalk gaps and accessibility challenges, particularly for residents using wheelchairs or mobility devices. Many sidewalks are only on one side of the street or are too narrow for safe use, creating mobility barriers and tripping hazards.

Safety Concerns

Residents report feeling unsafe crossing streets, backed by 2022 data showing 30 pedestrian and 31 bicyclist injuries¹¹. Factors include high-speed traffic, distracted driving, [lower levels of lighting](#), and limited crossing options, often forcing unsafe crossings. Crashes usually take place around downtown, especially on Ridge Avenue, Church Street, and Lake Street, with emerging hotspots in the southern part of the City.

Conflict Points on Sidewalks

The growing use of bicycles, scooters, and mobility devices creates crowded sidewalks and potential crashes. Focus-group participants noted the lack of a safe on-street cycling network, pushing cyclists onto narrow sidewalks and increasing safety risks. Continuous evaluation of policies and infrastructure is needed to ensure safe, shared use for all users.

Impact on Vulnerable Populations

Safety issues affect vulnerable groups, including children and the elderly, at similar levels as pedestrians in other age groups — highlighting the need to address these safety concerns to protect the more vulnerable population.

BIKING AND OTHER ACTIVE TRANSPORTATION MODES

Evanston has made significant progress toward creating a bike-friendly environment, [and those improvements have made people feel safer \(Survey #1, Charts 8a and 8b\)](#). However, the following challenges continue to limit those who choose to cycle. [There are also new challenges presented with the prevalence of e-bikes and electric scooters.](#)

Safety Concerns Due to Inadequate Infrastructure

Many Evanston bike routes lack proper separation from traffic, leaving cyclists vulnerable. Routes like Main, Dempster, Central, and Green Bay Road are particularly unsafe, discouraging potential cyclists including children, seniors, and inexperienced riders.

Sidewalk Biking and Shared Use Concerns

Biking on sidewalks is allowed in some areas but can lead to conflicts with pedestrians. As active transportation grows, the city must ensure safe, shared use of public spaces.

¹⁰ Pace Suburban Bus and Chicago Transit Authority (CTA). (2024). *Commitment to Zero-Emission Fleets by 2040*.

¹¹ City of Evanston. (2023). *2022 Pedestrian and Bicyclist Injury Report*.

Challenges with Affordable Access

The cost of bikes, safety gear, and maintenance limits access for many residents. To address this, the city offers a bike share program to improve affordability.

Need for Education and Awareness

Most residents lack formal cycling and traffic safety training. The city should promote educational programs and improve signage to encourage safe biking practices.

Gaps in the Cycling Network and Trail Connectivity

Evanston's disconnected cycling network forces cyclists onto busy streets with minimal protection and lacks clear trail connections. Many trails require detours onto residential streets, and bike lanes often end suddenly without proper signage. Lakefront trails, especially in the south, are interrupted by private property, forcing cyclists and pedestrians onto roads and increasing safety risks.

SHARED ACTIVE TRANSPORTATION

Evanston's shared bike docking stations are poorly integrated with public transit, making transfers inconvenient. Four of the seven CTA stations lack nearby docking stations, and many are not near bus stops. Increasing docking stations near transit stops would improve mode transfers.

Challenges with Access and Payment Options

The Divvy system requires a smartphone and cashless payment, which limits access for those without these tools. While some rentals are available at kiosks for single rides, they still require a debit card and can be more expensive. This system may exclude lower-income residents, highlighting the need for more accessible payment options.

DRIVING

Driving is costly and environmentally harmful. Traffic can lead leads to lost time and increased fuel consumption, contributing to carbon emissions. While Evanston's car commute rate is lower than that of surrounding areas, car use remains dominant. The City's 2018 Climate Action Plan calls for reducing vehicle miles traveled (VMT) to create a more sustainable future.

Comment [25]: Again, access this goal in view of employment in Evanston.

Balancing EV Promotion with Investments in Transit and Active Transportation

Electric vehicles (EVs) help reduce emissions but don't address traffic congestion or reduce road space. Investments should focus on enhancing transit and active transportation to reduce car dependency and support sustainability goals.

Challenges with Speeding and Distracted Driving

A culture of speeding and distracted driving poses safety hazards on Evanston's roads, highlighting the need for continued education, enforcement, and infrastructure solutions to improve safety for all road users.

Use of Autonomous Vehicles (AVs)

Autonomous vehicles (AVs) could help with first- and last-mile connections but may contribute to congestion and exclude lower-income residents due to high costs. Cities must ensure AVs complement, not replace, public transit to meet mobility needs.

PARKING

Downtown Evanston has an extensive parking network. Despite that, challenges remain, and strategic actions are essential to ensure parking in Evanston is safe and convenient for everyone. Residential neighborhoods are served by a combination of on-street and off-street spaces.

Additional data gathering and trends analysis related to housing units and vehicle ownership in Evanston can help inform discussions about how best to “right-size” Evanston’s parking requirements.

Land Use and Alternative Potential

Parking facilities occupy relatively large spaces, limiting opportunities for other uses. Parking lots cover approximately 5.5% of Evanston’s total land area, with a larger percentage downtown. Many of these lots remain empty for most of the day, taking up space that could be repurposed for housing or other community-enhancing assets.

Impact of Minimum Off-Street Parking Requirements

Minimum off-street parking requirements [can require force](#) private developments to set aside space for parking that could be used for community, economic, or green spaces. These parking facilities, often along main streets and retail areas, disrupt the urban walking experience.

Consequences of Reducing Parking Fees

Lowering parking fees may make downtown more convenient but could increase traffic and economic costs and reduce space turnover. Longer parking stays could limit availability, impacting local businesses, especially during peak hours.

Financial Sustainability

Parking fees are important for funding the operations and maintenance of parking facilities. Reduced parking revenue would require reallocating other public funds, thereby reducing resources available for important municipal services that benefit the community.

TRUCK AND DELIVERY SERVICES

Managing truck and delivery services in Evanston presents unique challenges due to high demand on limited curbside space from a variety of users.

Demand on Limited Curbside Space

Although Evanston experiences relatively low freight traffic on its roads, challenges arise as commercial trucks compete with other transportation modes for limited roadway space. The growth of e-commerce has increased last-mile deliveries to homes and businesses, further increasing competition for roadway space and contributing to traffic.

Curbside Management

Implementing a comprehensive curbside management plan, similar to the Chicago Curbside Management Plan, could help manage and optimize curbside usage to balance the needs of diverse users effectively.

COMPLETE STREETS AND GREEN STREETS

Evanston’s Complete and Green Streets policy faces challenges due to limited funding and competing priorities. Many guidelines are suggestions, leading to inconsistent implementation. While the policy encourages developers to adopt these principles, they are only required for projects that meet certain thresholds, limiting citywide adoption and funding.

POLICIES AND ACTIONS

1. Work with regional transit partners to improve Evanston’s transit network coverage, enhance service levels, and advance transit vehicle decarbonization efforts.

GA 1.1 Promote the expansion of transit lines, including arterial rapid transit, to improve access to both regional and local destinations, with a focus on enhancing east–west connections.

GA 1.2 Collaborate with transit partners on opportunities to decarbonize the transit system.

GA 1.3 Work with transit agencies to review service needs and increase service frequencies in areas that need it.

GA 1.4 Partner with regional, state, and federal agencies to secure more funding for transit services in Evanston and the surrounding region.

2. Enhance Evanston’s transit infrastructure and programs to ensure transit is safe, accessible, affordable, desirable, and convenient for all.

GA 2.1 Encourage all transit stops ~~and stations~~ to be ADA accessible.

GA 2.2 Explore programs and policies to expand the installation of shelters, benches, and other street furniture to improve the transit experience.

GA 2.3 Remove barriers that limit access to transit stations.

GA 2.4 Implement placemaking strategies around rail stations and key bus stops (e.g., Dempster and Dodge) to create inviting community gathering spaces.

3. Facilitate development that prioritizes safe, convenient access to public transit.

GA 3.1 Update zoning regulations to support development and redevelopment near transit stations.

GA 3.2 Coordinate with transit agencies to align decisions, strategies, and investments with the City’s land use objectives.

GA 3.3 Develop and implement specific station area mobility plans with transit agencies to provide seamless transitions between transportation modes and providers.

GA 3.4 Establish designated passenger pick-up and drop-off zones at transit stations to support ride-share services, improve pedestrian safety, and enhance traffic flow.

GA 3.5 Integrate curbside provisions for paratransit services, placing them as close as possible to primary entrances at transit stations.

4. Invest in upgrades and policies that support a safe, accessible, and convenient pedestrian network for all users.

GA 4.1 Improve existing sidewalks to ensure ADA compliance and prioritize safe travel for people of all ages and abilities, with a focus on vulnerable populations.

GA 4.2 Invest in pedestrian safety measures and traffic-calming designs.

GA 4.3 Review and amend City Code and policies related to sidewalks, driveways, crosswalks, speed limits, alleys, parkway plantings, and other elements impacting pedestrian safety.

GA 4.4 Collaborate with neighboring communities and organizations to develop, connect, and strengthen regional trails, such as the North Shore Channel Trail.

GA 4.5 Provide public amenities, including benches, drinking fountains, and restrooms, to make transit use more accessible and comfortable for people of all ages and abilities.

5. Support walking as a preferred mode of transportation and recreation through targeted infrastructure and programs.

GA 5.1 Review and update the Safe Routes to School program on an ongoing basis and as school attendance boundaries change.

GA 5.2 Develop programs to promote and encourage walking for health and recreation.

GA 5.3 Identify locations for temporary or permanent pedestrian malls or car-free streets [with input from area residents](#).

6. Enhance Evanston's active transportation network to support safe, convenient local and regional travel for people of all ages and abilities.

GA 6.1 Develop a complete, cohesive, and low-stress network of separated bike lanes on identified bike routes, allowing active transportation with minimal car interaction while addressing pedestrian and traffic impacts.

GA 6.2 Increase bike lane visibility through measures such as painting lanes at key conflict points, using bike traffic signals, and adding bike turn boxes at high-traffic intersections.

GA 6.3 Prioritize infrastructure improvements that support safe access to schools for children using active transportation.

GA 6.4 Focus on infrastructure improvements that facilitate multimodal access along the lakefront [connecting to from](#) Wilmette [and to](#) Chicago.

GA 6.5 Explore opportunities to deploy electric battery charging stations for active transportation.

7. Enhance biking infrastructure to promote the use of Evanston's bike lane network.

GA 7.1 Install additional bike racks [or bike parking garages](#) near commercial, retail, and institutional sites both inside and outside Downtown Evanston to encourage short bike trips.

GA 7.2 Support improved bike parking at major destinations, in garages and lots, and at all transit stations outside downtown. Work to improve security and reduce bike theft.

GA 7.3 Explore the installation of bike repair stations along key bike and transit routes and at popular biking destinations.

8. Support programs and initiatives that make cycling more accessible to community members of all backgrounds and skill levels.

GA 8.1 Support, develop, and expand programs that facilitate bicycle ownership and access for community members with diverse needs.

GA 8.2 Collaborate with area schools, including District 65, District 202, and Northwestern University, to educate on safe biking and commuting practices.

9. Integrate shared active transportation options into existing networks to enhance accessibility and maximize effectiveness.

GA 9.1 Expand the bike share network by adding stations and prioritizing locations that connect existing transportation hubs with popular origins and destinations.

GA 9.2 Partner with third-party providers to develop additional shared active transportation programs, increasing transportation options for the community.

GA 9.3 Promote the collection and analysis of data on active transportation usage patterns and impacts to guide policy adjustments and infrastructure investments.

10. Encourage a greater adoption of electric vehicles (EVs) to reduce emissions and support the infrastructure needed.

GA 10.1 Support car-sharing options through partnerships with existing third-party vendors or Evanston-specific providers.

GA 10.2 Invest proactively to decarbonize and electrify all City fleet vehicles in alignment with the City's Zero Emission Strategy.

GA 10.3 Create a plan to expand the network of EV charging stations for public use, focusing on areas of high demand as well as broad geographic distribution for citywide EV access. Identify publicly owned properties that could serve as EV charging and mobility hub sites, and provide a publicly accessible map.

GA 10.4 Develop pilot programs for curbside, public right-of-way, streetlight, or utility pole charging to provide charging access for residents without off-street parking options.

GA 10.5 Explore infrastructure and programs to establish EV charging solutions that reduce barriers for lower-income households.

11. Support policies and infrastructure that enhance road safety and encourage responsible driving behavior.

GA 11.1 Promote safety campaigns, including educational and enforcement efforts, that encourage seat belt use, reduce distracted driving, and mitigate speeding.

GA 11.2 Implement policies and infrastructure that encourage slower vehicle speeds, reduce conflicts between different transportation modes, and improve visibility at key points.

GA 11.3 Establish research partnerships with Northwestern University to study the safety impacts and feasibility of autonomous vehicles (AVs) on Evanston's transportation network.

12. Utilize data-driven strategies to optimize parking management and improve user experience.

GA 12.1 Pilot automated parking garages to increase parking capacity within a smaller footprint.

GA 12.2 Enhance mobile payment options for parking to enable real-time tracking of parking availability.

GA 12.3 Continue to collect data on general parking conditions and usage of off-street parking lots over time. Use trends and insights to inform future parking policies, such as setting parking maximums or reducing parking lots.

13. Create a comprehensive network of Complete and Green Streets to support sustainable, multimodal travel throughout Evanston.

GA 13.1 Identify and prioritize areas for potential Complete and Green Streets implementation.

GA 13.2 Evaluate all modes of travel in street design to ensure a balanced, multimodal approach.

GA 13.3 Consider a transportation impact fee for new developments to fund active transportation infrastructure, mitigating land use impacts.

GA 13.4 Review and update municipal code to include guidelines and examples for Complete and Green Streets features, ensuring alignment with best practices.

CHAPTER 8: ENVIRONMENT

INTRODUCTION

The climate we live in, the air we breathe, our natural resources, and our ability to sustain them are foundational to every aspect of life. This chapter highlights the vibrant tapestry of Evanston's natural resources, ecosystems, green infrastructure, and urban tree canopy. Embracing nature-based solutions empowers us to tackle climate change, pollution, and resource scarcity. As our City continues to grow, investing in our natural resources is key to creating a sustainable future that benefits all residents.

POLICY STATEMENTS

- 1) Incorporate climate resilience measures into infrastructure projects to expand biodiversity and mitigate future climate impacts, including increased flooding, heat waves, and storm events.
- 2) Effectively manage and expand natural resources to optimize ecosystem and human and wildlife health.
- 3) Effectively manage and expand the tree canopy to maximize urban forest benefits [on public property](#).
- 4) Implement land use practices that benefit soil health.
- 5) Manage land along the lakeshore and the North Shore Channel to limit habitat degradation and protect and preserve water quality.
- 6) Ensure a sustainable water supply by protecting Lake Michigan and promoting water conservation practices across residential, commercial, and industrial sectors.
- 7) Prioritize stormwater management strategies that protect water quality, manage flood risks, and enhance the natural function of wetlands, floodplains, and water bodies.
- 8) Increase material and resource recycling to reduce environmental burden.
- 9) [Institute policies and practices that ensure lakefront protection](#).

EXISTING CONDITIONS

ENVIRONMENTAL HEALTH

Even amidst dense development, Evanston boasts a diverse range of natural resources. Our green infrastructure promotes environmental stewardship through recreational opportunities, meaningful programming, and community engagement. Protecting this infrastructure during planning and development is important for sustaining ecosystem health. By preserving green spaces, we elevate quality of life for residents and enhance access to nature — all supported by

a growing network of trails that connect neighborhoods with both natural beauty and urban vibrancy.

In our efforts to protect our infrastructure, we must bolster our community's resilience against extreme weather events and changes in climate patterns. Areas along the North Shore Channel remain vulnerable to flooding events, with the lake shore being particularly susceptible to fluctuating water levels in Lake Michigan. This presents challenges in managing both infrastructure and ecosystems.

WATERBODIES

Evanston boasts 4.25 miles of stunning shoreline along Lake Michigan, a defining feature of our City, complemented by six beaches. Lake Michigan is part of a globally significant ecoregion cherished for its freshwater supply and rich biodiversity. For over 10,000 years, people have been drawn to the Great Lakes, relying on its waters for fishing and transportation. Today, it serves as the largest public drinking water supply in Illinois, supporting nearly 6.6 million people. If the Great Lakes are not managed carefully, this vital resource may be threatened by invasive species, climate change, pollution, and habitat destruction.

Alongside Lake Michigan, the North Shore Channel serves as Evanston's main water corridor. Originally constructed to manage sewage in the early 20th century, it has transformed into a haven for migratory birds and other wildlife. This three-mile channel also offers numerous recreational opportunities from trails and canoeing to rowing and fishing.

ECOSYSTEMS AND TREE CANOPY

Northeastern Illinois is composed of a mosaic of prairies, woodlands, and wetlands. Forest preserves stretch across nearly 70,000 acres in Cook County — about 11% of the region. These areas are core habitats for native species and are integral to the local ecosystem. Striving for harmony between urban development and these vital habitats is key for Evanston. The City is devoted to preserving these natural communities through thoughtful policies, proactive practices, and community initiatives.

Evanston, with its vibrant tree canopy and prime location along Lake Michigan, embodies a strong commitment to environmental stewardship. This dedication has earned us prestigious [recognition titles](#) such as Tree City USA, Bird City Illinois, and the Mayors' Monarch Pledge. Our urban forest includes over 32,000 trees throughout the City's parkways, parks, and other public spaces. According to data analyzed by the Chicago Region Trees Initiative, Evanston's tree canopy cover is around 39% — more than that of similar communities.¹² The urban forest not only improves water and air quality, but also mitigates flooding, reduces urban heat island effects, provides shade that reduces summer energy use, and improves the overall well-being of community members.

¹² Chicago Region Trees Initiative. (n.d.). *Community Tree Canopy Summary: Evanston*.
<https://mortonarb.org/plant-and-protect/chicago-region-trees-initiative/community-tree-canopy-summaries/>

However, tree canopy cover is not uniform throughout the City. Certain areas of eastern and northern Evanston have canopy coverage above 44%, while parts of western and southwestern Evanston fall below 20%.¹³ As we face rising temperatures and increasing extreme weather events, neighborhoods with lower tree coverage are at higher risk of heat-related illnesses, escalating cooling costs, and greater exposure to environmental toxins. Evanston must develop and implement strategies that address these challenges, ensuring that every community enjoys the benefits of a healthy environment.

Our urban trees experience significant challenges, including harsh conditions such as limited soil volume, poor soil quality, disturbances to root structures from utility work, and potential damage from community activities. These stressors make trees vulnerable to invasive pests, disease, and structural flaws. Furthermore, Evanston's tree canopy lacks age diversity. As the City's mature trees reach the end of their natural life, there are fewer midsized canopy trees to take their place. [The City should make a concerted effort to replace parkway and public trees quickly and with a diverse variety of species suited to an urban environment.](#)

Human activity and infrastructure development must harmonize with the natural environment to support a healthy and diverse ecosystem. To facilitate the coexistence and management of local wildlife, the City must encourage positive nature experiences and create best practices to reduce human-wildlife conflict. Supporting and protecting biodiversity requires thoughtful decision-making on the built environment, such as installing nondisruptive lighting systems, as well as stewardship of the natural environment, such as reducing pesticide and chemical fertilizer use.

Key Challenges and Opportunities

As development continues throughout Evanston, the City has to accommodate growth while preserving our natural environment and mitigating climate change effects. How do we plan for future growth while enhancing our natural resources?

Climate forecasts for northeastern Illinois reveal critical challenges, including rising average temperatures, increased frequency of extreme weather events, a shorter dormant season, and more polar vortex events in winter. Precipitation patterns are changing, leading to extended droughts followed by intense rainfall. These climate shifts stress our native ecosystems and provide openings for invasive species, mosquitoes, ticks, and other disease carriers to migrate into the area and thrive. Furthermore, rising national water insecurity adds urgency to our local efforts to conserve Lake Michigan's resources, making it nonnegotiable to maintain high water quality for both people and native species. As climate change drives migration toward the Great Lakes region, we must welcome innovative land-use strategies to accommodate an unknown number of climate migrants to our population.

¹³ Chicago Region Trees Initiative. (n.d.). *Community Tree Canopy Summary: Evanston*. <https://mortonarb.org/plant-and-protect/chicago-region-trees-initiative/community-tree-canopy-summaries/>

Effective management of our natural resources depends on public entities, private developers, and engaged community members working together. The City is responsible for stewarding publicly owned resources, such as parks and other green spaces; and ensuring ecosystem health through invasive species control, habitat restoration, and strict water quality monitoring. We expect developers to prioritize the conservation of green infrastructure, reclaim and reuse building materials, and adopt innovative practices to reduce emissions and embedded carbon. We can enhance our tree canopy cover, plant native and site-appropriate species, and manage stormwater infiltration effectively. Together, Evanston can take bold steps to create a sustainable and resilient environment for everyone in the community.

POLICIES AND ACTIONS

1. Incorporate climate resilience measures into infrastructure projects to expand biodiversity and mitigate future climate impacts, including increased flooding, heat waves, and storm events.

ENV 1.1 Require higher building envelope standards and storm- and flood-resilient designs for new developments and redevelopments.

ENV 1.2 Incentivize green infrastructure efforts that mitigate heat island effects and provide access to green spaces, such as native tree replacement, green roofs [and walls](#), and community gardens.

ENV 1.3 Educate the community on climate change and resilience.

ENV 1.4 Require that outdoor lights in public areas follow dark-sky recommendations to reduce light pollution, including using light only where needed, targeting light downward, and using warm lighting at the lowest light level possible [without compromising safety concerns](#). [Require that parkway trees be pruned to 12' to permit light to reach the pedestrian space.](#)

2. Effectively manage and expand natural resources to optimize ecosystem and human and wildlife health.

ENV 2.1 Monitor ecosystem health through assessments, inventories, and active management practices.

ENV 2.2 Protect, preserve, and increase habitat for native flora and fauna, using best practices as recognized by industry professionals.

ENV 2.3 Protect and manage larger green spaces, such as parks and the Ladd Arboretum, that provide critical habitats for native species.

ENV 2.4 Promote opportunities for education and outreach to community members on ecosystem management and support community organizations that work to protect and restore habitats.

ENV 2.5 [Encourage-Incentivize](#) native plantings on private property.

ENV 2.6 Encourage positive nature experiences using best practices to reduce human–wildlife conflict.

3. Effectively manage and expand the tree canopy to optimize urban forest benefits.

ENV 3.1 Set annual tree-planting targets to increase overall tree canopy and sustainably offset projected tree losses, including setting targets by ward or neighborhood and adjusting for loss of large legacy trees.

ENV 3.2 Maintain an updated public tree inventory to capture species diversity and assess trends, patterns, and opportunities to guide urban forest management.

ENV 3.3 Promote urban forest health around vulnerable populations, prioritizing neighborhoods, public parks, schools, and transportation corridors.

ENV 3.4 Identify funding opportunities that support urban forest health, including removing hazardous trees and planting new trees.

ENV 3.5 Support efforts to improve tree canopy cover on private property in areas where it is limited, including the western parts of the City.

ENV 3.6 [Address historic and cultural significance of trees and landscapes.](#)

ENV 3.7 [Develop a program to allow residents to subsidize replacement trees that are larger and grow more quickly.](#)

4. Implement land use practices that optimize soil health.

ENV 4.1 Require developers to use environmental preservation methods during construction, including protective fencing and designated pathways.

ENV 4.2 Implement grading and erosion control standards to maximize plant buffers, replanting, and post-construction soil amendment and restoration.

ENV 4.3 Use best soil management practices, including reducing impervious surfaces and retaining vegetation during construction.

5. Manage land along the lakeshore and the North Shore Channel to limit habitat degradation and protect and preserve water quality.

ENV 5.1 Protect shoreland areas by encouraging buffer zones that maintain plant cover and reduce pollution in water bodies.

ENV 5.2 Maintain low-impact recreational infrastructure that allows public access to water bodies while maintaining ecosystem health.

ENV 5.3 Encourage watershed-based planning that considers human activities, land-water interactions, and impacts on aquatic life in making development decisions.

ENV 5.4 Develop lakefront-protection strategies that support climate resilience, provide drinking water security, and preserve recreational opportunities.

6. Ensure a sustainable water supply by protecting Lake Michigan and promoting water conservation practices across residential, commercial, and industrial sectors.

ENV 6.1 Continue to monitor water quality and make strategic investments to maintain long-term water supply stewardship.

ENV 6.2 Work together with regional and state regulators as well as community partners to support water conservation and protect Lake Michigan as a water source.

ENV 6.3 Promote residential conservation strategies, including replacing grass with native residential landscaping, restricting lawn watering in the middle of the day during summer, and requiring new developments to reduce watering demand.

ENV 6.4 Continue to use technology that allows water users to track their usage and encourage water-saving technologies in both new developments and retrofits.

ENV 6.5 Expand public education programs focused on protecting water sources, reducing water use, and promoting responsible watering practices.

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

ENV 7.1 Encourage green infrastructure techniques in residential and commercial developments that slow, capture, and filter stormwater, helping to reduce runoff, prevent flooding, and protect waterways from pollutants.

ENV 7.2 Enhance public infrastructure by investing in modern stormwater drainage systems that prevent flooding and support long-term community resilience to extreme weather events.

ENV 7.3 Continue water-quality monitoring programs, including monitoring emerging pollutants like PFAS and microplastics to assess pollution levels and identify areas for intervention.

ENV 7.4 Support development that increases stormwater retention, such as bioswales, in public and private developments to reduce the burden on municipal infrastructure.

ENV 7.5 Support incentives for rainwater harvesting and infiltration systems, including permeable pavement, cisterns, and rain barrels.

8. Increase material and resource recycling to reduce burdens on the environment.

ENV 8.1 Recover food and compost organics to better manage waste locally.

ENV 8.2 Implement an optional deconstruction ordinance to reclaim and reuse building materials.

Comment [26]: What will be done with materials? Do we have organizations that can absorb it?

ENV 8.3 Make it easier to recycle effectively, including through educational and marketing campaigns.

ENV 8.4 Encourage waste reduction practices.

ENV 8.5 Attract more circular businesses like package-free shops and thrift stores.

ENV 8.6 Install better infrastructure and services to reduce ~~avoid~~ litter in business districts.

ENV 8.7 Support local procurement of goods and services to build a circular economy.

ENV 8.8 Reduce embedded carbon in building materials and explore opportunities to lower emissions through innovative building material technologies.

9. Institute policies and practices that ensure lakefront protection.

ENV 9.1 Update existing shoreline stabilization guidelines to emphasize nature-based solutions and monitor water quality.

ENV 9.2 Prioritize stormwater management and habitat restoration projects in lakefront parks by integrating native plantings and permeable paths.

ENV 9.3 Pursue a collaborative effort with neighboring shoreline communities to develop a regional strategy for sustainable lakefront management.

CHAPTER 9: PARKS, RECREATION, AND OPEN SPACES

INTRODUCTION

Parks and open spaces are essential for enhancing people's physical, mental, and environmental well-being. They improve community health and fitness, elevate quality of life, foster a sense of community, connect people to the natural world, and help preserve natural areas. By providing high-quality parks designed with input from people of all backgrounds, we can increase equitable access and address environmental injustices. A park replacement schedule with equitable components will enable decision-makers to assess how effectively parks meet user needs and determine which parks should be repaired or replaced for the greatest community good.

According to the 2025 Parks and Green Space Strategic Plan, Evanston has five acres of parkland per 1,000 residents, slightly more than half the national average.¹⁴ Communities with high-quality parks tend to have higher property values and attract residents seeking desirable neighborhoods. Making sure all residents have safe access to high-quality parks and open spaces promotes social justice and enhances quality of life. By bridging equity gaps and encouraging participation, Evanston can address the impacts of its past inequitable practices.

POLICY STATEMENTS

- 1) Assess existing park and recreation programming and investment levels in all neighborhoods.
- 2) Align and expand park programming to provide inclusive activities for people of all ages and abilities, adapting to changing community needs and climate impacts.

Comment [27]: What happened to the previous park study done a number of years ago? Rather than starting from scratch, can this be revived?

¹⁴ American Society of Civil Engineers. (n.d.). Public Parks Infrastructure. Infrastructure Report Card. <https://infrastructurereportcard.org/cat-item/public-parks-infrastructure/#:~:text=5-There%20are%20about%2010%20acres%20of%20public%20park%20land%20per,half%20of%20them%20need%20repair>

- 3) Increase city investment to maintain, operate, and improve equitable park and recreational facilities.
- 4) Sustain or expand strategies to increase water access.
- 5) Evaluate and establish a plan to create an accessible public restroom system.
- 6) Focus on stewardship, education, and investments in urban habitats and natural landscapes citywide.
- 7) Maintain and execute the 2025 Parks and Green Space Strategic Plan as the primary blueprint for Parks and Recreation.
- 8) Develop a plan to increase land as it becomes available in areas with a greater need for more parkland until the national average is met.

EXISTING CONDITIONS

Evanston boasts a large variety of community parks, with a total of 89 parks of various sizes offering diverse amenities. The extensive network of public spaces in Evanston includes open and natural spaces in which residents can be active and enjoy nature, including the lakefront and trails along the North Shore Channel. Other spaces, including plazas downtown, community centers, and libraries, are more urban and civic in nature and provide for communal gatherings and social interactions and functions.

The system features 221.5 acres of neighborhood parks, including recreation fields, facilities, and playgrounds serving local communities. Additionally, there are 63 acres designated as community parks that offer larger active fields and specialized facilities, alongside community centers. Evanston has 11.2 acres of beaches, 1.3 acres of tot lots, and 61 acres of undefined open space, providing a varied and inclusive recreational landscape for residents. [It also includes activities which occur on Lake Michigan.](#)

The park system is managed by several owners and operators. The City of Evanston owns the majority, managing a total of 213.1 acres. Regional entities like the Metropolitan Water Reclamation District (MWRD) of Greater Chicago and Cook County own land bordering the North Shore Channel of the Chicago Area Waterway System that runs from Evanston's northeast border, with Wilmette to the southeast corner bordering Chicago and Skokie, and Perkins Woods, a one-block forest preserve in northwestern Evanston. In addition, there are two additional independent park districts, Ridgeville and Lighthouse, that manage varying portions of parkland in different parts of Evanston, which adds complexity to the City's ability to meet community needs. Evanston also has a memorandum of understanding with the Skokie Park District to provide access to their pool, Channelside Park sports fields, and Pooch Park Dog Park.

Evanston is proud of its well-distributed and accessible park system, which is illustrated by Figure 5. Responses to the Parks and Green Spaces Community Survey, conducted in 2023 by ETC Institute, indicate that 98% of 469 respondents had visited at least one park, recreation center, beach, or other public recreation facility within the last year.¹⁵ Notably, 29% rated the overall condition of the parks as excellent, while 56% rated conditions as good. However, the accessibility of parks doesn't automatically equate to meeting the evolving needs of users. The

¹⁵ The survey was randomly distributed large enough to accurately represent the population being surveyed in terms of race, age, gender and residence.

Evanston Parks and Recreation Department offers over 2,875 fitness, sports, aquatics, environmental, and recreation classes and special events annually. High park usage from community engagement may lead to increased wear and tear. Future park designs should prioritize maintenance requirements and user experience to inform both programming and park planning effectively.

NOTABLE SPACES

Evanston features an expansive park system that offers the unique opportunity to enjoy the wonders and offerings of Lake Michigan. Parks cover about 50% of the Evanston shoreline and offer unique access to spectacular views, sailing opportunities, boat launches, beaches for both humans and dogs, sand dunes, picnic areas, playgrounds, preserved bird habitats, and recreational spaces. The park system boasts a variety of community centers that help provide enriching experiences for patrons.

There are several local and national historic sites throughout our parklands. The **Noyes Cultural Arts Center (NCAC)** was originally designed as an elementary school by renowned architect Daniel Burnham in 1892 and expanded under the direction of Lawrence Perkins in 1949.¹⁶ Today, the NCAC provides studio space to artists and features theatre and visual arts programming.

The Harley Clarke Mansion¹⁷ is a historic English Tudor mansion. The City of Evanston purchased the property from the Sigma Chi National Fraternity in 1965 as part of the development of the **Lighthouse Landing Park**.¹⁸ The property is a great example of Evanston's history and rich offerings.

The Jens Jensen Gardens, associated with the Harley Clarke Mansion, allows community members and visitors to experience landscape design from one of the foremost landscape architects of the 20th century. The grounds and water features, as well as the council ring, are popular destinations and are maintained by a dedicated group of volunteers.

Evanston is the proud owner of the **Gross Pointe Lighthouse**, which is part of the **Lighthouse Landing Complex**. The complex includes the City of Evanston parks properties and the Lighthouse Park District park space, the lighthouse, and the fog houses. While leased to the Lighthouse Park District, this member of the National Register of Historic Places is the symbol of Evanston. The lighthouse is not only extremely popular with visitors but also the identifier of Evanston in the city's logo. The property boasts a garden maintained by The Garden Club of Evanston and is a Certified Wildlife Habitat registered with The National Wildlife Federation, through its Garden for Wildlife program.

¹⁶ City of Evanston. (n.d.). *Noyes Cultural Arts Center: History*. <https://www.cityofevanston.org/government/departments/parks-recreation-community-services/facilities/noyes-cultural-arts-center/history>

¹⁷ City of Evanston. (n.d.). History of the Harley Clarke Mansion. City of Evanston. <https://www.cityofevanston.org/about-evanston/arts-and-culture/harley-clarke-mansion#:~:text=History%20of%20the%20Harley%20Clarke,Preservation%20Commission%20denied%20this%20proposal.>

¹⁸ Evanston RoundTable. (July 9, 2018). The Lighthouse Dunes: History and Future. <https://evanstonroundtable.com/2018/07/09/the-lighthouse-dunes-history-and-future/>

The **Sand Dunes** at Lighthouse Beach are the only publicly owned and accessible sand dunes in Evanston. These dunes were added in the 1970s and have become an important venue for ecological programming as well as a popular area for visitors to enjoy a wind-blown landform with unique characteristics.¹⁹ The Dunes feature a variety of native plants and are maintained by a dedicated group of volunteers. The Dunes are a program site for environmental education classes and camps organized by the Ecology Center.

The **Ecology Center** is located in the **Ladd Arboretum**, which runs between the North Shore Canal and McCormick Boulevard on a narrow strip of land that is home to varieties of trees, gardens, sculptures, bicycle paths, and habitat restoration projects. **The Grady Bird Sanctuary** is also located here, and will become home to a new canoe launch facility in the future. The Arboretum is an area of natural beauty. The Ecology Center serves as the education nucleus of the Arboretum, presenting many programs throughout the year.

Clark Street Beach is not only a popular local spot but also serves as a crucial haven for migrating birds. Spanning two acres, the **Bird Sanctuary**, located on the beach, provides a safe refuge for birds as they travel along the lakefront. This area plays an essential role in supporting birds during their migration, a particularly vulnerable period in their journey. The sanctuary's success is largely due to the efforts of a committed group of volunteers who tend to the area. They help maintain the space, offering a peaceful and supportive environment for the birds as they rest and refuel.

The award-winning Merrick Rose Garden is another gem of Evanston's park system. The garden exhibits hundreds of rose varieties and is home to the Centennial Fountain from Fountain Square. This site is a popular destination for weddings.

The **Evans at Canal Shores** (formerly known as Canal Shores) is managed by KemperSports and is a 3600-yard, par 60-yard layout. While the land is owned by MWRD, the city leases the property and subleases the property to the Evanston Wilmette Golf Course Association. This property is known for its green space, which provides golfing and other recreational opportunities to community members.

The Lakefront is a hub for year-round activities including swimming, camps, rentals, lessons, and special events. Visitors can enjoy parks, playgrounds, bike and pedestrian paths, picnic areas, and public restrooms. Within the Lakefront are several notable areas and facilities:

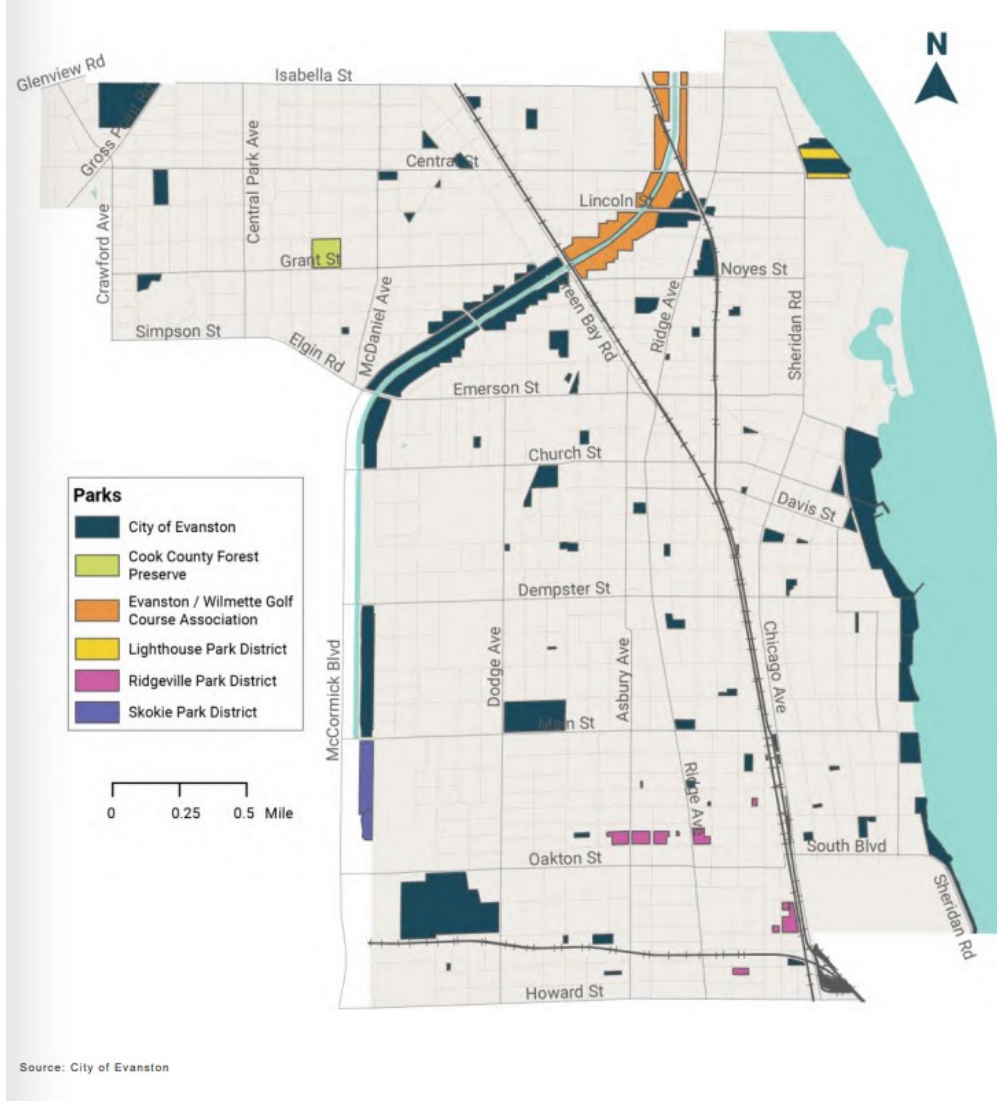
- The **Arrington Lagoon** features beautiful views of fountains, Lake Michigan, the lagoon patio and building, as well as wildlife.
- **Six sandy beaches** are open for swimming from Memorial Day to Labor Day and attract over 160,000 visitors annually.
 - o Clark Street Beach
 - o Greenwood Street Beach
 - o Lee Street Beach
 - o Lighthouse Beach
 - o Lincoln Street Beach (managed by Northwestern University)
 - o South Boulevard Beach

¹⁹ Evanston RoundTable, (July 9, 2018). *The Lighthouse Dunes: History and Future*.
<https://evanstonroundtable.com/2018/07/09/the-lighthouse-dunes-history-and-future/>

- **Evanston Dog Beach** is a popular off-leash destination for many canine friends and their owners. The dog beach provides an opportunity for dogs to swim, run, and mingle on the shore of beautiful Lake Michigan.
- **Two boat launches**
 - o Dempster Street Beach Launch Facility - open to nonmotorized vessels
 - o Church Street Power Boat Launch - open to motorized vessels.
- Nearly 100 **parks**, including those owned by the Lighthouse Park District, Ridgeville Park District, the Village of Skokie, and Cook County
 - o Clark Square
 - o Dawes Park
 - o Elliott Park
 - o Garden Park
 - o Burnham Shores
 - o Lawrence O. Lawson Park
 - o Lighthouse Landing Park
 - o Lunt Park
 - o Patriots Park
- Northwestern University manages two lakefront sites open to the public — the **NU Sailing Center** and **Lincoln Street Beach**.

Comment [28]: Reference for what this list is?

FIGURE 5. PARKS



Key Challenges and Opportunities

To better understand the condition of existing parks and facilities, a thorough conditions assessment of 154 park amenities was conducted in 2023. The assessment used an integrative approach based on observed conditions during park inventory, the recommended lifecycle from

the Illinois Department of Natural Resources (IDNR) Useful Life Criteria, and the Americans with Disabilities Act (ADA) compliance outlined in the Evanston ADA Transition Plan. Overall, about two-thirds of the 154 amenities were rated poor or very poor, largely based on facility ages that exceeded the recommended useful life. The assessment found that current funding and maintenance levels available to replace a significant number of park amenities within recommended timeframes are inadequate. Numerous playgrounds, sports fields, and courts have surpassed their recommended lifespan. Playgrounds emerged as a distinct trend in the data because Evanston has substantially more playgrounds than neighboring communities. While many residents have over four playgrounds within a 10-minute walk, a staggering 78% are currently in poor or very poor condition. The previous city plan notes that the national standard for park space is [8.9 to 10.3](#) acres per 1,000 residents. Evanston falls far below that standard, but because the city is already built out and unlikely to acquire new land, the City must prioritize current park maintenance.

The park system is well-loved, but investment in maintenance has been insufficient to provide the level of experience that users expect. Increased and equitable investment in facilities and services, including those geared toward early childhood development, aged populations, and recreational offerings, will improve quality of life, foster community pride, increase property values, and increase tourism. The inclusion of early childhood development components can provide all children the opportunity to work on social, emotional, motor, cognitive, and literacy skills. Intergenerational design elements increase the appeal and relevance of the parks for everyone. Having parks and recreational facilities designed with a focus on public need and robust community engagement can improve current offerings. A dedicated replacement schedule with appropriate funding will ensure that assets provide safe, relevant, and healthy opportunities for all.

Parks are easy to access, but there is insufficient acreage per resident. Evanston (including 10 parks in the Ridgeville Park District, three parks in the Lighthouse Park Districts, Channel Side and Pooch Parks in Skokie Park District, and the Cook County Forest Preserve site) has one park for every 987 residents, but only five acres of parkland per 1,000 residents, which equals to a little more than half the national average [of 8.9 to 10.3 for a city our size \[National Recreation & Park Association\]](#). Although park accessibility is high, the supply does not necessarily meet the community's growing needs or provide equitable facilities and services.

The system offers diverse amenities, though unevenly distributed. Amenity mix is determined by calculating the number of a certain amenity type per 1,000 residents. Evanston offers a greater quantity of amenities than peer cities, but these amenities are not evenly distributed. In the northern central and southeastern areas of Evanston, residents have access to over six types of amenities within walking distance, such as ice-skating rinks, dog parks, and tennis courts. Conversely, residents in western Evanston along the Skokie border have much less variety.

Parks facilities are outdated with uneven conditions. Maintenance investment has been insufficient to provide the level of experience that park users expect. The quality of individual parks and amenities differ substantially. Community members have emphasized the need for enhanced park infrastructure and focus on daily maintenance. Frequently mentioned improvements needed to park infrastructure included servicing or replacing outdated equipment, restrooms, water fountains, seating amenities, and pathways. In addition, park infrastructure

and amenities do not always match the needs based on neighborhood demographics. Taking these parameters into consideration will improve the relevance of park spaces for users.

Our parks are insufficiently maintained in connection with understaffed teams. Evanston has a dedicated but relatively small team overseeing its many parks and facilities compared to similar-sized communities within the region and across the country, as well as compared to historic hiring and retention trends within the City of Evanston itself. Daily maintenance emerges as the community's foremost priority during the survey.

Evanston needs improved access to natural experiences, the water, and lakefront amenities. Connecting with the natural world was identified as highly desirable in future park planning with an emphasis on natural play elements, native landscaping, and unprogrammed spaces that immerse people in nature. Altering design and maintenance practices by using an ecological approach to plant selection, minimizing the use of non-native grasses in parks, and analyzing historical habitats to predict future plant selection will mitigate the negative impacts of climate change. Improving access to beaches and waterfront facilities was consistently mentioned as a top priority for investment.

Improved inclusion and access can enhance our park system. Community members shared a variety of barriers that limited their participation in programs and park spaces — especially limited time and lack of awareness. Financial and physical constraints limit some residents' ability to engage with the City's parks and participate in programs. In focus groups, youth and senior residents expressed a shared desire for more inclusive programs and accessible facilities that cater to people of all ages and abilities, emphasizing the importance of diversity and accessibility in Evanston's park system.

Investment in the Parks System is a necessity. Lack of investment in the park system, staffing, and amenities has occurred for several years and is now at a critical point. With 11 parks with playgrounds that have not been renovated for at least 25 years, investment and updating of the park system can no longer be delayed. With no action, four additional parks will fall into this category in 2025. As zoning codes evolve and populations shift, there will be a growing need to adapt the park system to meet future challenges. Having dedicated capital improvement staff and park system budgets will help improve the current situation where staff time and budgets are divided.

POLICIES AND ACTIONS

1. Assess existing park and recreation programming and investment levels in all neighborhoods.

PR 1.1 Evaluate program lifespans, park usage, and attendance in accordance with the City's Parks Master Plan.

PR 1.2 Recognize and evaluate national trends in recreation and leisure studies and be at the forefront of supplying these opportunities to address current and future programming needs.

PR 1.3 Determine a threshold for the amount of programming a park can support to prevent overprogramming an area that would decrease the positive impacts of the space. [Also consider similar activities at nearby parks to prevent duplication of programming.](#)

[PR 1.4 Develop a plan for concessions at city parks.](#)

2. Align and expand existing park programming to provide inclusive programs for people of all ages and abilities, including adaptability to changing community needs and climate impacts.

PR 2.1 Develop outdoor education programs in partnership with schools and conservation organizations that encourage youth engagement in forest stewardship, wildlife monitoring, and environmental restoration efforts.

PR 2.2 Support local community groups and organizations in their activities related to improving habitat in green spaces.

~~[PR 2.3 Invest in right sizing staffing needs to meet community expectations.](#)~~

PR 2.4 Prioritize access and eliminate barriers for residents of all abilities with the greatest unmet needs.

PR 2.5 Develop criteria to ensure programming meets Evanston's equity, inclusion, and accessibility goals.

[PO 2.6 Coordinate with District 65 and District 202 to make better community use of outdoor open space associated with elementary, middle, and high schools.](#)

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

~~[PR 3.1 Develop and right size staffing and implement a training plan to maintain existing facilities.](#)~~

PR 3.2 Assess the condition of park facilities and identify equity, inclusivity, and proper amenities needed to align with the demographics of communities served.

PR 3.3 Develop a multiyear capital improvement and funding plan that includes a park replacement matrix with equity components to support inclusive programs for all ages and abilities.

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

4. Sustain or increase efforts to expand water access.

PR 4.1 [Develop a master plan to increase pedestrian and bike access through East-West streets from downtown to the lakefront.](#)

PR 4.2 Connect the community through a mix of programs and amenities.

PR 4.3 Invest in offerings that meet community desires for swimming and waterfront views.

PR 4.4 Increase investment in North Shore Channel.

PR 4.5 Complete the design and build of the canoe launch facility together with the Evanston Environmental Association.

5. Evaluate and establish a plan to create an accessible public restroom system.

PR 5.1 Develop a list of existing and potential placement of public bathrooms.

PR 5.2 Identify parks and public spaces where the current infrastructure could use a bathroom for programming offerings.

PR 5.3 Identify funding sources to allow for the development and upkeep of the proposed system.

6. Increase strategies focused on stewardship, education, and investments in urban habitats and natural landscapes throughout the city.

PR 6.1 Enhance existing naturalized landscapes in a coordinated effort to improve the connectivity, quality, and resilience of the network.

PR 6.2 Utilize technology to increase ecological knowledge.

PR 6.3 Manage volunteerism and partnerships to restore naturalized landscapes in alignment with the city's goals.

| PR 6.4 [Prioritize the use of native plantings in designated areas in all city operated parks and open spaces.](#)

7. Maintain and execute the 2025 Parks and Green Space Strategic Plan as the primary blueprint for Parks and Recreation.

PR 7.1 Prioritize recommendations and improvements.

PR 7.2 Implement items after strategizing with internal departments.

PR 7.3 Update and adjust the strategic plan over the expected 15-year lifespan.

PR 7.4 Fund a new strategic plan once the existing plan has outlived its relevant lifespan of 10 to 15 years.

These policies and strategies should be applied in conjunction with the guiding principles and goals contained in the 2025 Parks and Green Space Strategic Plan, which is in development.

CHAPTER 10: HOUSING

INTRODUCTION

Diversity is a hallmark of Evanston's housing stock. Maintaining both the diversity of the types of housing units available in Evanston and keeping them at price points that are within the means of all income groups is a key housing objective. It is important to explore ways to keep housing affordable at all income levels. This will help to keep vulnerable long-time residents in the community and provide opportunities for new households, especially those with children, to find a home in Evanston. This chapter outlines the framework for increasing housing choice and supply, maintaining existing housing stock, preventing displacement, and preserving the racial and economic diversity of Evanston. Key principles of this plan include fair, safe, stable, secure, connected, healthy, attainable, and accessible housing. The table below outlines policy statements that will inform housing decisions and ensure they are aligned with key goals.

POLICY STATEMENTS

- 1) [Implement a comprehensive housing strategy.](#)
- 2) Increase housing supply and housing choices
- 3) Preserve existing housing stock
- 4) [Prevent displacement of Evanston residents](#)
- 5) [Promote](#) healthy buildings and neighborhoods
- 6) [Seek out and expand revenue sources for housing initiatives](#)
- 7) [Build and leverage local partnerships to expand housing availability and affordability](#)

Access to quality housing improves people's physical and mental health by providing safe and stable environments. It also boosts the local economy by increasing investment in the community. Additionally, sustainable housing not only benefits the environment but also improves quality of life for residents. Prioritizing housing that supports health, the economy, and the environment builds a stronger community for residents now and in the future.

EXISTING CONDITIONS

Evanston is a racially and economically diverse community, but significant segregation remains within the City's neighborhoods. For many years, there has been a high demand to live in Evanston, leading to significant increases in housing costs — both for renters and homeowners. This disproportionately impacts people with lower income, people living with a disability, people of color, and people experiencing unstable housing.

Long-time residents, including seniors on fixed incomes, families of color, and Northwestern graduates are facing pressure to move out. Children of residents, Evanston employees, and others are being priced out of returning and/or moving to Evanston. As public and private investments continue to enhance Evanston's neighborhoods, displacement pressures should be proactively addressed.

Although little vacant land is available, this Plan outlines a path toward increasing housing choice and supply through gentle density, missing middle housing, and focused growth in

~~identified residential and mixed-use district centers and corridors.~~ This plan also addresses preserving existing homes and preventing displacement. Together, the City can aim to preserve Evanston's racial and economic diversity, while increasing the prosperity and vibrancy of the community.

HOUSING STOCK

Evanston has a diverse housing stock. Less than a third (32%) of Evanston's housing units are single-unit detached buildings and 5% are single-unit attached. About 14% are in buildings with 2 to 4 units, 11% are in buildings with 5 to 9 units, and 8% are in buildings with 10 to 19 units. About 14% are in buildings with 20 to 49 units and 17% are in buildings with 50 or more units.²⁰

A slight majority (56%) of Evanston's occupied housing stock is owner occupied and the remaining 44% are renter occupied.²¹ About two-thirds (65%) of owner-occupied units have three or more bedrooms and 8% are studios or one-bedroom units. Conversely, about 80% of rentals have two or fewer bedrooms and 5% have four or more bedrooms.²² This can make it difficult for larger households to find rental housing and for many households to find attainable housing for sale.

Comment [29]: Oak Park: 61% / 39%
Chicago: 44% / 56%
Wilmette: 88% / 12%

There are a variety of subsidized affordable housing units in Evanston. Over 440 units are restricted to income-qualified seniors and over 200 units are single-room occupancy. Over 100 units are for specific populations such as persons with disabilities and survivors of domestic violence.²³ Over 85 units are from the City's Inclusionary Housing program.²⁴ Additionally, over 550 Evanston households use Housing Choice Vouchers to afford monthly rent payments.²⁵

The three largest permanent supportive housing providers in Evanston are Connections for the Homeless, Impact Behavioral Health Partners, and the YWCA Evanston/North Shore. Family Promise and Interfaith Action also provide emergency shelter for those in need.

HOUSING COSTS

More than one-third of Evanston households are cost burdened, spending at least 30% of their household income on housing costs. However, this disproportionately affects renters. Less than a quarter (24%) of households that own are cost burdened and 12% are severely cost burdened. Meanwhile, nearly half (47%) of Evanston's renting households are cost burdened, and 27% are severely cost burdened, spending at least 50% of their household income on housing costs.²⁶

Comment [30]: Is this statistic available by income? 30% of \$40k is different than 30% of \$150k

Over the past 10 years, Evanston's median gross rent, including utilities, increased about 41%

²⁰ United States Census Bureau. (2023). *American Community Survey: 2023 ACS 5-Year Estimates, B25024, Units in Structure*. <https://data.census.gov/table/ACSDT5Y2023.B25024?q=160XX00US1724582>.

²¹ United States Census Bureau. (2023). *American Community Survey: 2023 ACS 5-Year Estimates, B25003, Tenure*. [https://data.census.gov/table/ACSDT5Y2023.B25003?q=Owner/Renter%20\(Tenure\)&q=160XX00US1724582](https://data.census.gov/table/ACSDT5Y2023.B25003?q=Owner/Renter%20(Tenure)&q=160XX00US1724582).

²² United States Census Bureau. (2023). *American Community Survey: 2023 ACS 5-Year Estimates, B25042, Tenure by Bedrooms*. <https://data.census.gov/table?q=Types%20of%20Rooms&q=160XX00US1724582&d=ACS%205-Year%20Estimates%20Detailed%20Tables>.

²³ National Housing Preservation Database, 2024 and Illinois Housing Development Authority, 2024.

²⁴ City of Evanston, Community Development Department, February 2025.

²⁵ The Housing Authority of Cook County, August 2024.

²⁶ United States Census Bureau. (2023). *American Community Survey: 2023 ACS 5-Year Estimates, B25140, Housing Costs as a Percentage of Household Income in the Past 12 Months*. <https://data.census.gov/table/ACSDT5Y2023.B25140?q=B25140&q=160XX00US1724582>.

to \$1,625 per month.²⁷ In 2012, about 1,250 renter households paid gross rents of \$2,000 or more per month; in 2022 that number rose to over 4,000 households. Similarly, about 4,400 renter households paid less than \$1,000 per month in gross rent in 2012. Ten years later, that number shrank to under 1,500 households.²⁸

Since 2012, the number of homeowner households without a mortgage has increased by 55% to about 6,500 households. Less than a third of these households spend at least \$1,500 per month in housing costs. However, almost 90% of homeowner households with a mortgage spend at least \$1,500 per month in housing costs, and over 43% spend at least \$3,000 per month.²⁹ The rise in households without a mortgage increases current housing affordability, but also masks the cost for prospective homebuyers, who will likely need a mortgage to purchase a home.

Housing cost burdens can often stem from low incomes and a lack of affordable housing, with households struggling to pay for other essentials like food, transportation, and medical care. The issue is worsened by wages not catching up with rising housing costs. Additionally, traditional housing affordability formulas overlook transportation costs — usually a household's second-largest expense. Neighborhood amenities, such as walkability and access to jobs and services, heavily influence transportation costs. Compact, well-connected neighborhoods tend to be less affordable. According to the Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index, Evanston households spend 46% of their income on housing and transportation, with 32% allocated to housing and 14% to transportation.³⁰

HOUSING INSECURITY

Housing insecurity is a growing challenge both nationally and locally as housing prices continue to rise. Throughout suburban Cook County, close to 1,200 individuals experienced homelessness during the 2024 Point in Time Count.³¹ Evanston shelters are operating at full capacity and there is a significant lack of emergency beds. Reducing barriers to providing a variety of housing options can help ensure every Evanston resident can access safe, stable housing.

STUDENT HOUSING

Evanston is home to over 13,500 undergraduate and graduate students, with over 2,500 attending public institutions, and about 11,000 attending private institutions.³² Students represent over 17% of the City's population and are an important demographic group, though student housing needs are diverse. Evanston's student incomes and assets vary widely, mirroring the total population. Student household makeup also differs, encompassing individuals, partners, and unrelated adults — including and without children. Some students live

Comment [31]: Does our affordable housing give priority to Evanston residents, or is it all managed by Cook County? Are we building housing for people in other parts of Cook County to relocate to Evanston?

²⁷ United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-year Estimates, B25064, Median Gross Rent*.

[https://data.census.gov/table/ACSDT5Y2022.B25064?q=B25064:%20MEDIAN%20GROSS%20RENT%20\(DOLLARS\)&q=160XX00US1724582](https://data.census.gov/table/ACSDT5Y2022.B25064?q=B25064:%20MEDIAN%20GROSS%20RENT%20(DOLLARS)&q=160XX00US1724582).

²⁸ United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-year Estimates, B25063, Gross Rent*.

<https://data.census.gov/table/ACSDT5Y2022.B25063?q=B25063&q=160XX00US1724582>.

²⁹ U.S. Census, 2012 / 2022 5-year ACS, B25087, Mortgage Status and Selected Monthly Owner Costs

³⁰ Center for Neighborhood Technology. (2025). *Housing and Transportation (H+T) Affordability Index, 2025 Update*.

³¹ Alliance to End Homelessness in Suburban Cook County. (January 31, 2024). *2024 Suburban Cook County Homeless Count*.

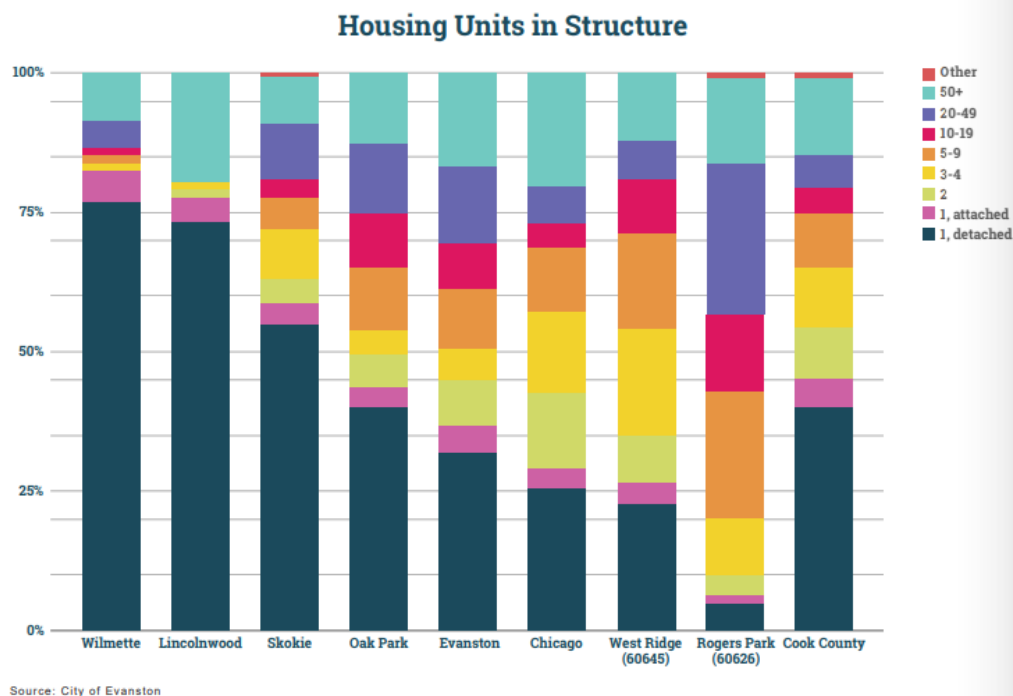
³² United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-year Estimates, B14004, Sex by College or Graduate School Enrollment by Type of School by Age for the Population 15 Years and Over*.

<https://data.census.gov/table/ACSDT5Y2022.B14004?q=Type%20of%20School&q=160XX00US1724582>.

with their parents or in student housing, while others rent apartments or own their homes.

Evanston is home to Northwestern University's main campus, which has a substantial economic, cultural, and housing impact on the City. An estimated 8,000 undergraduate students attend Northwestern University, many of whom live in Evanston. Northwestern University requires first-year undergraduate students to live on campus for two years and transfer students to live on campus for one year. It provides over 35 housing options for undergraduates, including dormitories, residential colleges, and fraternity and sorority houses. Additionally, Northwestern University provides three graduate-student dormitories.³³

FIGURE 6. HOUSING STOCK



Comment [32]: Looking at this chart, Evanston appears to be a mix of Rogers Park and Wilmette, which makes sense. Our housing stock in south Evanston closely resembles Rogers Park, and the north side Wilmette.

³³ Northwestern University, the Division of Student Affairs. (n.d.). *Housing Options*. <https://www.northwestern.edu/living/residential-experience/housing-options/>.

Key Challenges and Opportunities

Soaring Housing Costs

In June 2024, the Zillow Home Value Index for Evanston, which reflects the typical value of homes in the 35th to 65th percentile range, was approximately \$430,000 — an increase of about 30% over the past 10 years.³⁴ In the same period, one- and two-bedroom home values in Evanston increased by at least 60% and 52%, respectively.³⁵ However, Zillow's index does not account for other costs of ownership, including but not limited to mortgage interest, insurance, closing costs, maintenance, property taxes, and HOA fees.

Renters are also experiencing significant increases in housing costs. The median rent has increased by about 41% over the past 10 years.³⁶ Over that same period, the number of renter households spending less than \$1,000 per month on housing costs has greatly decreased, by about 67%, to less than 1,500 households.

Increase the Housing Supply

The chronic underbuilding and underinvestment in housing has resulted in a nationwide shortage of around 4.9 million homes in 2023.³⁷ As high housing costs are driven by a shortage of available homes, increasing the housing supply through new developments, less restrictive zoning, and repurposing underused spaces can provide renters and buyers more options. Expanding housing benefits households at all income levels, from low to high. New market-rate developments give higher-income households options to move into, making available older units with more attainable prices available.³⁸ Additionally, new market-rate developments with inclusionary housing units options for households of all income levels.

Furthermore, the U.S. is facing a significant shortage of 7.3 million rental homes that are affordable to renters at or below 30% area median income.³⁹ Among over 5,000 renter households earning less than \$50,000 per year, about 9 in 10 (88%) are cost burdened.⁴⁰ This shows the need for more affordable housing for Evanston's low-income households.

Combat Displacement

Developing an antidisplacement strategy is essential to protecting Evanston's income diversity. The benefits of new development need to be felt by current residents. Without strategies, policies, and funding in place, low- and moderate-income households — particularly renter households — may be forced to move out of Evanston. Cultural displacement is also a concern, as the closure of important community landmarks, like historically Black churches or local restaurants, can erase neighborhood history and, with it, a sense of community.

Comment [33]: Do we have local statistics? It's hard to extrapolate from these national statistics.

³⁴ Zillow Group. (June 2024). *Zillow Home Value Index (ZHVI)*.

³⁵ *ibid.*

³⁶ United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-year Estimates, B25064, Median Gross Rent*.

[https://data.census.gov/table/ACSDT5Y2022.B25064?q=B25064:%20MEDIAN%20GROSS%20RENT%20\(DOLLARS\)&q=160XX00US1724582](https://data.census.gov/table/ACSDT5Y2022.B25064?q=B25064:%20MEDIAN%20GROSS%20RENT%20(DOLLARS)&q=160XX00US1724582).

³⁷ The Brookings Institution. (November 26, 2024). *Make it count: Measuring our housing supply shortage*.

<https://www.brookings.edu/articles/make-it-count-measuring-our-housing-supply-shortage/>.

³⁸ NYU Law and Economics. (November 10, 2023). *Supply Skepticism Revisited*. <https://ssrn.com/abstract=4629628>.

³⁹ National Low Income Housing Coalition. (March 2024). *The Gap: A Shortage of Affordable Homes*. <https://nlihc.org/gap>.

⁴⁰ United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-year Estimates, B25074, Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months*.

<https://data.census.gov/table/ACSDT5Y2022.B25074?q=B25074&q=160XX00US1724582>.

Evanston can promote positive development by working with community organizations to ensure a successful revitalization that values culture, health, and positive human development, not just increased economic growth. Limiting development out of concern for displacement reduces opportunities for many long-time Evanston residents. The City plans to expand development potential while minimizing displacement, ensuring Evanston community members can benefit from new resources, services, and opportunities.

ILLINOIS POLICY LANDSCAPE

Unlike other states, Illinois has not provided as much state-level leadership or mandates to address rapidly rising housing costs. For example, California requires municipalities to plan the community's housing needs, while Washington's growth management framework requires municipalities to plan housing that is affordable for all income levels. In comparison, Illinois requires municipalities with a serious shortage of affordable housing to develop a housing plan.

Another challenge is the state's ban on rent control, which limits Evanston's ability to [regulate](#) [stabilize](#) rents. This leaves the City with fewer tools to protect residents from rising rents and displacement.

However, in July 2021, the HB2621 bill went into effect, which includes new property tax incentives for new construction or repaired buildings tied to the provision of affordable rental housing.⁴¹ This led to the creation of the Cook County Affordable Housing Special Assessment Program. While the program has yet to significantly impact the number of affordable units in Evanston, current development proposals are planning to participate in the program, and therefore include a larger percentage of affordable units moving forward.

COLLABORATION AND PARTNERSHIPS

By collaborating with local and regional organizations, anchor institutions, philanthropic organizations, and financial institutions, Evanston can address housing affordability on a larger scale by developing workforce housing, gathering resources for larger initiatives, reducing duplicated efforts, and unlocking grants, tax credits, or technical assistance. These partnerships will help Evanston leverage its limited resources by tapping into the expertise, funding streams, and networks of these partnerships.

POLICIES AND ACTIONS

These policies and actions provide a varied approach to increase housing choice and supply, preserve existing homes, prevent displacement, and preserve racial and economic diversity.

1. Implement a comprehensive housing strategy

H 1.1 Develop and implement a strategic housing plan to guide the City's housing investments and initiatives.

H 1.2 Complete a housing needs assessment to determine the types and qualities of housing needed for Evanston's population.

⁴¹ Illinois General Assembly. (n.d.). *Illinois Compiled Statutes: 35 ILCS 200/15-178*. <https://www.ilga.gov/legislation/ilcs/fulltext.asp?DocName=003502000K15-178>.

H 1.3 Collect and analyze local housing data routinely to inform data-driven housing decisions.

2. Increase housing supply and housing choices

H 2.1 Adapt, and increase Evanston's diverse housing choices by allowing multi-dwelling housing by right in residential districts and a range of higher density housing options in mixed-use and downtown districts.

~~H 2.1 Preserve and increase Evanston's diverse housing choices.~~

H 2.2 Update zoning regulations and policies to reduce the cost and increase the ease of housing rehabilitation and new construction.

H 2.3 Facilitate the use of new and innovative construction technologies, such as manufactured and modular and streamline plan review, permitting, and inspection processes.

H 2.4 Update live/work and occupational use regulations to allow a wider range of businesses and services.

H 2.5 Streamline zoning approval and entitlement processes, building plan review, permitting, and inspection processes to promote development.

H 2.6 Speed up the entitlement process for developments that highly exceed the percentage of inclusionary units required by the Inclusionary Housing Ordinance.

H 2.7 Update building codes to accommodate more energy- and cost-efficient building designs.

H 2.8 Develop preapproved design plans for ~~accessory dwelling units (ADUs), duplexes, triplexes, cottages, and other~~ neighborhood-scale housing to expedite approval processes and reduce development costs.

H 2.9 Develop an ADU ~~financing and~~ technical assistance program to speed up the development of ADUs that provide income for low- and moderate-income homeowners and income-restricted housing units in high-cost neighborhoods.

H 2.10 Redevelop underused properties to increase the supply of housing that is affordable to low- and moderate-income households and integrate housing into new construction and rehabilitation of City assets.

H 2.11 Prioritize transit-oriented housing development.

3. Preserve existing housing stock

H 3.1 ~~Explore partnerships with nonprofits and foundations~~ Increase funding to rehabilitate housing that is affordable to low- and moderate-income residents to maintain decent, safe housing, and incorporate energy-efficient and climate-resilient features.

H 3.2 ~~Identify~~ Develop funding sources to assist owners of naturally occurring affordable housing, private properties that are affordable without government subsidies, to decarbonize and remove environmental hazards.

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Comment [34]: Some of the largest costs for development in Evanston are the IHO requirements, permits, and sustainability requirements. None of which I see going away.

Comment [35]: Live/work is already permitted; problem is with the building code issues.

H 3.3 Work with local housing providers to protect **naturally occurring affordable housing (NOAH)**.

H 3.4 Develop a housing database to proactively monitor and preserve existing housing stock, including **longterm** vacant properties and the cause of vacancy in order to determine how to bring the unit back online.

H 3.5 Support local small landlords with programs to assist them in providing naturally occurring affordable housing.

4. Prevent displacement of Evanston residents

H 4.1 Develop and refine an antidisplacement strategy to address the changing development landscape in Evanston.

H 4.2 Evaluate, **with the assistance of partners**, policies and programs and update existing programs or introduce new ones that help renters, particularly those with lower incomes, maintain stable housing.

H 4.3 Research and develop technical and financial support for shared-equity housing models, including community land trusts and limited-equity cooperatives.

H 4.4 Expand the availability of and access to programs including financial literacy, education, workforce development, and career pathways to help lower-income households build economic stability and self-sufficiency.

H 4.5 Explore a down-payment assistance program with a local financial institution for income-eligible first-time homeowners.

5. Promote healthy buildings and neighborhoods

H 5.1 Adopt and enforce zero-emissions building codes and standards to improve indoor air quality, maintain natural light, achieve energy efficiency, and remove environmental hazards like lead to ensure living spaces contribute to a healthy living environment.

H 5.2 Incentivize and facilitate the construction of all-electric living spaces, installation of solar panels and heat pumps, and other technologies that address climate change and improve sustainability.

H 5.3 Promote green building practices, such as LEED certification, WELL standards, passive house, and universal design in rehabilitation and new construction.

H 5.4 Prioritize housing development on sites with access to green spaces, parks, pedestrian and bike infrastructure, and other amenities that promote physical activity and mental well-being and improve climate resilience.

H 5.5 Incorporate public health data and best practices into planning and residential and commercial entitlement processes to ensure they meet health and safety regulations and support community well-being.

Comment [36]: Doesn't the STRETCH code already require this?

Comment [37]: Ibid.

| H 5.6 Promote and prioritize cleanup of disused/underused ~~brownfield and~~ environmentally-contaminated sites to guide construction of new housing to those locations and away from demolition of existing housing.

6. Seek out and expand revenue sources for housing initiatives

H 6.1 Develop a comprehensive funding strategy that includes current, anticipated, and new revenue sources to support the housing goals outlined in this plan and in the strategic housing plan.

H 6.2 Evaluate and implement new revenue sources such as development linkage or impact fees to increase, diversify, and provide more consistent funding for affordable housing.

H 6.3 Work with surrounding cities, counties, and the state to establish a fund dedicated to investing in and preserving **naturally occurring affordable housing (NOAH)**.

H 6.4 Encourage community and regional financial institutions to explore potential private financing for small-scale, locally owned, multiunit developments and home improvements.

H 6.5 Pursue additional federal, state, and county funding to address housing needs.

H 6.6 Study and implement opportunities for property tax relief for income-eligible Evanston residents, increasing housing affordability.

7. Build and leverage local partnerships to expand housing availability and affordability

H 7.1 Leverage public-private partnerships with philanthropic foundations, regional and community banks, nonprofit organizations, and real estate investment trusts (REITs) to increase funding for housing.

H 7.2 Engage Evanston institutions and businesses to develop programs that expand housing availability and affordability within institutional campuses such as Northwestern University and Continuing Care Communities, and employer-assisted housing programs.

H 7.3 Establish strategic partnerships with transit agencies, school districts, and faith-based organizations for housing (re)development.

H 7.4 Initiate education, outreach, and engagement efforts that make use of social marketing best practices and storytelling to highlight the need for affordable housing and its community benefits.

H 7.5 Build relationships with developers, real estate professionals, home builders, and homeownership residents to continue removing housing development barriers.

CHAPTER 11: HEALTH AND WELL BEING

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.”⁴² 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 our control. These include access to safe housing, wages that allow a family to thrive, fair access to high-quality health care 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 STATEMENTS

- 1) Promote fair access to opportunities and resources community members need to thrive and build wealth.
- 2) Increase community access to mental health care and trauma-informed services.
- 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.
- 6) Bring diverse residents together to create a strong, supportive community.
- 7) Engage in efforts to eliminate environmental hazards that impact health.

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.

⁴² World Health Organization. (n.d.). *Constitution*. <https://www.who.int/about/governance/constitution>

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.⁴³

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.⁴⁴

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% of their income on housing. Among renters, half experience cost burdens, placing these community members at high risk of being forced to move.⁴⁵

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.

⁴³ Department of Population Health, NYU Langone Health [Walk Score®]. (2024). *City Health Dashboard: Walkability in 2024*.
<https://www.cityhealthdashboard.com/il/evanston/metric-detail?metricId=27&dataPeriod=2024>

⁴⁴ Department of Population Health, NYU Langone Health [American Community Survey]. (2022, 5 Year Estimate). *City Health Dashboard: Housing with Potential Lead Risk in 2022*.
<https://www.cityhealthdashboard.com/il/evanston/metric-detail?metricId=12&dataPeriod=2022>

⁴⁵ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimate, Table DP04.
<https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04%20evanston.%20illinois>

SERVICE ENVIRONMENT

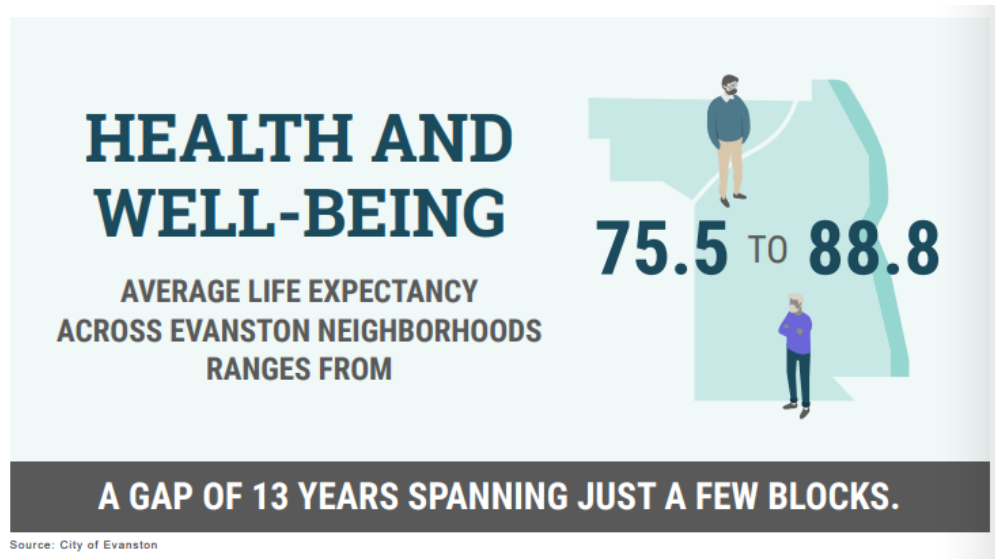
A strong service environment ensures access to high-quality, affordable healthcare services, equitable outcomes in education, a fair and just legal system, and social supports that empower all community members to thrive. These systems work closely together to coordinate efforts and share data and resources,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

Key Challenges and Opportunities

HEALTH INEQUITY

Overall, Evanston has a positive life expectancy and health outcomes. Nevertheless, data shows the benefits of health and wealth are concentrated in northern and eastern Evanston, while the southern and western areas suffer from poor health and 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 work collaboratively to improve access to essential resources residents need to live well, including housing, education, employment, and health care.



MENTAL HEALTH

High-quality mental health care stands as the most important and urgent, yet unmet, need — locally and nationally. Underlying our mental health crisis is a 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.⁴⁶

INDUSTRIAL LEGACY

Evanston no longer has many industrial uses. Old industrial sites have been capped with asphalt to allow for retail centers to be built. Sites that once housed gas stations or dry cleaners are other examples of contaminated sites that have limited potential for reuse without significant soil remediation. The waste transfer station in the 5th Ward is another example of a facility that has affected the quality of life for residents who live nearby.

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.

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

H 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.

⁴⁶ U.S. Environmental Protection Agency. (2021, January 19). EJSCREEN: Environmental justice screening and mapping tool. U.S. Environmental Protection Agency. https://19january2021snapshot.epa.gov/ejscreen_.html

2. Increase community access to mental health care and trauma-informed services, and provide opportunities for residents of all backgrounds to come together and build a more cohesive, supportive community.

H 2.1 Address root causes of trauma by leveraging EPLAN⁴⁷ data and the combined aims of this Comprehensive Plan.

H 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.

H 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.

3. Design healthy, clean, and biodiverse environments that encourage active transportation, recreation, and safety.

H 3.1 Invest in programs and policies to reduce lead exposure.

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

H 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.

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.

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

H 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.

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

H 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.

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

5. Ensure a coordinated effort toward age-friendly and accessible environments

⁴⁷ City of Evanston. (n.d.). *Evanston Project for the Local Assessment of Needs (EPLAN)*. <https://www.cityofevanston.org/government/departments/health-human-services/partnerships/eplan>

through team-supported services, disability resources, transit accessibility, and housing support.

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

H 5.2 Update standards and streamline housing retrofits to increase accessibility for **older residents** who wish to age in place.

H 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.

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

H 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.⁴⁸

~~H 5.6. Work to mitigate the impact of **brownfields and** environmentally contaminated sites and their surroundings.~~

~~H 5.7 Identify former industrial and other properties that could support residential development if cleaned to residential standards.~~

Comment [38]: I don't support removal of all industrial districts.

~~H 5.8 Prioritize inspections to eliminate mold, lead paint, and other indoor environmental hazards that adversely impact health.~~

~~H 5.9 Continue to explore options to mitigate issues related to the operation of the waste transfer station.~~

~~H 5.10 Consider the findings and recommendations of the current Environmental Equity Investigation as future Comprehensive Plan action steps.~~

⁴⁸ Village to Village Network. (2025). *Village Movement*. <https://www.vtvnetwork.org/>

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 STATEMENTS

- 1) Increase economic mobility, especially for residents [with low and moderate incomes](#).
- 2) Increase the number of families who choose to live in Evanston.
- 3) Support the growing senior population.
- 4) Continue to create and preserve attractive public spaces and vibrant retail [areas](#) that contribute to Evanston's unique identity.
- 5) Expand workforce development.
- 6) Continue revitalizing the local retail economy.
- 7) Increase digital presence and awareness of Evanston as a desirable place to do business, to live, and to have fun.
- 8) [Encourage public/private partnerships](#)

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.⁴⁹ 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.

In the 1960s, the City was also a thriving industrial hub, home to manufacturing companies producing goods from textbooks⁵⁰ to toys⁵¹. However, like many older Midwestern cities,

⁴⁹ Northwestern University. (n.d.). History: *Going strong since 1851*. <https://www.northwestern.edu/about/history.html>.

⁵⁰ Chicago Reader. (May 15, 2003). *Lessons Learned*. <https://chicagoreader.com/news/lessons-learned>.

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 health care and education.

EMPLOYMENT

As of March 2023, Evanston was home to around 2,500 businesses, collectively generating around 40,000 jobs. Remarkably, only 12 percent of the workforce resides in Evanston, with most people commuting from neighboring areas.

Comment [39]: Related to driving statistics in Chapter 7: Getting Around

The labor force averaged 38,250 individuals in 2023, making 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 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.⁵²

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.

KEY INDUSTRY SECTORS

Education and health care 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.

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

⁵¹ <https://drloihjournal.blogspot.com/2021/10/the-amazing-history-of-toy-tinkers.html> Evanston Now. (December 15, 2024). *Iconic toy once made in Evanston lives on*. <https://evanstonnow.com/iconic-toy-once-made-in-evanston-lives-on/>.

⁵² Illinois Department of Employment Security. (2025). *Monthly LAUS Reports*. Retrieved February 12, 2025. <https://ides.illinois.gov/resources/labor-market-information/laus/monthly-reports.html>.

revitalization of its retail sector through the comprehensive Evanston Thrives Retail District Action Plan.⁵³

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.

Comment [40]: Important!

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 health care practitioners and technical occupations (6 percent). Service occupations, which include health care support and food preparation, account for about 13 percent of all jobs.

WORKFORCE

As Evanston plans its economic future, it's important to ensure ample and varied job opportunities for residents and that they possess the skills required for these roles. This includes education and healthcare, hospitality and retail, and construction and manufacturing. 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.⁵⁴ 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 2010.⁵⁵

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).

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

⁵³ City of Evanston. (April 2023). *Evanston Thrives Retail District Action Plan*. <https://www.cityofevanston.org/business/evanston-thrives>.

⁵⁴ United States Census Bureau. (2022). *American Community Survey: 2022 ACS 5-Year Estimates, S0101, Age and Sex*. <https://data.census.gov/table/ACSST5Y2022.S0101?q=160XX00US1724582>.

⁵⁵ United States Census Bureau. (2010). *American Community Survey: 2010 ACS 5-Year Estimates, S0101, Age and Sex*. <https://data.census.gov/table/ACSST5Y2010.S0101?q=160XX00US1724582>.

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 health care 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 2000.⁵⁶

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 health care, 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, health care, 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.

⁵⁶ United States Census Bureau. (2023). *American Community Survey: 2023 ACS 5-Year Estimates, S1501, Educational Attainment*. <https://data.census.gov/table/ACSST1Y2023.S1501?q=S1501:%20Educational%20Attainment&g=160XX00US1724582>.

Key Challenges and Opportunities

EMERGING SECTORS

The State of Illinois' 2024 Economic Growth Plan⁵⁷, 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.⁵⁸ 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 residents with low and moderate 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 Bolster workforce development initiatives.

ECON 13 Support entrepreneurship initiatives for communities of color.

⁵⁷ Illinois Department of Commerce and Economic Opportunity. (2024). *Illinois 2024 Economic Growth Plan*. Retrieved February 12, 2025, from <https://dceo.illinois.gov>.

⁵⁸ City of Evanston. (April 2023). *Evanston Thrives: Tenancing & Attraction*. <https://www.cityofevanston.org/business/evanston-thrives>.

ECON 1.4 Remove barriers to entry, using demographic data to understand workforce composition, identify gaps, and shape organizational strategy.

ECON 1.5 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.

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.

[ECON 4.7 Develop business districts which create symbiotic relationships between member businesses.](#)

5. Expand workforce development.

ECON 5.1 Partner with agencies and institutions to promote the health care 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.

[ECON 5.7 Retain industrial and light manufacturing districts to create good paying blue-collar jobs.](#)

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.

8. Encourage public/private partnerships.

ECON 8.1 Establish a public/private partnership (P3) framework with clear criteria and processes for coalition building that supports City goals, including affordable housing, infrastructure, climate resilience, and economic development.

ECON 8.2 Partner with local employers, faith-based institutions, and nonprofit organizations to identify shared programming, develop new initiatives, and explore underutilized parcels and city

Comment [41]: Strengthen business district associations with coordinated membership drives.

buildings.

[ECON 8.3 Build a system to capture the economic benefits derived from the expanded use of Northwestern's Ryan Field.](#)

CHAPTER 13: ARTS AND CULTURE - COMMUNITY BUILDING, PLACEMAKING, CONNECTION MAKING

INTRODUCTION

COMMUNITY BUILDING

The establishment of the Evanston Arts Council in 1975 marked the City's commitment to actively engaging the community in the arts and coordinating a broad spectrum of private and public cultural activities. Evanston embraces a variety of art and cultural expressions that serve to strengthen and unify the community. The City seeks to empower and amplify artists and arts organizations as community builders and catalysts for change. With a vision of making the arts an integral part of a just and sustainable city, Evanston strives to ensure diverse, authentic, and creative voices are accessible to all, creating an environment where artists flourish and are valued as key contributors to a vibrant and engaged society.

Artistic forms like painting, music, dance, literature, and theater go beyond language, conveying ideas, emotions, and experiences that unite and divide people through shared yet thought-provoking expressions. The role of arts and culture in community building is indispensable; it is rooted in shared history while also acting as a vehicle for transformation. Art becomes a voice that articulates the rich tapestry of beliefs, traditions, and experiences within a community, cementing its role in fostering human connections essential to successful cultural initiatives.

ARTS AND CULTURE

The arts are pivotal in shaping Evanston's identity and enhancing its livability. It serves as an engine for economic development, nurtures social cohesion, and encourages multicultural dialogue within the community.

There are numerous opportunities to encourage artistic endeavors — such as dance, music, murals, theater, and sculpture — to create welcoming public spaces that enhance the community's well-being. Evanston is well positioned to leverage community-building and placemaking strategies through the arts, given its rich history of arts professionals.

Recently, Evanston has enjoyed the emergence of pop-up galleries, street fairs, and other temporary cultural activities. The City can build on the entrepreneurial spirit within its arts community to encourage more initiatives like pop-up galleries, storefront theaters, cafés, and bookstores while streamlining permit processes to support street performances. Establishing a consistent schedule of performances and exhibits will create anticipation within Evanston and surrounding areas, fostering an expectation for diverse and engaging programming.

Murals stand out as a widespread and visually striking feature of Evanston's landscape. They serve as powerful tools for placemaking, often created together with community members to instill pride and a sense of place. The Evanston Mural Arts Program, founded in 2017, has significantly enriched the City's collection of murals, complemented by impressive public art installations by local artists.

PLACEMAKING

Placemaking is an approach to planning, designing, and managing public spaces that emphasizes community engagement, cultural expression, and the creation of vibrant, inclusive environments. Placemaking can take many forms, from dynamic public squares and pedestrian-friendly streets to the public art and cultural events that reflect our community's unique identity.

Effective placemaking strategies foster a strong sense of belonging and transform dull public spaces. Arts-based placemaking focuses not only on the artwork itself but also on using art to unite community members, encouraging dialogue and connection. By pursuing these methods and implementing supportive policies, Evanston can achieve its goals of celebrating arts and culture.

POLICY STATEMENTS

- 1) Make public spaces more accessible and friendly to all ages and abilities.
- 2) Encourage more grassroots arts and entertainment initiatives focused on community building and placemaking across all city wards for all ages and abilities.
- 3) Align placemaking strategies with climate adaptation and mitigation goals.
- 4) Connect public spaces through a network of active transportation infrastructure.
- 5) Enhance cultural arts activities in all city wards to increase participation in local arts and culture and engage all ages and abilities.
- 6) Integrate arts and culture in City decision-making.
- 7) Promote equity by including historically underrepresented communities in the creation and preservation of placemaking, arts, and culture.
- 8) Expand the use of public spaces for creative and cultural activities and ensure they are open and friendly to all ages and abilities.
- 9) Promote more innovative opportunities like pop-up galleries, storefront theaters, cafes, and bookstores, and ease accommodations for street performances.

EXISTING CONDITIONS

PLACEMAKING PUBLIC ART

The City of Evanston understands the importance of public art in enhancing placemaking and is committed to developing quality public spaces where residents and visitors can relax, socialize, and participate in activities. As covered in the Economic Development chapter, the Evanston Thrives Retail Action Plan supports the revitalization of local business districts. It highlights the importance of supporting placemaking in and out of these areas. It encourages the City to invest in placemaking and connections between public spaces to enhance accessibility. The action plan includes tailored placemaking initiatives for each of Evanston's nine retail districts. These initiatives include the

installation of street furniture, landscaping, play infrastructure, lighting, public art, and various streetscape and right-of-way improvements.

ARTS AND CULTURE

Public art — whether permanent sculptures, murals, music, performances, installations, or other temporary activations — invites people to forge emotional and social connections with one another, their surroundings, and their history. The City supports art that promotes inclusion, engagement, and interaction. Public artwork can already be found in many parts of Evanston. There are many opportunities to complement the existing network and integrate public artwork with public and private investment.

EVANSTON ARTS COUNCIL

Public art initiatives are supported by the Evanston Arts Council, which advises on funding and helps source, curate, and maintain public art throughout the City. Funding primarily comes from the City's Capital Improvement Fund and is supplemented by donations or grants.

OTHER ART AND CULTURE OFFERINGS

In addition to public art, community members and visitors can enjoy a wide range of cultural events and festivals in Evanston. The city boasts a vibrant arts scene and is dedicated to breaking down barriers to organizing special events that encourage artistic and cultural expression, as well as economic growth.

Evanston is home to over 20 performing arts companies and organizations, including the Evanston Dance Ensemble, Evanston Symphony Orchestra, Piven Theatre, and the Fleetwood-Jourdain Theatre Company. The City also boasts various galleries and studios that support local artists and promote artistic endeavors. These galleries not only provide space for diverse art styles and media — they also offer classes and workshops in ceramics, woodworking, and figure sculpting for community members of all ages and skill levels.

These events and venues are important to Evanston as they provide creative outlets for residents to explore their interests while enhancing the City's vibrancy and livability. They also serve as grounds for creative placemaking opportunities to take form, which, according to the National Endowment for the Arts, has shown to grow social cohesion and enhance community well-being.⁵⁹

Key Challenges and Opportunities

Design inclusive public spaces.

This Plan highlights the growing population of older people and the decreasing number of children in Evanston. Public spaces should be designed to be inclusive and welcoming to all, with placemaking strategies prioritizing the needs and preferences of older community members. Despite the decline in the number of children, ensuring safe and meaningful public spaces for them remains crucial.

Prioritize increased investment in a wider range of arts and cultural activities.

While Evanston has progressed in investing in placemaking and the arts, there is still more room for improvement. The following policies and actions summarize ways in which the City can boost placemaking efforts and further promote arts and culture. The Evanston Thrives Retail Action Plan

⁵⁹ National Endowment for the Arts: [*WE-Making: How Arts & Culture Unite People to Work Toward Community Well Being*](#)

mainly focuses on revitalizing retail districts through built environment interventions and programming. However, creating engaging public spaces near residents' homes is equally important, ensuring access to quality spaces regardless of shopping activities.

Support community-based placemaking, arts, and culture.

Community members understand the neighborhood's history, issues, daily workings, and what makes the neighborhood special and meaningful. Resources should therefore be set aside to enable initiatives suggested by the local community. These projects range from painting sidewalks or streets to transforming vacant lots into welcoming gathering spots.

Adapt our public spaces to mitigate the effects of climate change.

The design of public spaces should be mindful of changing weather patterns and climate conditions to ensure ongoing accessibility and use throughout the year. Where possible, public spaces should actively contribute to climate mitigation efforts.

Connect people and places.

Creating walkable and bikeable connections between public spaces increases accessibility for more community members, especially those who may not have access to or be able to drive, and contributes to lowering greenhouse gas emissions.

POLICIES AND ACTIONS

The following policies and actions support placemaking, arts, and culture opportunities outlined above to achieve the goals of Envision Evanston 2045.

1. Make public spaces more accessible and friendly to all ages and abilities.

AC 1.1 Invest in public spaces to elevate their conditions and amenities.

AC 1.2 Identify areas throughout the City to create more public spaces.

AC 1.3 Explore and develop incentives for private developments to include accessible public spaces.

AC 1.4 Remove barriers that prevent spaces like cafes and bookstores on street corners, and in other strategic locations outside retail districts.

Comment [42]: Clarify what this means

AC 1.5 Ensure city policies and regulations allow spaces to host a variety of performances, exhibitions, special events, and celebrations.

AC 1.6 Improve access to electricity for special events and public use.

AC 1.7 Support art incubators, maker spaces, and studio spaces.

AC 1.8 Integrate art in public spaces.

AC 1.9 Ensure public spaces are accessible and friendly to all ages and abilities and promote

intergenerational activities.

2. Encourage more community involvement in placemaking initiatives.

AC 2.1 Explore new funding sources that foster arts, placemaking, and community building.

AC 2.2 Encourage public–private partnerships via technical assistance, financial support, and other community partnerships to implement more energetic arts programming related to community building and placemaking.

AC 2.3 Streamline and expedite the approval process for community-initiated special events and activities.

AC 2.4 Work with community partners to facilitate cultural arts programming that promotes local histories and community dialogues.

3. Align placemaking strategies with climate adaptation and mitigation goals.

AC 3.1 Design public spaces to withstand extreme heat, cold, and increased precipitation.

AC 3.2 Identify locations and install green infrastructure and solar lighting.

AC 3.3 Design public spaces and community facilities to function as disaster or emergency shelters.

4. Connect public spaces through a network of active transportation infrastructure.

AC 4.1 Identify key centers and corridors in the City and prioritize investment in active transportation infrastructure improvements.

AC 4.2 Install wayfinding signage ~~along corridors~~ to guide people to public spaces.

5. Enhance cultural arts activities that increase participation in local arts and culture and engage all ages and abilities.

AC 5.1 Facilitate ongoing communication and collaboration to improve arts and culture programming.

AC 5.2 Redesign and program city facilities to include spaces that bring community members together.

AC 5.3 Explore additional funding sources to support arts, culture, and historic preservation.

AC 5.4 Strengthen and promote collaborative cultural initiatives between arts-based entities and cultural organizations.

AC 5.5 Identify historic buildings, cultural landscapes, and other historic sites as prime locations for placemaking, storytelling, and interpretation.

AC 5.6 Promote partnerships between arts, community, and business organizations that will contribute to the practical and financial stability of arts events in Evanston.

6. Integrate arts and culture in the City's decision making.

AC 6.1 Implement marketing and financial sustainability strategies for community building and placemaking activities outlined in the Evanston Thrives Plan.

AC 6.2 Require new construction projects to dedicate a percentage of their budget for art in public spaces. Active City participation in the planning and allocation process will ensure new public art projects enhance Evanston as a cultural destination serving a diverse public with a broad range of arts interests. Encourage the installation of public art and placemaking strategies in conjunction with capital improvement projects.

Comment [43]: This would add to the cost of development. It can be utilized as a public benefit at appropriate locations, but should not be across the board.

AC 6.3 Integrate arts and culture in the City's strategic planning efforts.

AC 6.4 Encourage use of the arts to educate and promote the City's priorities, such as sustainability and equity.

7. Promote equity by including historically underrepresented communities in the creation and preservation of placemaking, arts, and culture.

AC 7.1 Prioritize access to arts and cultural programming for historically underrepresented and underserved communities.

AC 7.2 Support artists from underrepresented communities and cultures.

AC 7.3 Engage with the community to create events and activities that give more visibility to Evanston's diverse cultural heritages.

8. Expand the use of public space for creative and cultural activities.

AC 8.1 Identify and create public spaces that accommodate a variety of performances, exhibitions, special events, and celebrations with input from area residents.

AC 8.2 Develop policies and remove barriers to arts incubators, maker spaces, and live-work studio spaces.

Comment [44]: What are the barriers?

AC 8.3 Regularly review and update policies that regulate the use of public spaces and streets, such as sidewalk cafes, temporary sales, on-street dining, pop-up galleries, and temporary performance spaces, to create a more vibrant walking experience while maintaining the necessary sidewalk capacity and ADA compliance for equal access and mobility on city streets.

Comment [45]: Important!

9. Promote more innovative opportunities like pop-up galleries, storefront theaters, cafes, and bookstores, and ease accommodations for street performances.

AC 9.1 Develop policies and remove regulatory barriers to enable temporary uses and events that promote the arts.

AC 9.2 Partner with organizations to actively promote these uses and events to the Evanston community and surrounding communities.

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](#) its identity and collective memory [of place](#) for generations to come.

The City of Evanston first adopted its Historic Preservation Ordinance in 1975 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 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 Certificate of Appropriateness for [new construction, alterations, additions, relocation](#), and demolition of landmarks [and properties](#) within local historic districts. Evanston [is](#) 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.
- 2) Support adaptive use and rehabilitation of historic buildings to support the City's economic development and housing goals.
- 3) Continue to survey and document properties eligible for historic designation and protection.
- 4) Promote historic preservation tools and approaches that mutually advance the City's growth, housing, environmental, and economic development goals.
- 5) Preserve resources that embody the City's diverse historic, social, and cultural periods, people, and events.
- 6) Promote inclusive economic development in historic areas to minimize displacement and support communities.
- 7) Establish, maintain, and leverage a range of incentives and programs to address property maintenance, restoration, rehabilitation and neighborhood stabilization needs.
- 8) ~~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.~~
- 9) Lead in the discovery and implementation of preservation best practices and emerging trends to meet the evolving needs of the community.

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 structures.⁶⁰ 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

⁶⁰ Evanston History Center. (n.d.) *Burnham at Home in Evanston*.
<https://evanstonhistorycenter.org/stories/burnham-at-home-in-evanston/>.

[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 celebratory unless state or federal funding or permits are sought or required. Evanston contains five 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, 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 not as restrictive as a local historic district which can lead to the demolition, addition, or alteration to properties in the 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.

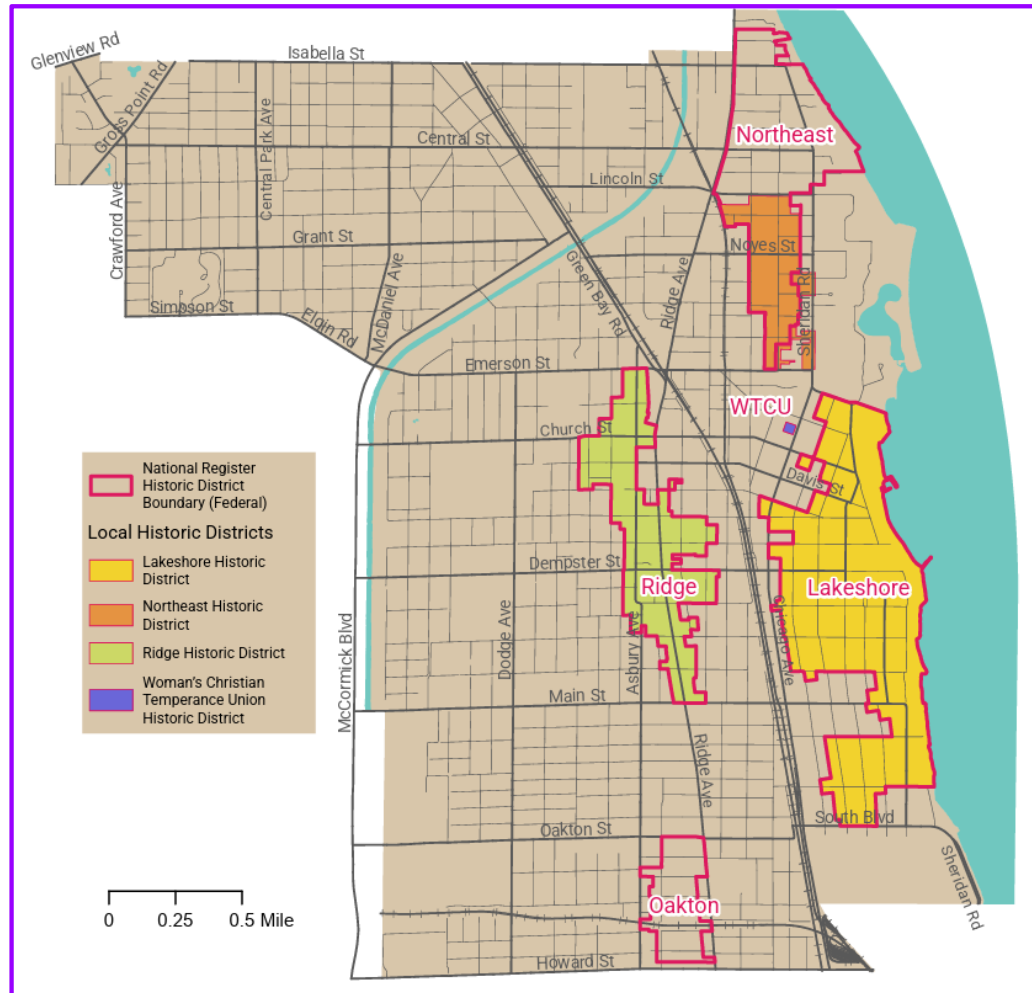
Northwest Evanston Historic District (Eligible)

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, 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 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.

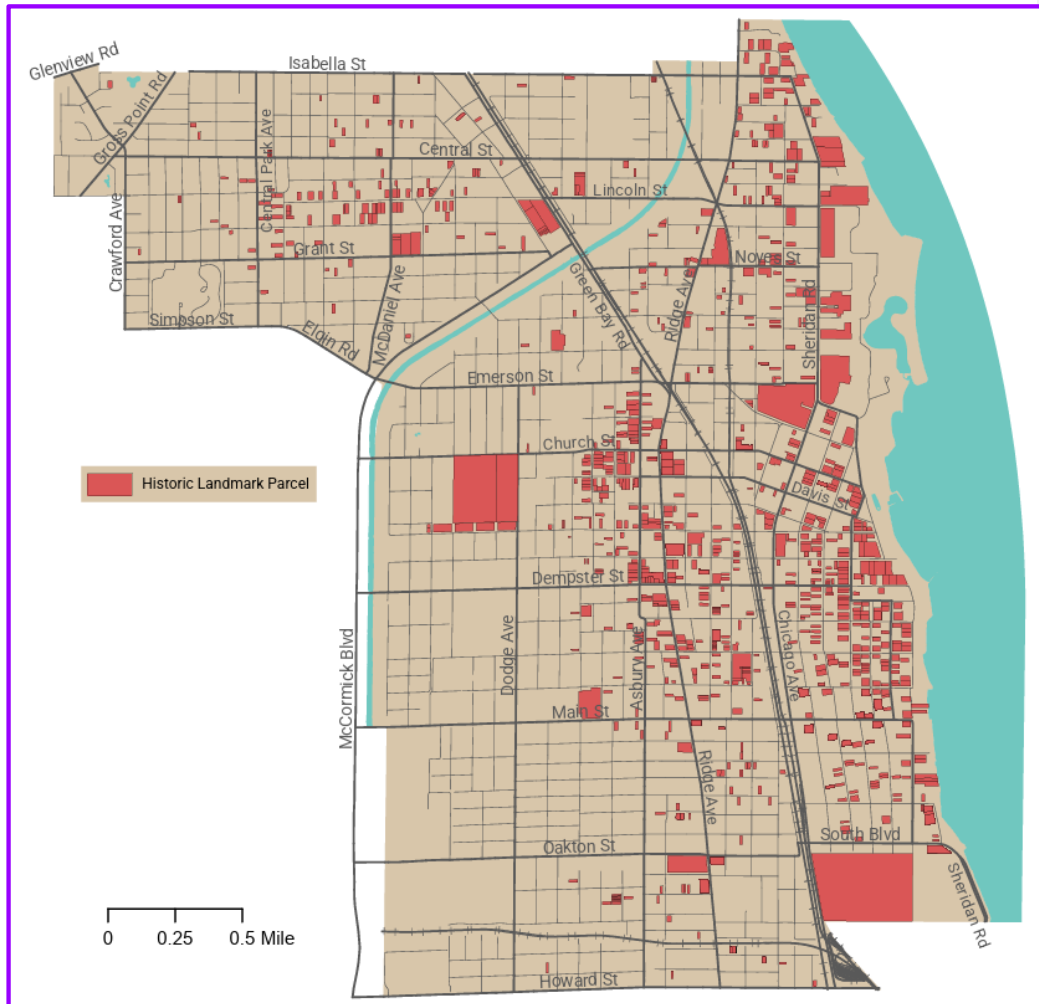
FIGURE 7: HISTORIC DISTRICTS



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, 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 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.

FIGURE 8: HISTORIC LANDMARKS



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](#) housing production, addresses climate change and resilience, and supports economic development, synergies exist with historic preservation. [Past preservation](#) initiatives tended to focus on high-style architectural achievements, [and did not identify or designate](#) 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.

1. 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 [guidelines](#) [requirements](#) for demolition and construction of principal structures within the city's National Register Historic Districts that lack local protection.

Comment [46]: requirements should not be advisory

| P 1.3 Provide [voluntary](#) 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.

2. 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 [assistance](#) and [explore](#) 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.

[P 2.6 Reduce regulation and emphasis on non-contributing structures to allow a greater focus on contributing and landmark structures.](#)

3. 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 3.3 Support landmark nominations for eligible properties.

[P 3.4 Expand the Northeast Evanston Local Historic District boundary to include the Northeast Evanston National Register District.](#)

[P 3.5 Create an Oakton Local Historic District to be conterminous with the Oakton National Register District.](#)

[P 3.6 Create a Northwest Evanston National register and Local Historic District.](#)

4. Promote historic preservation tools and approaches [that mutually advance the City's growth, housing, environmental, and economic development goals.](#)

P 4.1 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 4.2 Designate historic districts in areas with cohesive artistic and architectural compositions or concentrations of existing landmarks.

P 4.3 Establish technical assistance and incentives for building deconstruction and materials reuse over demolition.

P 4.4 Improve procedures for designating commercial landmarks that identify where change should be minimized and highlight where flexibility is appropriate.

P 4.5 Incorporate environmental elements, such as trees, landscapes, parks, and open spaces, into preservation plans — especially within historic districts and along Evanston's lakefront.

P 4.6 Encourage the use of innovative materials and technologies for flexible and sustainable preservation.

P 4.7 Promote adaptive reuse of structures to align preservation efforts with sustainability goals.

5. Preserve [resources](#) that embody the City's diverse historic, social, and cultural periods, people, and events.

P 5.1 Allow for landmark designations based on cultural and social significance and provide additional flexibility in design review.

P 5.2 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 5.3 Require appropriate names for new developments and streets to foster and retain the cultural and historical aspects of the community.

P 5.4 Support the creation and designation of a cultural historic district that celebrates residents of color and other underrepresented populations.

P 5.5 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 5.6 Work with tribal representatives to identify reburial sites for Indigenous remains, fostering respect, healing, and environmental stewardship.

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

P 6.1 Strengthen programs that recognize and support businesses owned by historically marginalized communities, offering financial aid, marketing support, and partnerships to prevent displacement.

P 6.2 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.

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

P 7.1 Create financial incentives, funding programs, and 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 7.2 Protect naturally occurring affordable housing, private properties that are affordable without government subsidies, and prevent displacement by creating conservation districts.

P 7.3 Promote heritage tourism to expand knowledge of Evanston's cultural heritage.

~~8. Increase the number of professional staff charged with administering the preservation program and e~~ Enact creative organizational structures and capacity building approaches that include a broad spectrum of stakeholders in preservation efforts.

P 8.1 Work with community partners to advance preservation efforts and decision making.

P 8.2 Spread awareness of preservation efforts and increase education and advocacy efforts to

Comment [47]: If we de-emphasize time and resources on non-contributing structures, the city should be able to have one person focus on preservation with assistance from other CD staff.

foster community pride.

P 8.3 Encourage private historic protection measures by providing information on incentives to property owners.

P 8.4 Ensure the City of Evanston leads by example and follows preservation best practices in municipal decision making and capital improvements.

P 8.5 Support the value and policy statements within Preserve 2040 and expand implementation of the Plan's initiatives through 2045.

P 8.6 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.

9. Lead in the discovery and implementation of preservation best practices and emerging trends to meet the evolving needs of the community.

P 9.1 Orient preservation to people's day-to-day lives including the role of Evanston's built and natural heritage in ensuring a sustainable future, preserving and providing housing, supporting health and wellbeing, promoting job creation and small business, and celebrating Evanston's diverse people and stories.

P 9.2 Periodically evaluate the designation criteria to ensure preservation is accessible and inclusive of a broader definition of cultural heritage.

P 9.3 Periodically evaluate the design review standards to engage with evolving technologies and materials, providing flexibility and encouraging innovation to meet the needs of people living in Evanston today.

P 9.4 Facilitate regular education and outreach efforts that emphasize historic places as tangible links to Evanston's current and past identities and opportunities for community storytelling.

P 9.5 Provide annual reporting of performance trends and benchmarks to promote transparency and trust with the public the preservation program serves.

CHAPTER 15: IMPLEMENTATION

INTRODUCTION

Envision Evanston 2045 is a roadmap to achieve this ambitious and attainable vision over the next 20 years. Implementing the goals and strategies outlined will make Evanston a vibrant, resilient, and welcoming community for all. Our Plan also provides a framework for decision making, including when to pursue goals, what resources to set aside for development, infrastructure investments, programming, and more — and how to balance strategies that may, at first glance, seem to work in conflict with each other. We must be flexible and responsive to changes in federal and state priorities that may affect funding, receptive to new technologies that facilitate our ability to address impacts of climate change, and other factors that are not yet known.

The successful realization of Evanston's Comprehensive Plan depends on a structured, continuous, and transparent implementation process. Below, we outline the framework for translating the Plan's vision into action, ensuring its goals, policies, and recommendations effectively inform decision making in a clear, practical, and measurable way.

Implementation Timeline

A successful comprehensive plan is not static—it is actively applied, evaluated, and refined over time. To ensure *Envision Evanston 2045* serves as a functional and forward-looking guide, a structured timeline for implementation and review has been established. This schedule provides clarity on when and how the City will evaluate progress, make necessary adjustments, and keep the Plan aligned with evolving priorities and conditions.

Year 1 (Post-Adoption Launch)

Comment [48]: The 2025 Comprehensive General Plan

Comment [49]: Envision Evanston is not the same as the Comp Plan

- Assemble an interdepartmental implementation team to oversee initial rollout and coordination.
- Create a Year 1 action plan that identifies immediate priorities, assigns lead responsibilities, and outlines measurable indicators of success.
- Begin outreach across departments, commissions, and community partners to align current initiatives with Plan goals.
- Establish a framework for tracking data and progress to support long-term evaluation.

Annual Review Cycle (Years 2 through 20)

- Conduct a yearly check-in to monitor implementation activity, identify shifts in local needs, and recalibrate priorities as needed.
- Prepare an Annual Implementation Report, led by City staff and reviewed by City boards, committees, and commissions, summarizing achievements and completed milestones, ongoing initiatives and obstacles encountered, and updated actions and timelines for the coming year
- Present the report to City Council for review and public record, reinforcing accountability and transparency.

Five-Year Comprehensive Review (Years 5, 10, 15, 20)

- Undertake a broader analysis of the Plan's impact and relevance at five-year intervals.
- Evaluate demographic changes, economic trends, environmental factors, land use shifts, and technological developments.
- Recommend policy revisions, strategy updates, or map amendments to ensure the Plan continues to reflect community values and long-term goals.
- Engage the public to inform this process through meaningful participation and stakeholder input.

Long-Term Planning Transition (Year 20)

- Conduct a full-scale evaluation of *Envision Evanston 2045*, assessing cumulative outcomes and implementation effectiveness.
- Initiate the groundwork for the next comprehensive planning cycle, incorporating lessons learned and emerging aspirations for Evanston's future.
- This timeline is designed to keep the Plan actionable and resilient—capable of guiding both day-to-day decisions and long-range investments in a manner that reflects the community's evolving needs and shared vision.

Review of Progress, Priorities, and Strategies

To maintain relevance and effectiveness, the implementation strategy incorporates an annual evaluation to track and assess progress, address emerging priorities, and adjust strategies as needed. Facilitated by City staff, City Council, and the Land Use Commission (LUC), this yearly review will keep city initiatives aligned with the changing needs of the community while maintaining accountability in meeting the Plan's objectives. City staff will lead the annual review, with LUC supporting the preparation of the work plan and recommending its approval to the City

Council. The annual report will then be presented to the City Council, where it will be accepted and placed on file.

Additionally, every five years, a comprehensive assessment will be conducted to evaluate the Plan's overall effectiveness. The assessment will consider new trends, policy changes, and evolving land use dynamics, allowing for amendments to ensure the Plan remains a forward-thinking and adaptable guide for Evanston's future. Key updates may include changing policies, adding or removing strategic initiatives, and revising the future land use map as needed.

By committing to this structured review and update process, Evanston can ensure that its Comprehensive Plan remains a dynamic tool for sustainable development, responsive governance, and community-driven progress.

APPENDIX A: PUBLIC ENGAGEMENT ACTIVITIES

Comment [50]: Lack of engagement after the first draft was released; only public testimony for the most part.

COMMUNITY PERSPECTIVE MEETINGS:

March-April 2024

1. Spanish Session at Robert Crown - March 20
2. Westminster Place - March 21
3. Downtown Library - March 23
4. Fleetwood-Jourdain Community Center - March 26
5. Levy Senior Center - April 3
6. Virtual Meeting - April 4

ORGANIZATION PERSPECTIVE MEETINGS:

March-September 2024

1. Ashland Arts Business District: March 12
2. Maple/Foster Business District: March 13
3. Central Evanston Business Association: March 13
4. West Village Business District: March 18
5. Design Evanston: March 24
6. Climate Action Evanston: March 24

7. Downtown Evanston & Main-Dempster SSA: April 1
8. Endeavor Health: July 16
9. Northwestern University: July 17
10. Westminster Place: Aug 13
11. Ascension Saint Francis: April 11
12. Chamber of Commerce: September 2

WARD MEETINGS:

March-October 2024

1. 4th Ward: March 5
2. 3rd Ward: March 14
3. 2nd, 5th, and 8th Wards (combined): March 28

4. 6th and 7th Wards (combined): April 2 and September 19
5. 9th Ward: April 9
6. 1st Ward: April 10 and August 6
7. 8th Ward: September 26
8. 6th Ward: October 29

BOARDS, COMMISSIONS, AND COMMITTEE PRESENTATIONS:

February-October 2024

1. Land Use Commission: February 7
2. Environment Board: February 8
3. City Council: February 12
4. Preservation Commission: February 13
5. Economic Development Commission: February 28
6. Equity and Empowerment: March 21
7. City Council: March 25
8. Land Use Commission: March 27
9. Arts Council: June 18
10. Parks & Recreation Board: July 18
11. City Council: June 24
12. Land Use Commission: June 26
13. City Council: July 22
14. City Council: September 9
15. Land Use Commission: September 11
16. Parks & Recreation Board: September 12
17. Land Use Commission: October 16
18. ADA Advisory Committee: October 24

POP-UP SESSIONS:**April-August 2024**

1. NAREB North Shore Homebuyer event - April 13
2. Walk/Roll the Redline Event - April 27
3. ETHS- April 29
4. SPACE Concert - July 15
5. Ebony Barber Shop - July 15
6. Quality Cuts - July 15
7. Clark Street Beach - July 15
8. Arrington Lagoon Area - July 15
9. Downtown Summer Sounds - July 19
10. Reese's Barber Studio - July 19
11. James Park - July 19
12. Independence Park - July 19
13. Northwestern Lakefront - July 19
14. Robert Crown - July 19

15. Evanston Made Maker's Market - August 4

FOCUS GROUP SESSIONS:**August 22-23, 2024 and September 16, 2024**

1. Jobs and Economy
2. Development Community
3. Design Professionals
4. Housing and Community Development
5. Social Gathering Places
6. Equity and Prosperity
7. Transportation and Mobility
8. Land Use and the Built Environment
9. Evanston's Black Community

PERSPECTIVE POSTERS:**March and April 2024**

1. Civic Center
2. Downtown Library
3. Robert Crown
4. Fleetwood Jourdain
5. Chandler-Newberger
6. Levy Center
7. Noyes Cultural Center
8. iKandi Studio
9. C & W Market

EVANSTON ARTS COUNCIL TOWN**HALL:****August 20, 2024****VISIONING WORKSHOP:****May 18, 2024****DEVELOPMENT SCENARIO****WORKSHOP:****August 24, 2024**

Comment [51]: Only one visioning workshop where a vision statement was created and never adapted during the process.

SURVEY #1

NOTE: Full survey questions are available [here](#).

Chart 1. Survey #1 - Respondent Demographics (Ward, Race, and Cradle to Career)

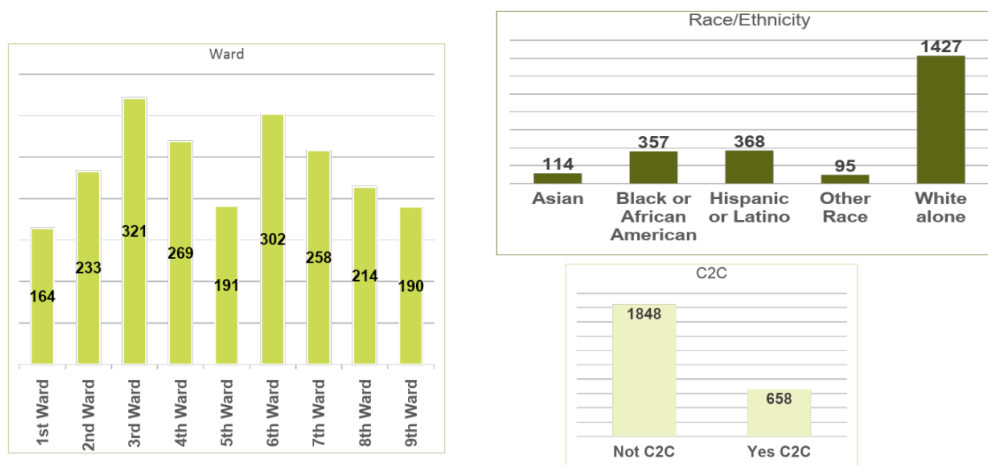


Chart 2. Survey #1 - Respondent Demographics (Age, Home Ownership, and Rent vs. Own)

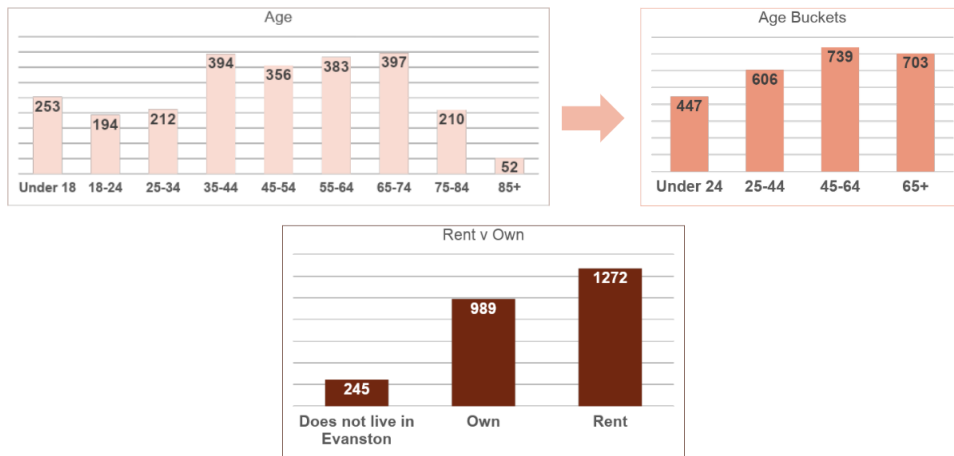


Chart 3. Survey #1 - Which best describes you? (select all that apply)

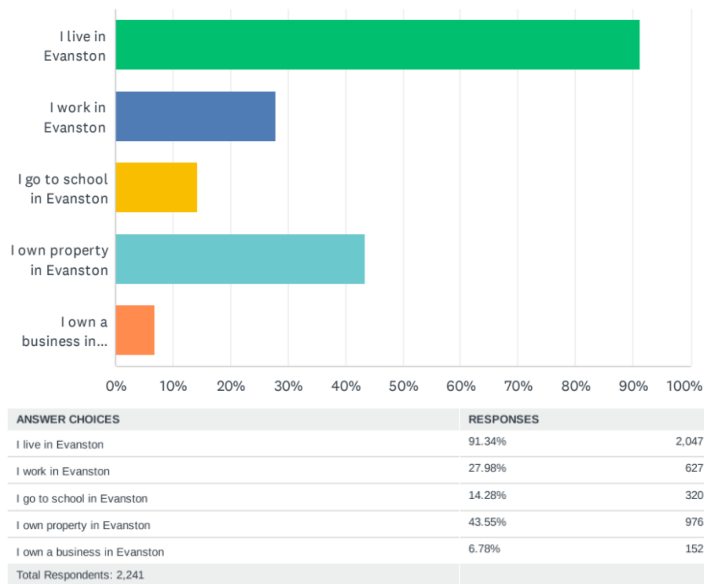


Chart 4. Survey #1 - How long have you been a part of the Evanston community?

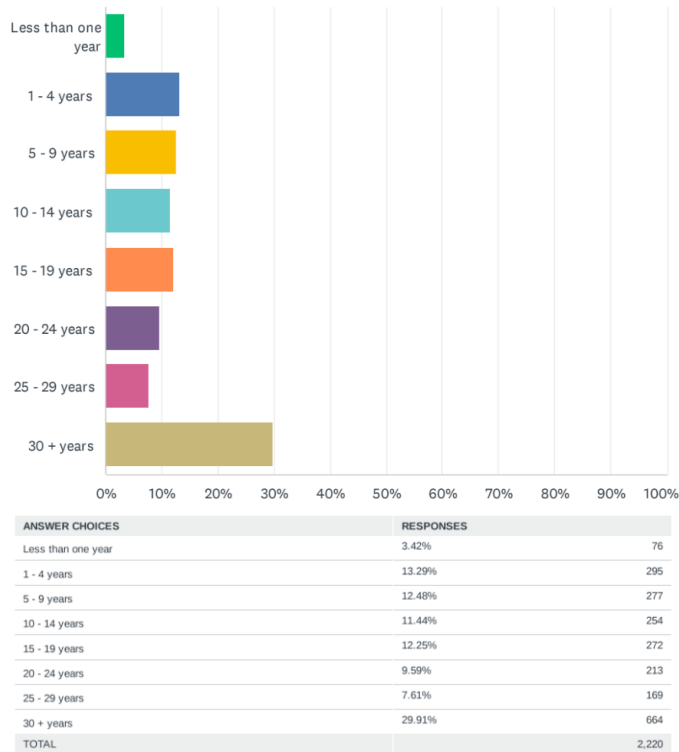
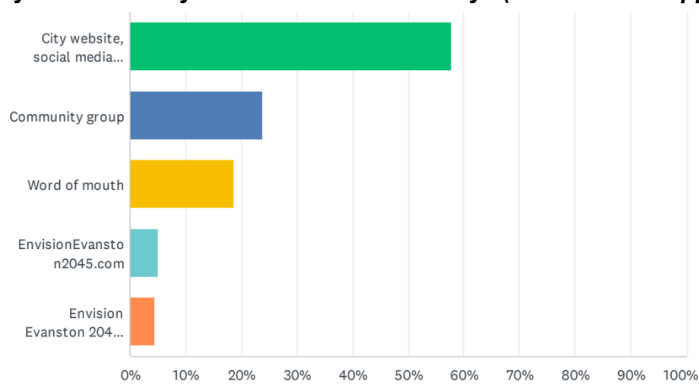
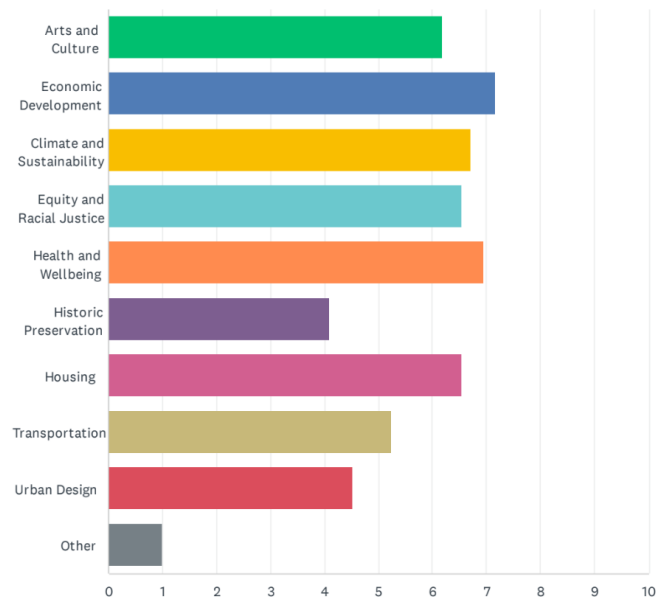


Chart 5. Survey #1 - How did you hear about this survey? (select all that apply)



ANSWER CHOICES	RESPONSES	
City website, social media or newsletter	57.71%	1,085
Community group	23.83%	448
Word of mouth	18.83%	354
EnvisionEvanston2045.com	5.16%	97
Envision Evanston 2045 event	4.57%	86
Total Respondents: 1,880		

Chart 6. Survey #1 - Which of the following are most important to you? [Rank from top priority to lowest.]



	1	2	3	4	5	6	7	8	9	10	TOTAL
Arts and Culture	10.25% 201	10.76% 211	11.37% 223	12.54% 246	13.46% 264	14.43% 283	11.88% 233	9.28% 182	6.02% 118	0.00% 0	1,961
Economic Development	21.83% 428	15.71% 308	12.80% 251	12.75% 250	10.50% 206	9.23% 181	7.60% 149	6.32% 124	3.26% 64	0.00% 0	1,961
Climate and Sustainability	14.18% 278	14.07% 276	14.84% 291	12.54% 246	12.29% 241	10.81% 212	9.33% 183	8.26% 162	3.67% 72	0.00% 0	1,961
Equity and Racial Justice	13.41% 263	15.25% 299	13.62% 267	13.11% 257	10.30% 202	9.33% 183	8.87% 174	7.19% 141	8.92% 175	0.00% 0	1,961
Health and Wellbeing	14.74% 289	15.55% 305	15.66% 307	13.82% 271	13.92% 273	9.43% 185	8.26% 162	5.97% 117	2.65% 52	0.00% 0	1,961
Historic Preservation	1.73% 34	1.73% 34	4.13% 81	5.00% 98	8.72% 171	14.38% 282	18.61% 365	18.46% 362	27.23% 534	0.00% 0	1,961
Housing	16.57% 325	12.19% 239	12.03% 236	12.09% 237	9.43% 185	9.99% 196	13.00% 255	9.94% 195	4.74% 93	0.00% 0	1,961
Transportation	3.11% 61	7.60% 149	9.84% 193	11.37% 223	12.19% 239	12.29% 241	12.75% 250	19.53% 383	11.32% 222	0.00% 0	1,961
Urban Design	4.18% 82	7.14% 140	5.71% 112	6.78% 133	9.18% 180	10.10% 198	9.69% 190	15.04% 295	32.18% 631	0.00% 0	1,961
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	2

Survey #1 - Evaluate the following statements: *[Strongly disagree to strongly agree.]*

Chart 7a. “I can rely on transit to access most of my basic needs.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

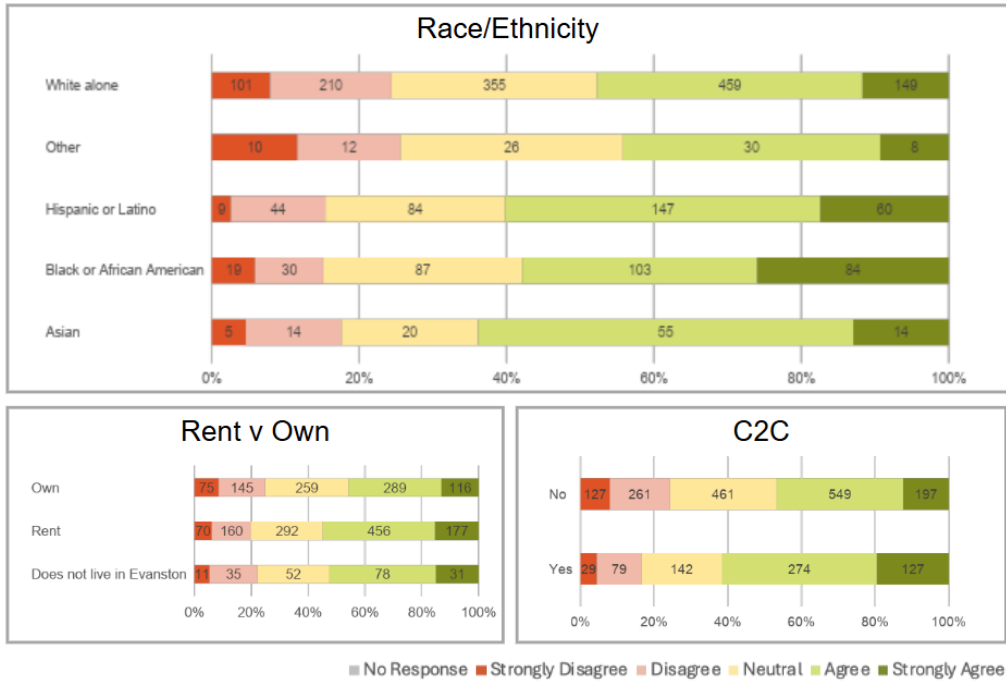


Chart 7b. “I can rely on transit to access most of my basic needs.” (Ward, Age)

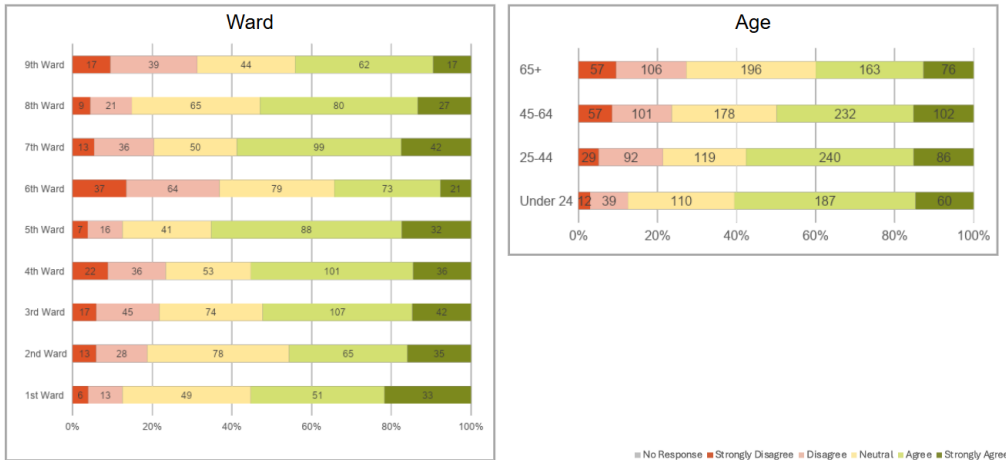


Chart 8a. “I feel safe biking on Evanston streets.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

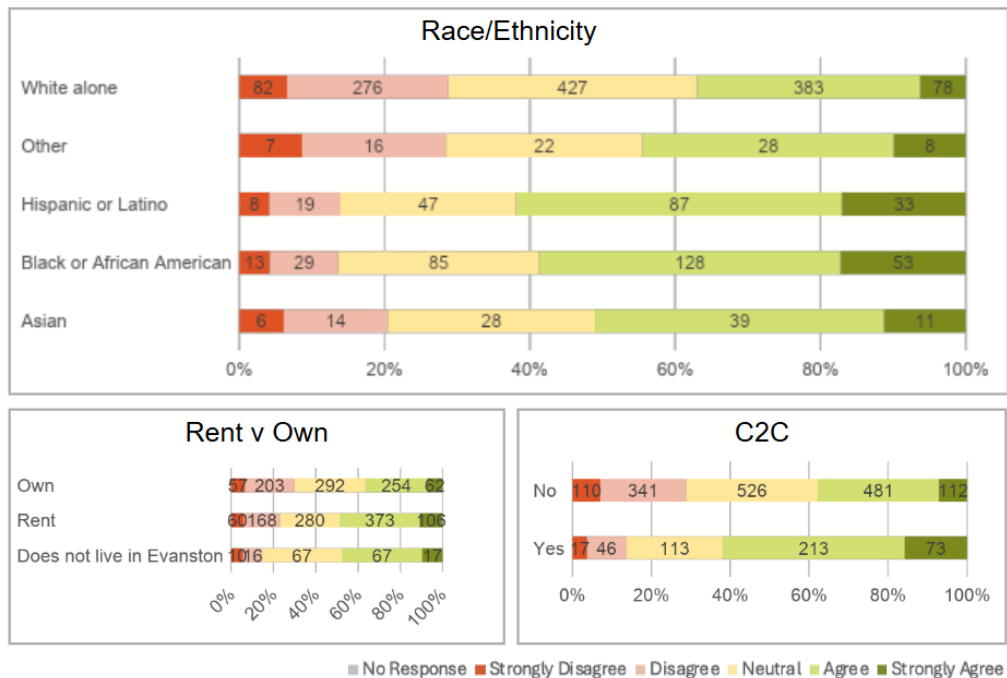


Chart 8b. “I feel safe biking on Evanston streets.” (Ward, Age)

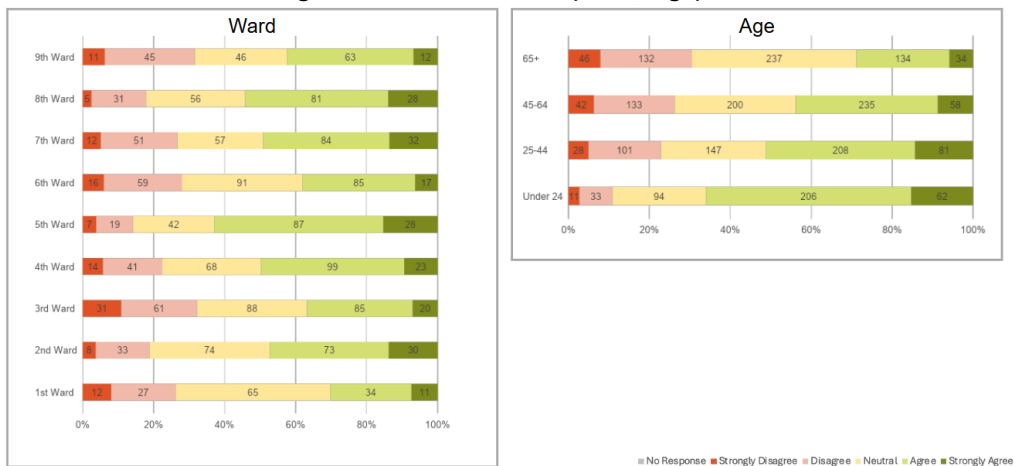


Chart 9a. “I don’t need a car to comfortably live/work in Evanston.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

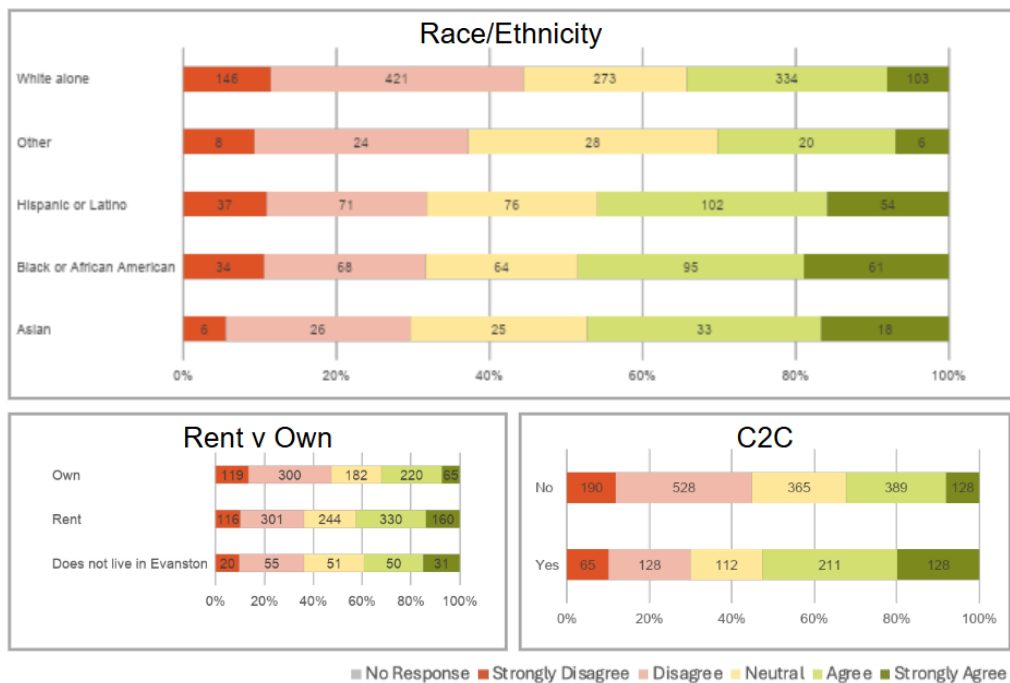


Chart 9b. “I don’t need a car to comfortably live/work in Evanston.” (Ward, Age)

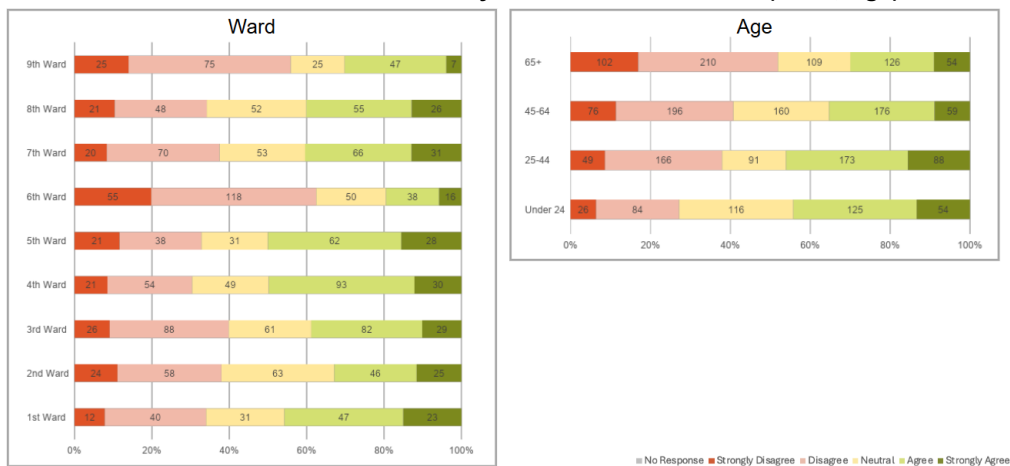


Chart 10a. “I want to see more buildings in Evanston that incorporate more than one use (housing, retail, services, etc.).” (Race/Ethnicity, Rent v. Own, Cradle to Career)

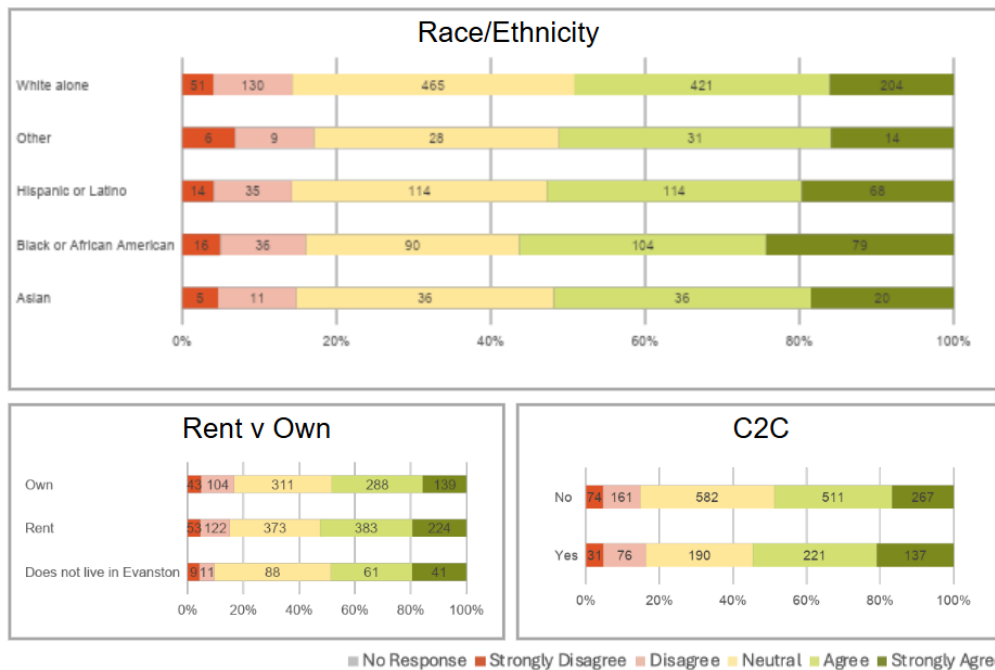


Chart 10b. “I want to see more buildings in Evanston that incorporate more than one use (housing, retail, services, etc.)” (Ward, Age)

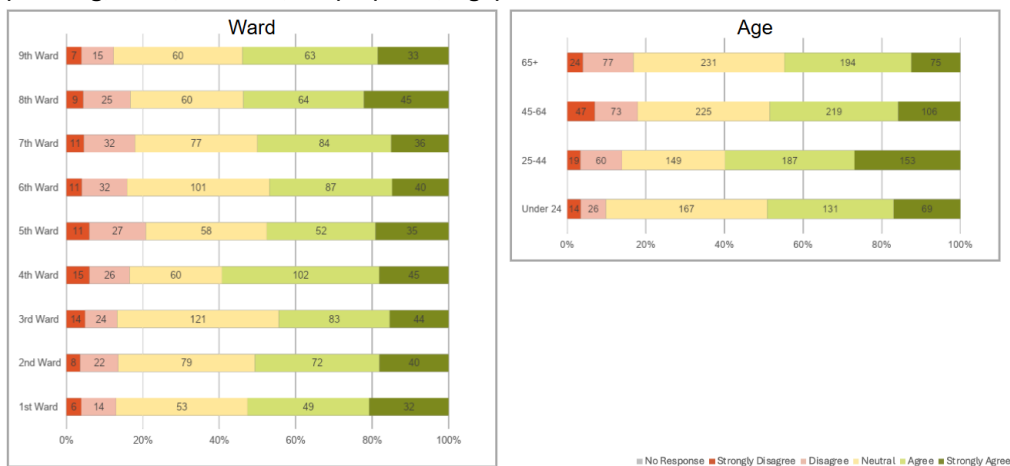


Chart 11a. “People at different income levels can find housing they can afford in my neighborhood.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

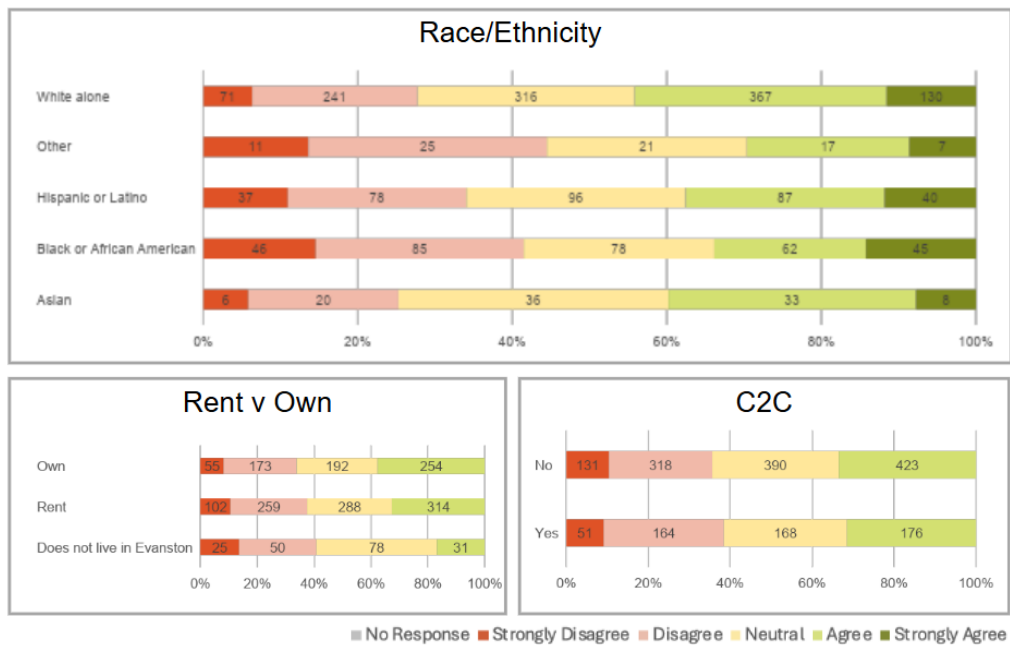


Chart 11b. “People at different income levels can find housing they can afford in my neighborhood.” (Ward, Age)



Chart 12a. “Evanston currently has housing options that meet my needs.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

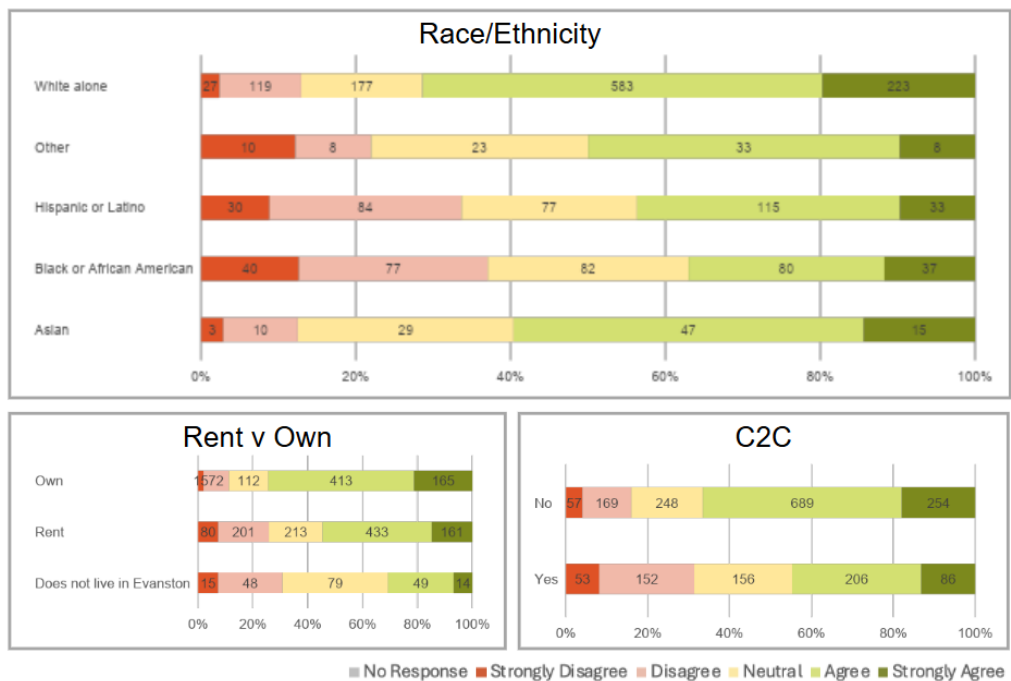


Chart 12b. “Evanston currently has housing options that meet my needs.” (Ward, Age)

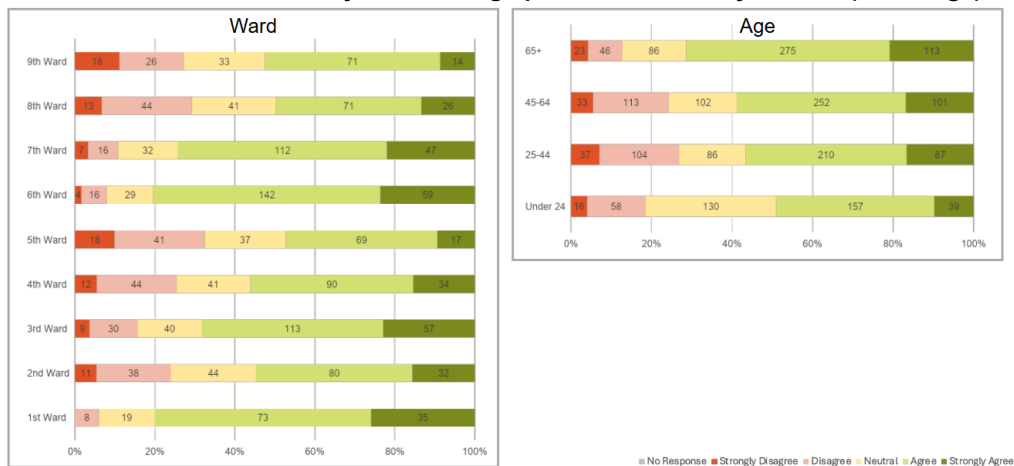


Chart 13a. “I am confident Evanston’s current housing options will meet my needs in 20 years.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

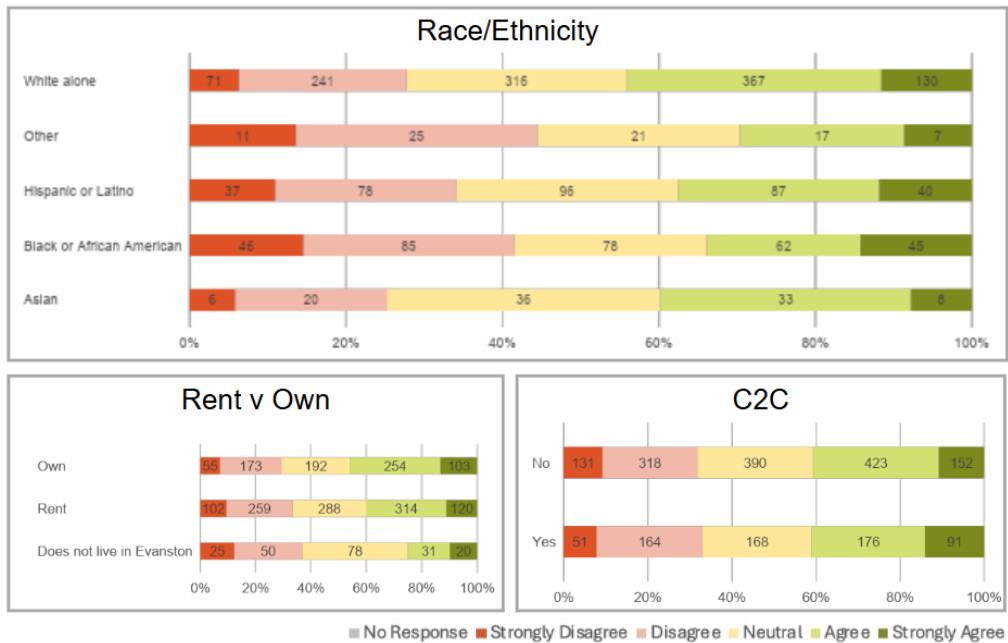


Chart 13b. “I am confident Evanston’s current housing options will meet my needs in 20 years.” (Ward, Age)

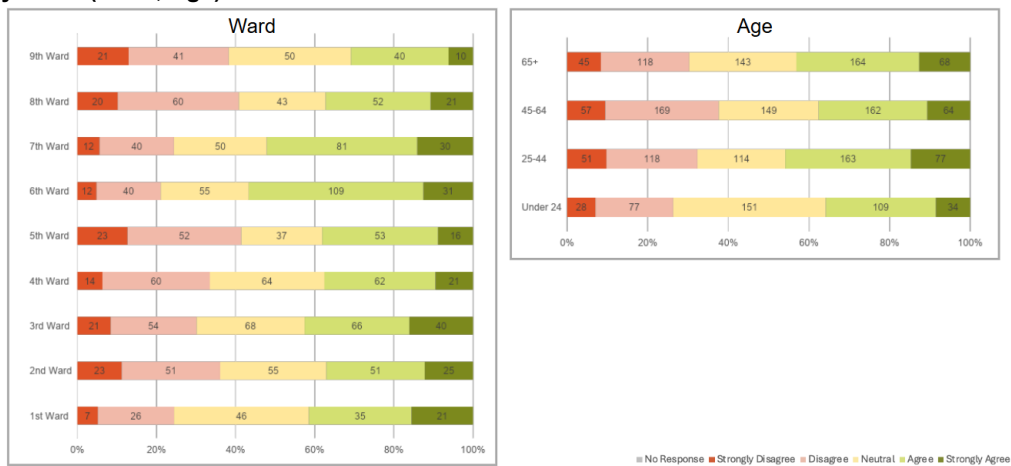


Chart 14a. “Evanston is an attractive place to open a business.” (Business Owners)

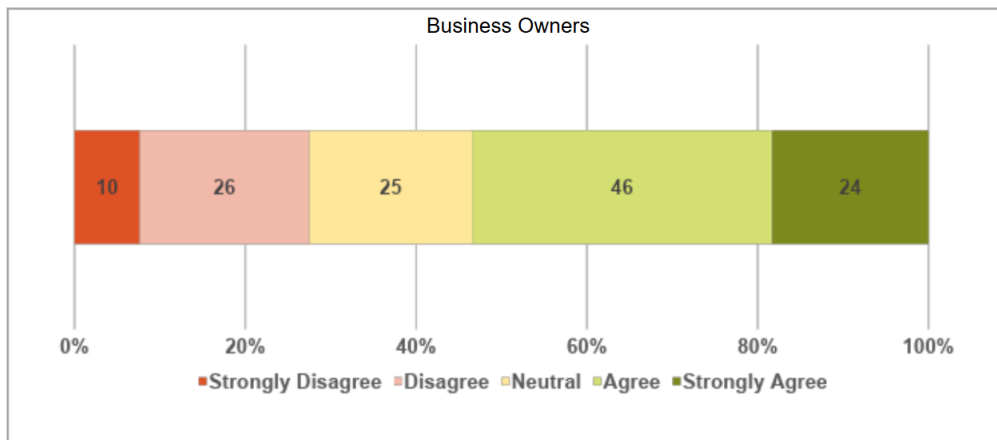


Chart 14b. “Evanston is an attractive place to open a business.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

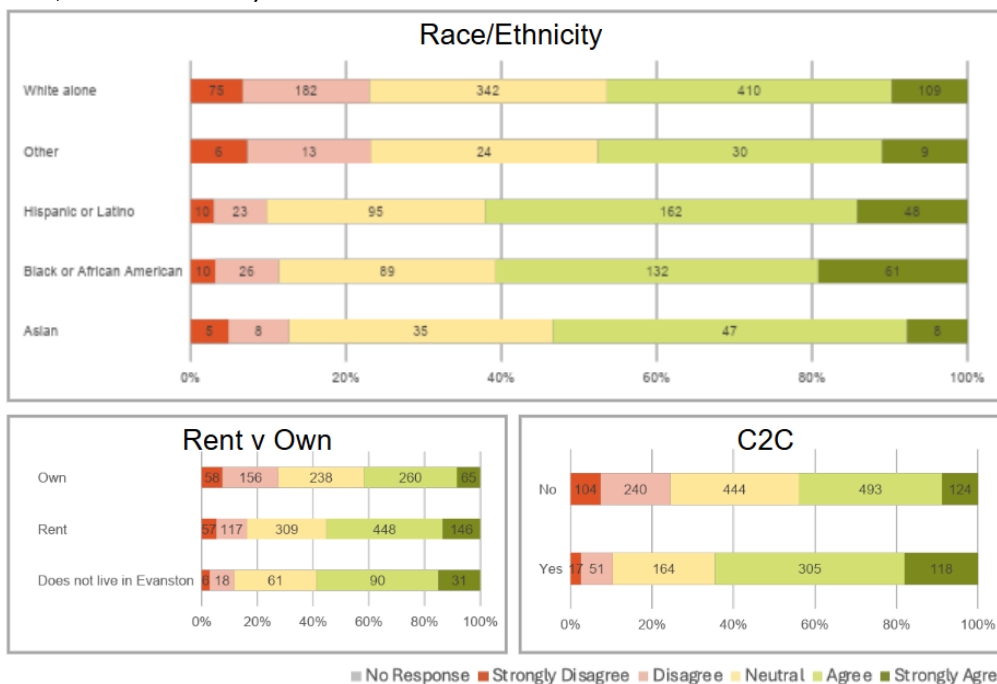
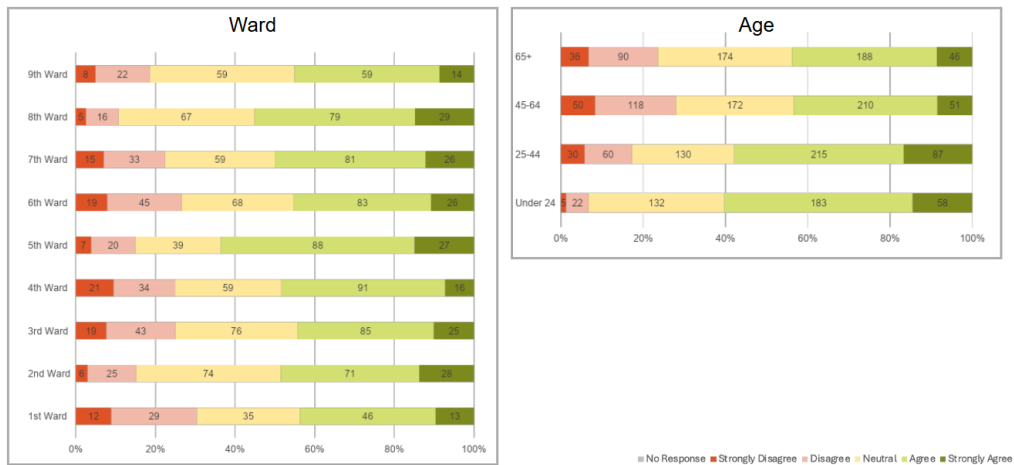


Chart 14c. “Evanston is an attractive place to open a business.” (Ward, Age)



**Chart 15a. “Evanston has shops, restaurants and services that fit my needs.”
(Race/Ethnicity, Rent v. Own, Cradle to Career)**

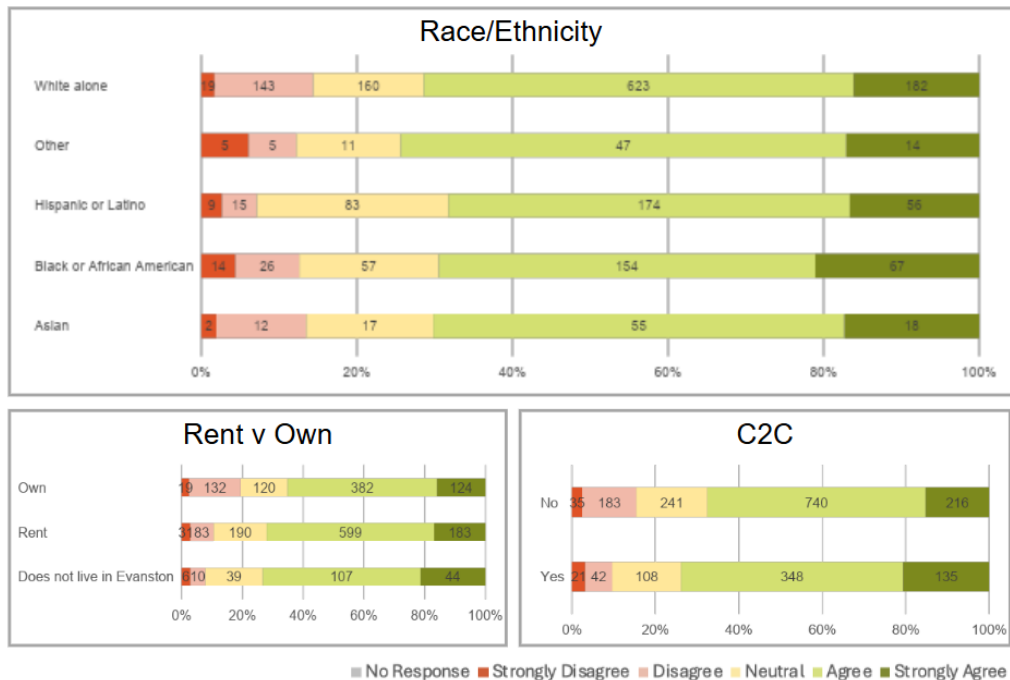


Chart 15b. “Evanston has shops, restaurants and services that fit my needs.” (Ward, Age)

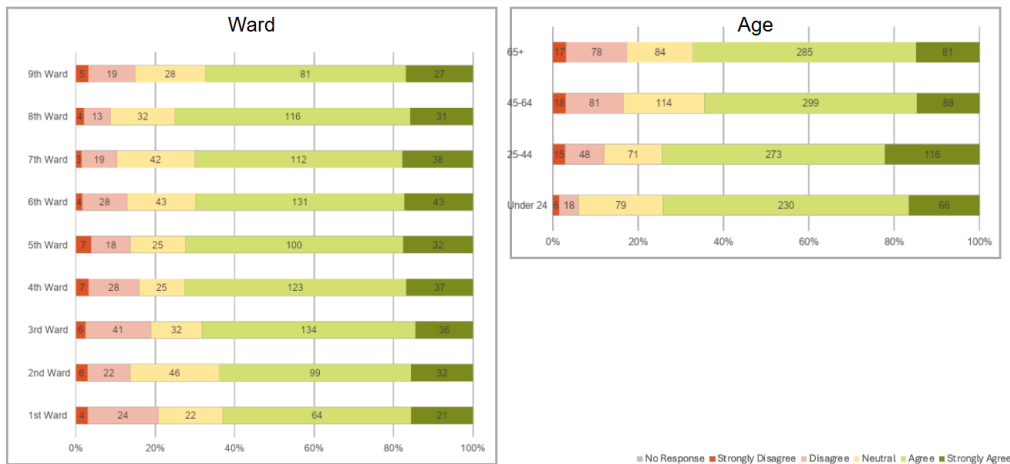


Chart 16a. “Downtown Evanston feels vibrant and is an enjoyable place to walk, shop and meet friends.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

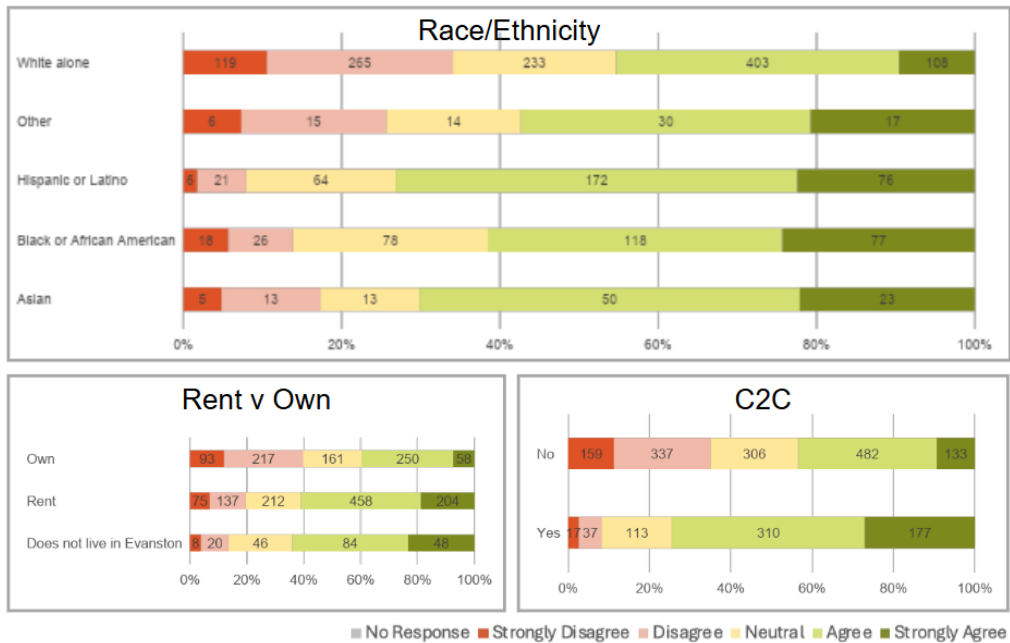


Chart 16b. “Downtown Evanston feels vibrant and is an enjoyable place to walk, shop and meet friends.” (Ward, Age)

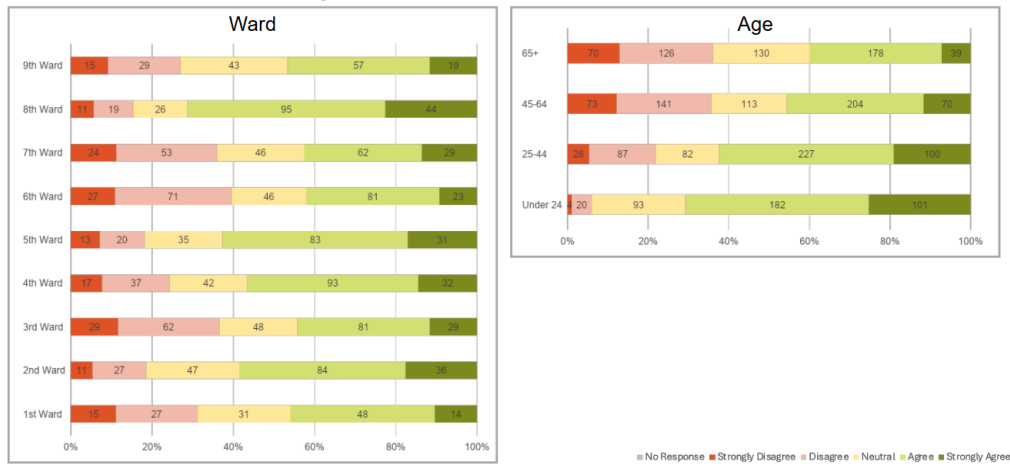


Chart 17a. “My neighborhood shopping district meets my daily needs.” (Race/Ethnicity, Rent v. Own, Cradle to Career)



Chart 17b. “My neighborhood shopping district meets my daily needs.” (Ward, Age)

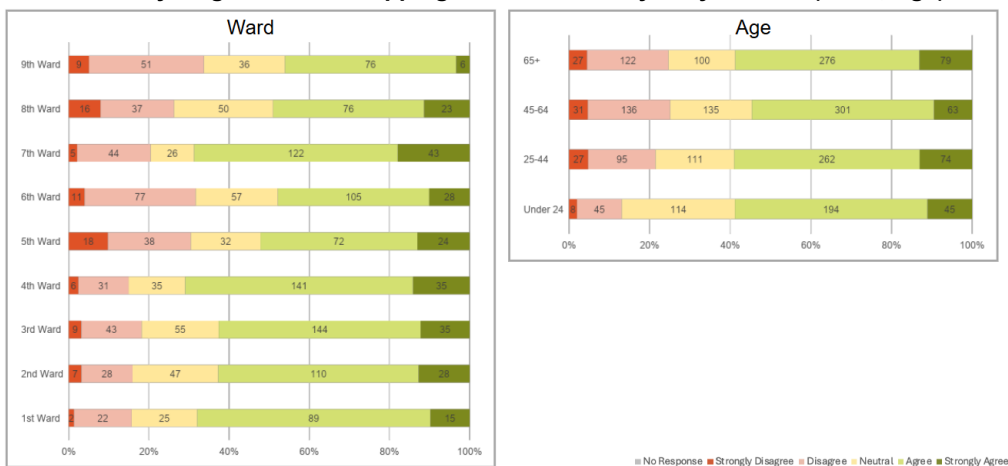


Chart 18a. “Walking along and crossing major commercial streets feels safe and enjoyable.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

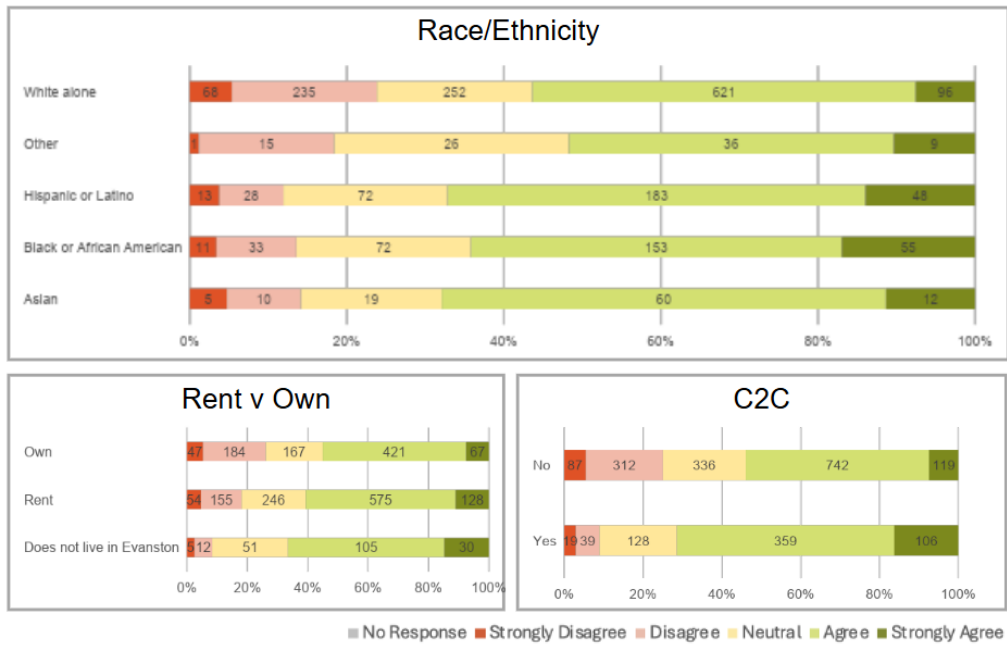


Chart 18b. “Walking along and crossing major commercial streets feels safe and enjoyable.” (Ward, Age)

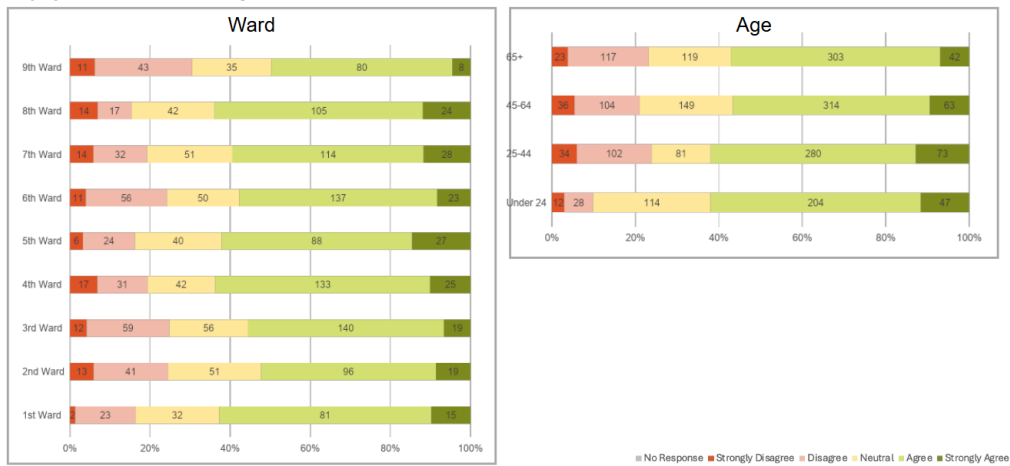


Chart 19a. “New buildings in Evanston should be required to meet the highest standards of energy efficiency and carbon reduction.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

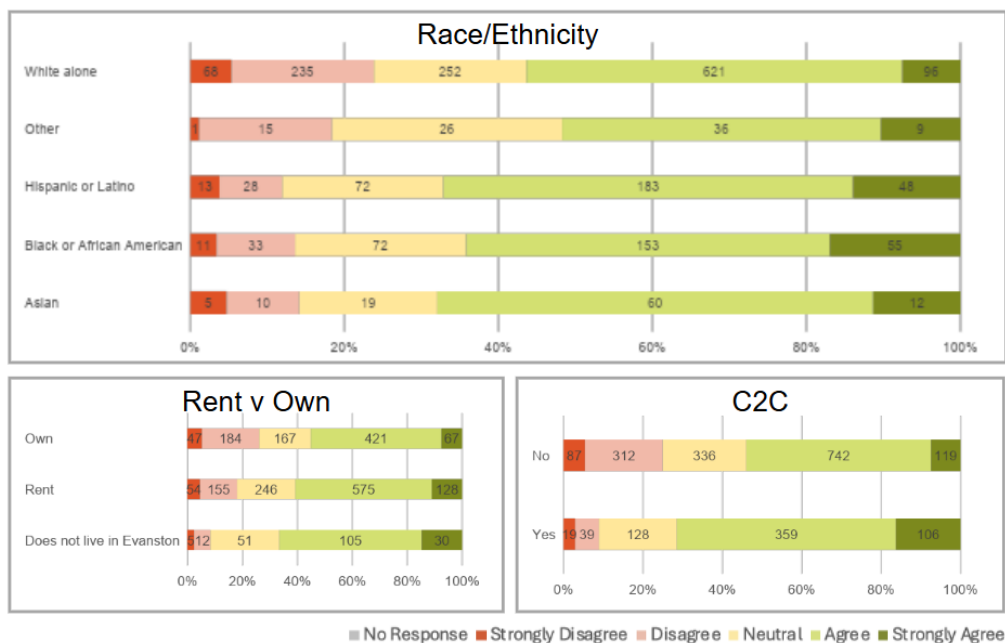


Chart 19b. “New buildings in Evanston should be required to meet the highest standards of energy efficiency and carbon reduction.” (Ward, Age)

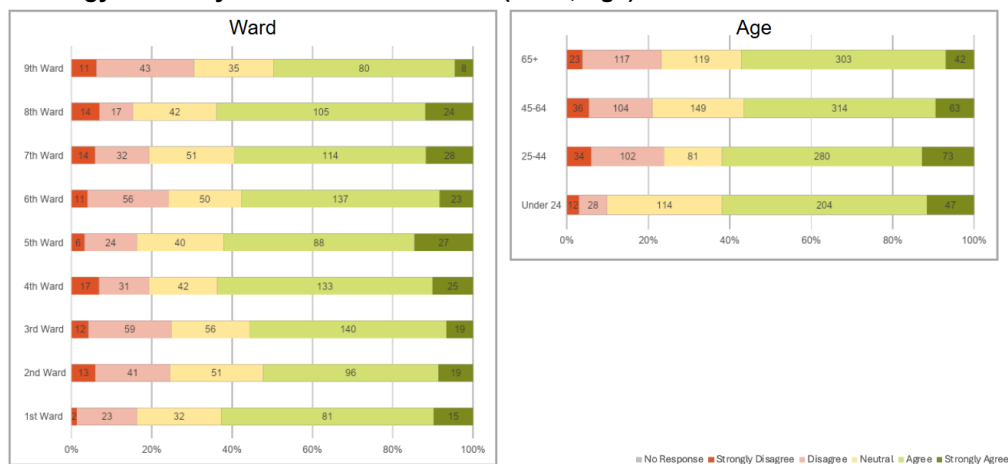


Chart 20a. “It is easy for me to access parks and open spaces in Evanston.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

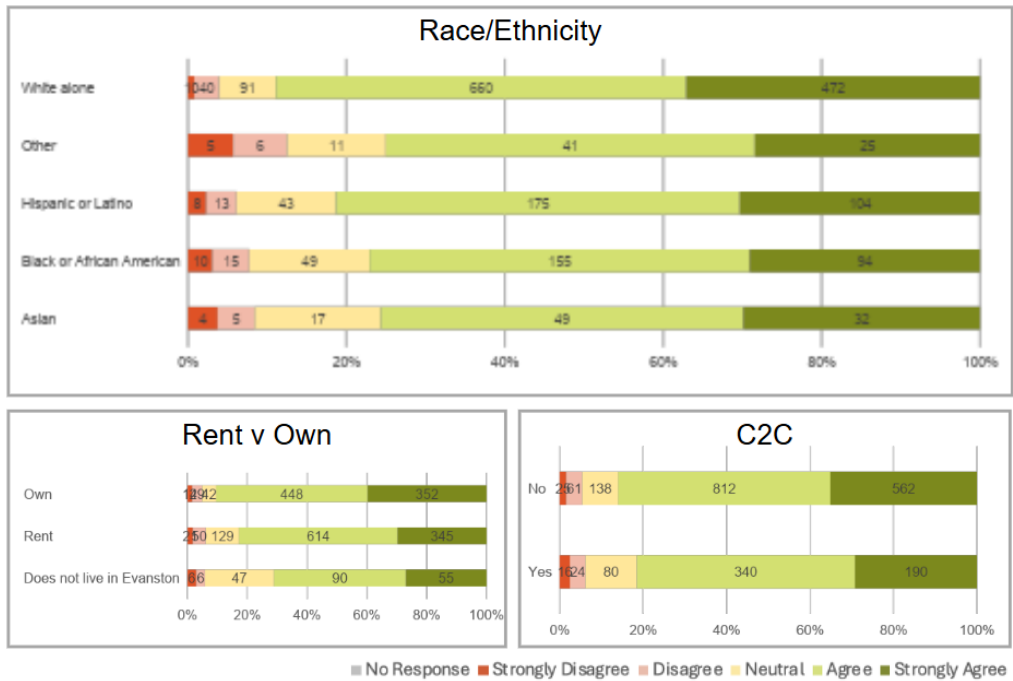


Chart 20b. “It is easy for me to access parks and open spaces in Evanston.” (Ward, Age)

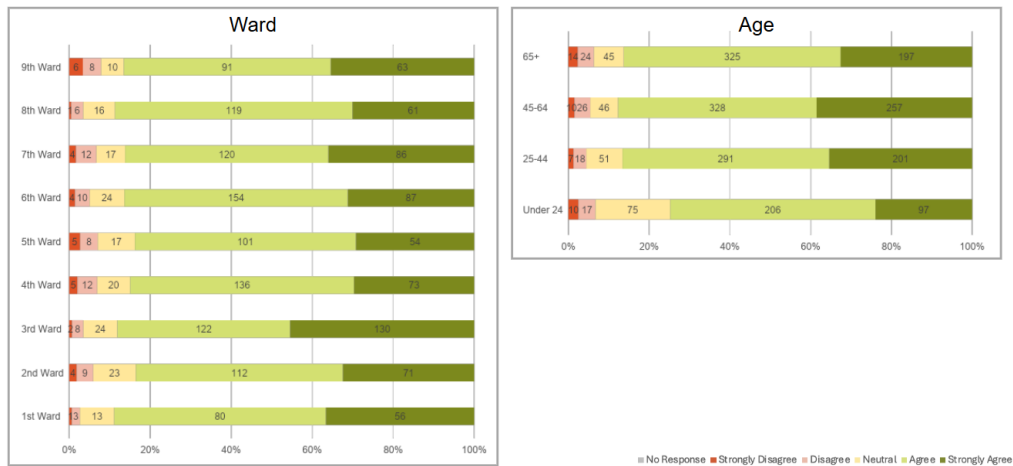


Chart 21a. “Parks and recreation facilities provide the programming that I need.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

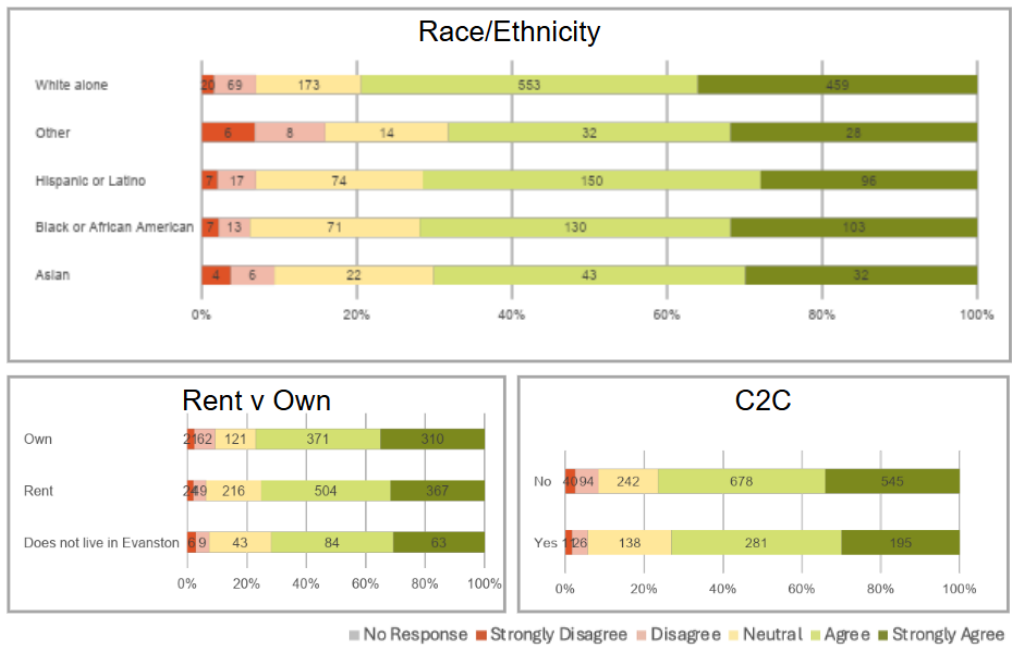


Chart 21b. “Parks and recreation facilities provide the programming that I need.” (Ward, Age)

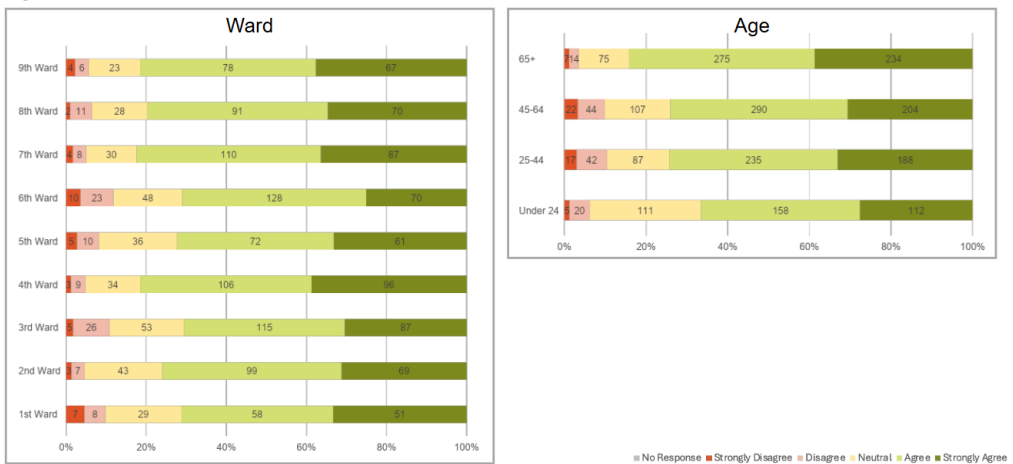


Chart 22a. “It is easy for me to live an active lifestyle in Evanston.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

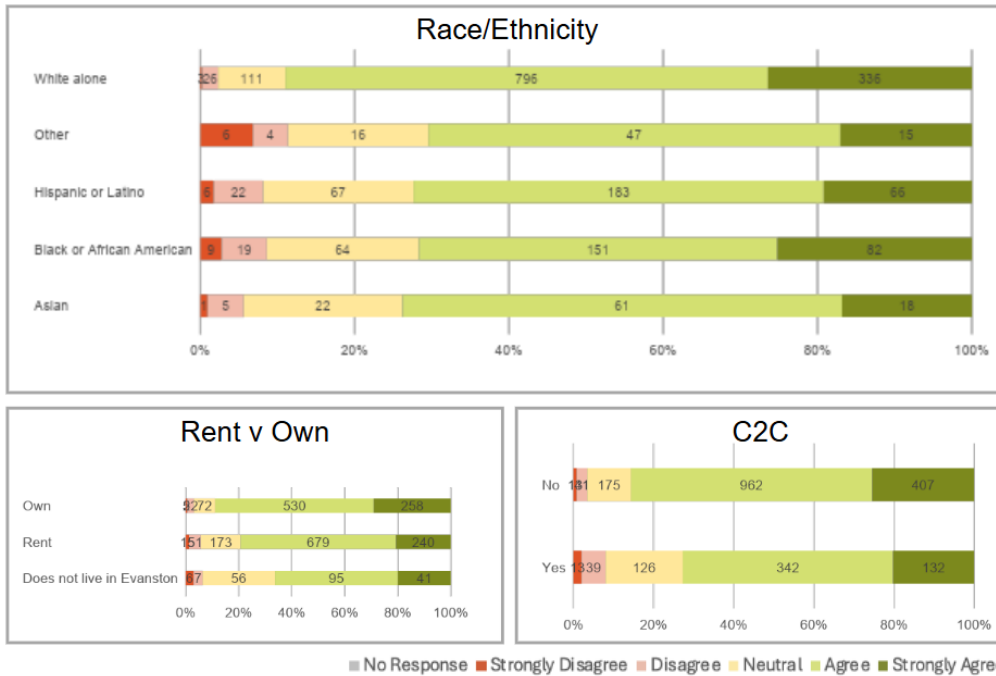


Chart 22b. “It is easy for me to live an active lifestyle in Evanston.” (Ward, Age)

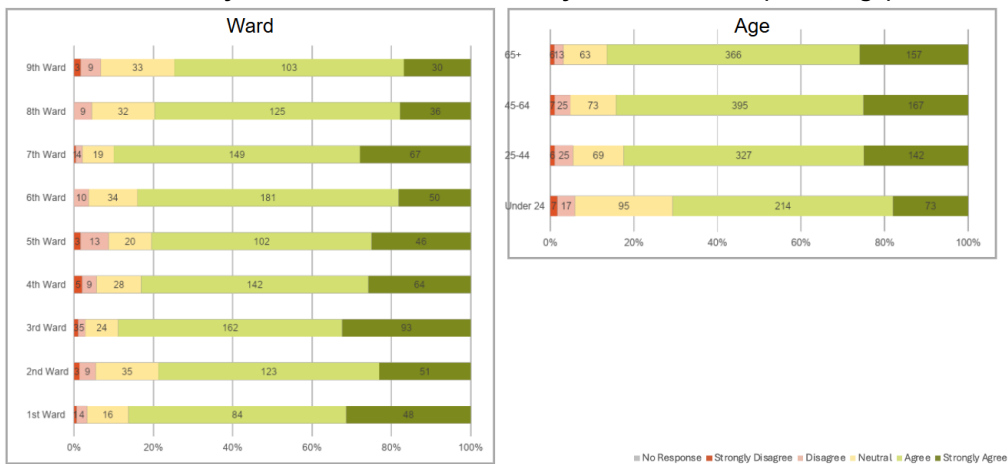


Chart 23a. “I feel the City of Evanston is prepared to respond to severe weather.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

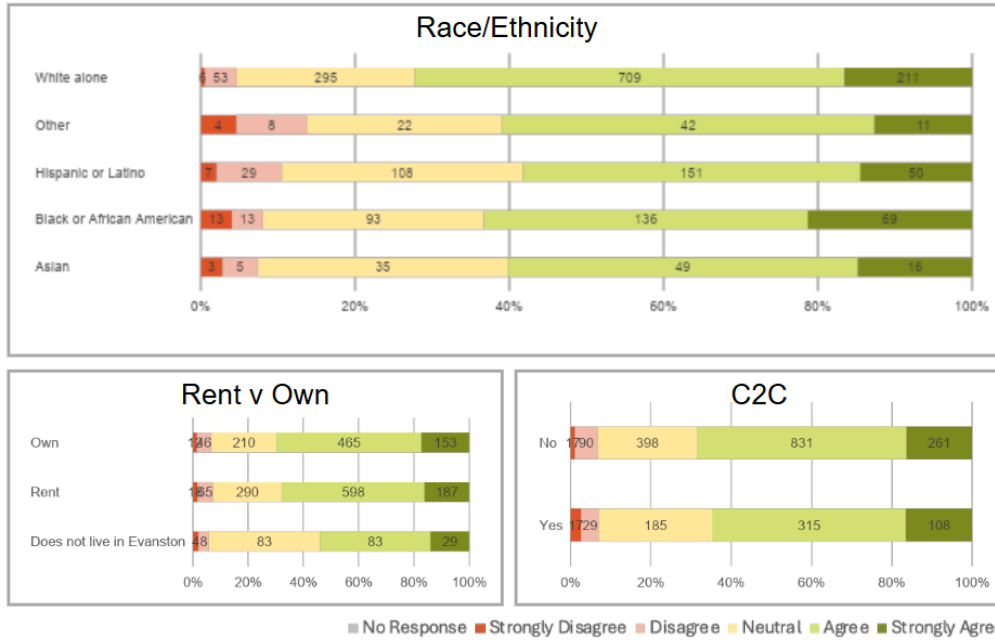


Chart 23b. “I feel the City of Evanston is prepared to respond to severe weather.” (Ward, Age)

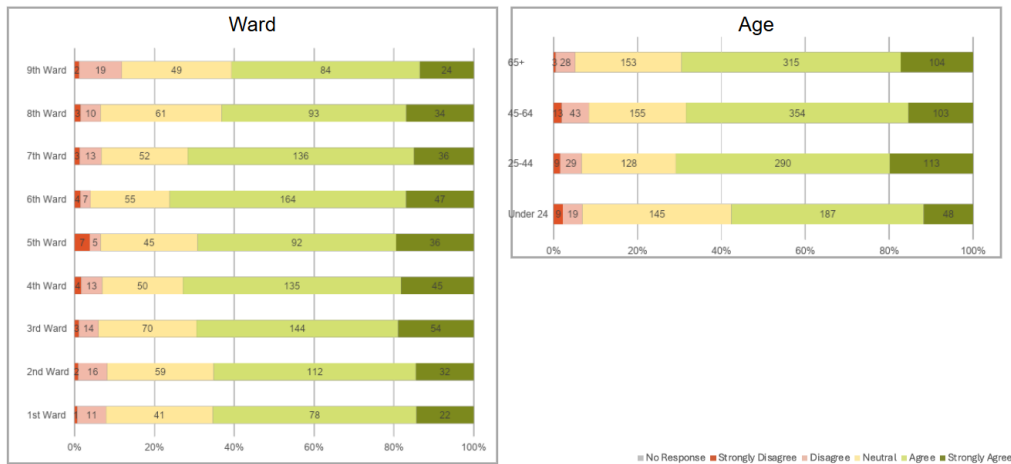


Chart 24a. “I have access to the healthcare I need in Evanston.” (Race/Ethnicity, Rent v. Own, Cradle to Career)



Chart 24b. “I have access to the healthcare I need in Evanston.” (Ward, Age)

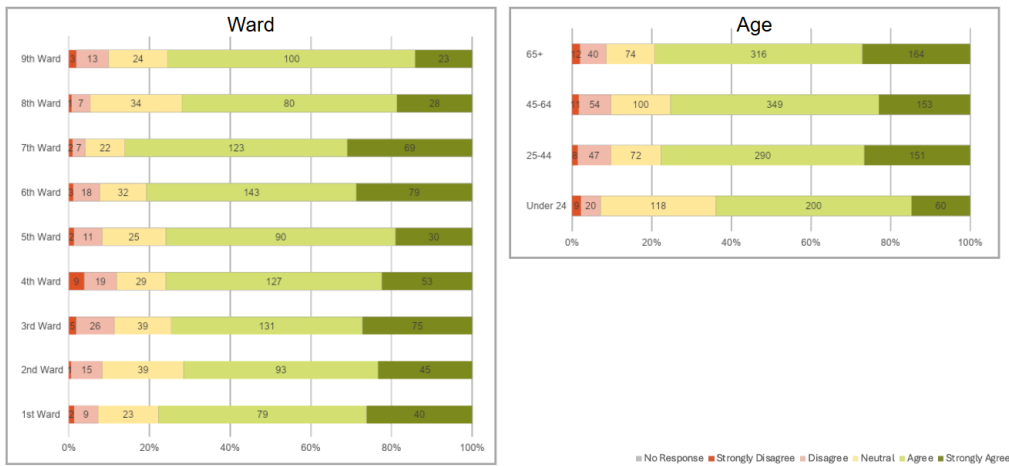


Chart 25a. “Evanston does a good job of preserving and celebrating its historic buildings and places.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

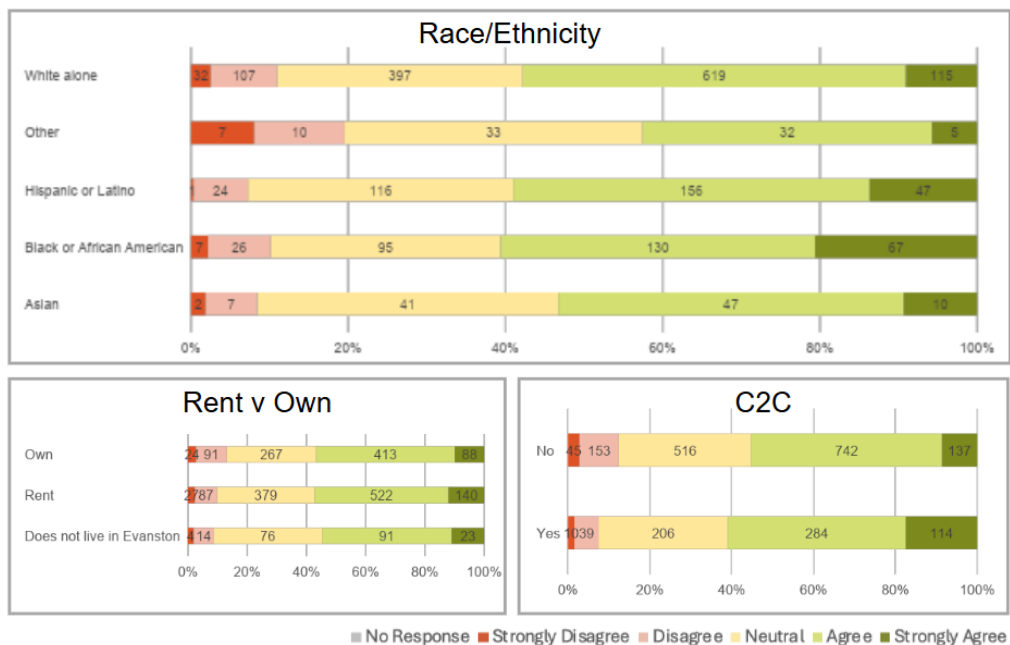


Chart 25b. “Evanston does a good job of preserving and celebrating its historic buildings and places.” (Ward, Age)

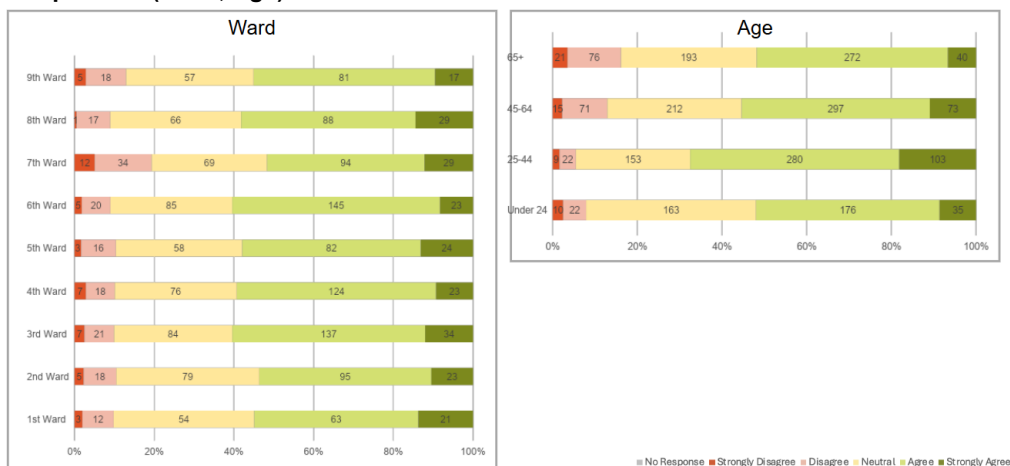


Chart 26a. “Evanston does a good job of preserving and celebrating its cultural heritage.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

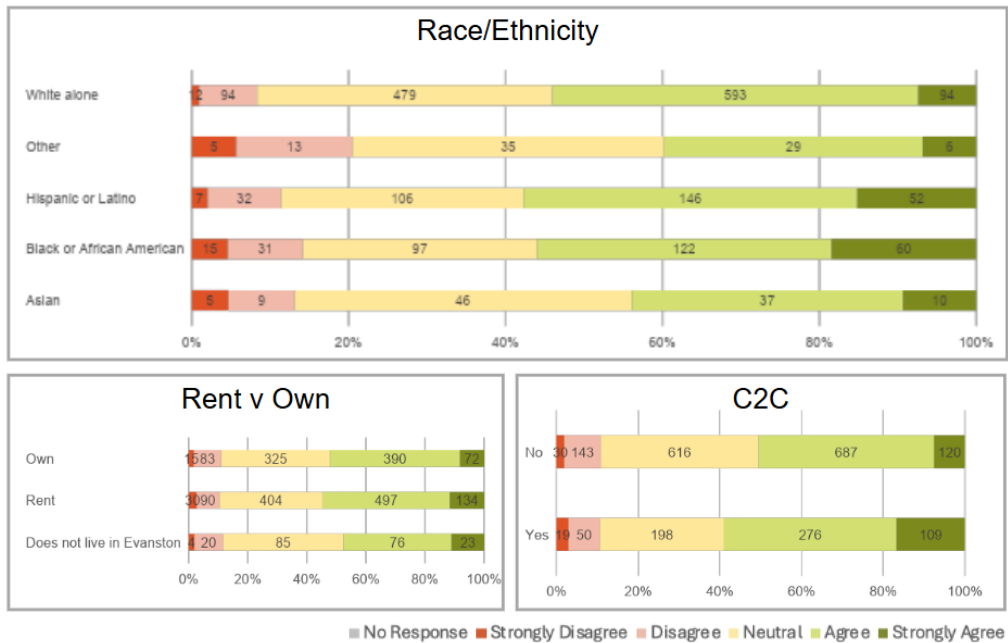


Chart 26b. “Evanston does a good job of preserving and celebrating its cultural heritage.” (Ward, Age)

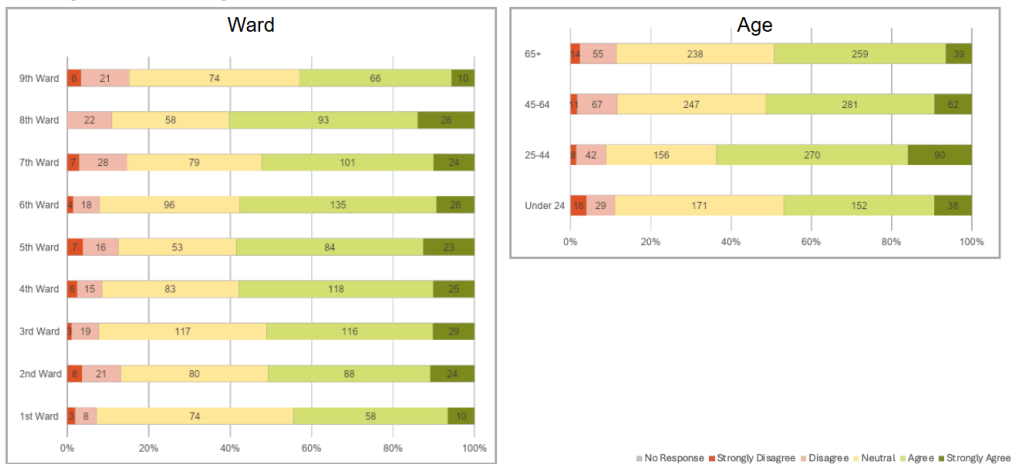


Chart 27a. “I have access to arts, culture and entertainment that aligns with my interests.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

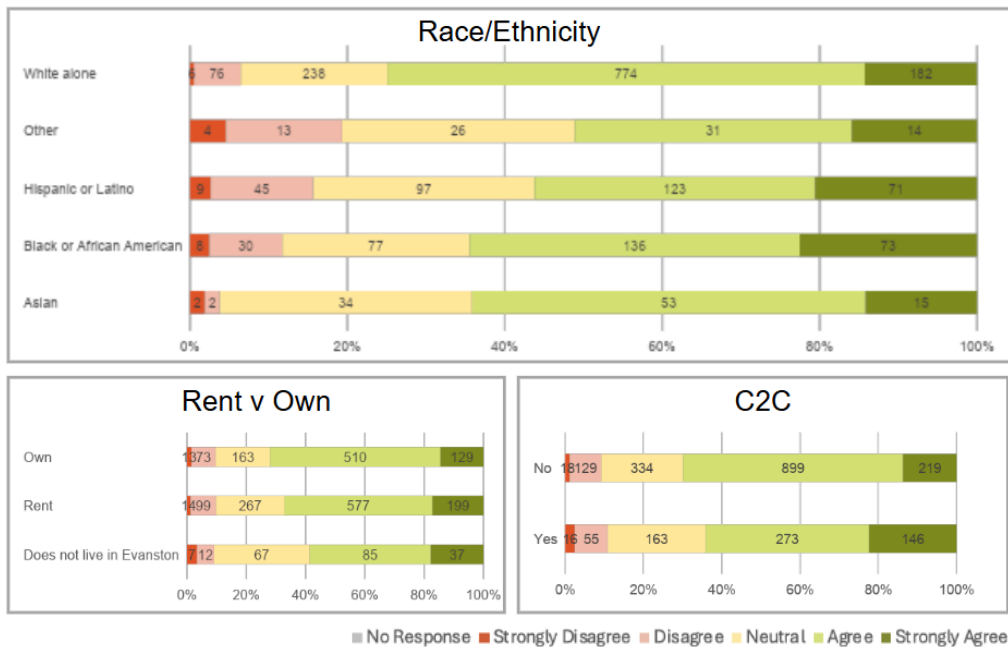


Chart 27b. “I have access to arts, culture and entertainment that aligns with my interests.” (Ward, Age)

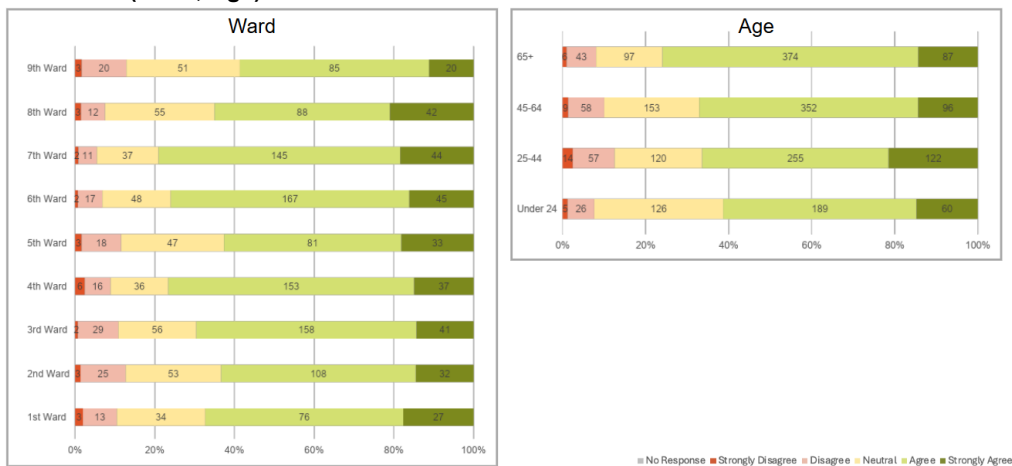


Chart 28a. “Evanston is making progress in addressing past racial harms.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

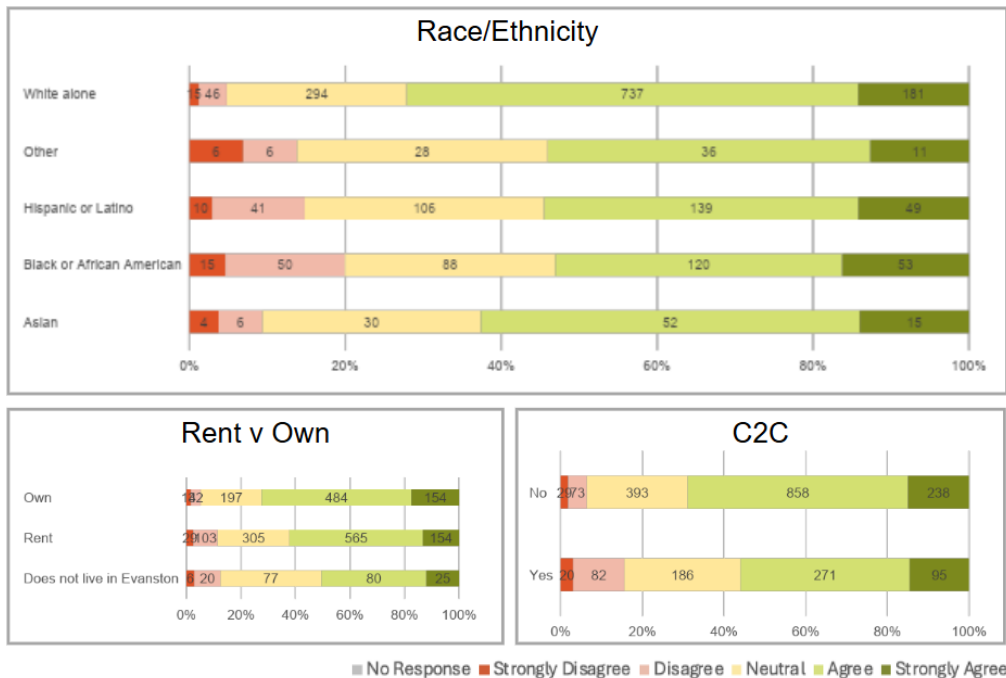


Chart 28b. “Evanston is making progress in addressing past racial harms.” (Ward, Age)

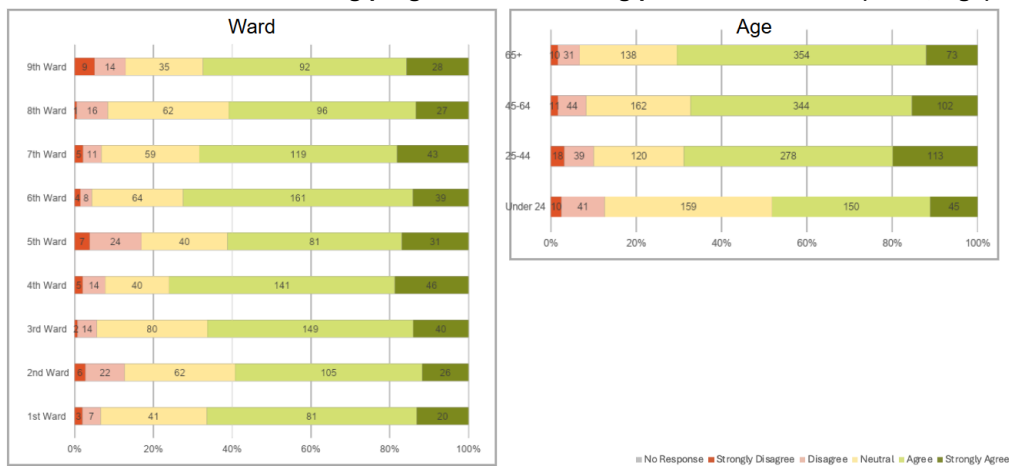


Chart 29a. “Newer buildings in Evanston are visually interesting and appealing.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

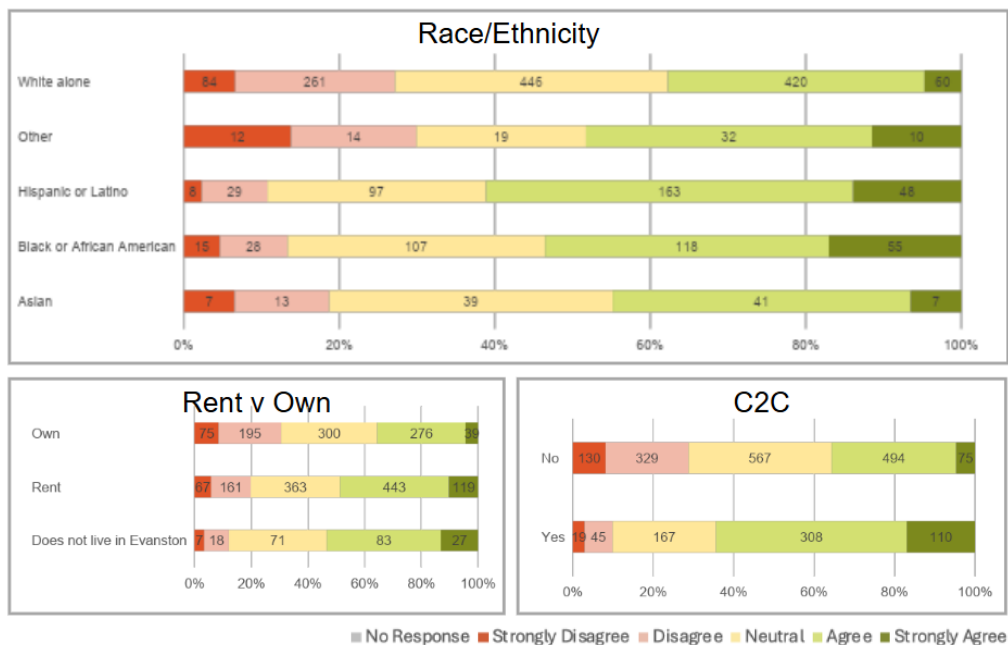


Chart 29b. “Newer buildings in Evanston are visually interesting and appealing.” (Ward, Age)

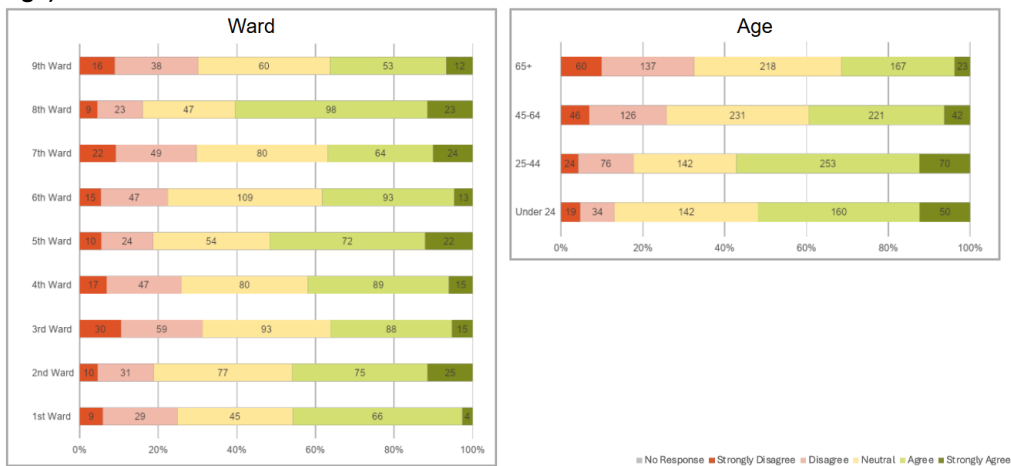


Chart 30a. “Newer buildings in Evanston fit well with their surrounding neighborhood.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

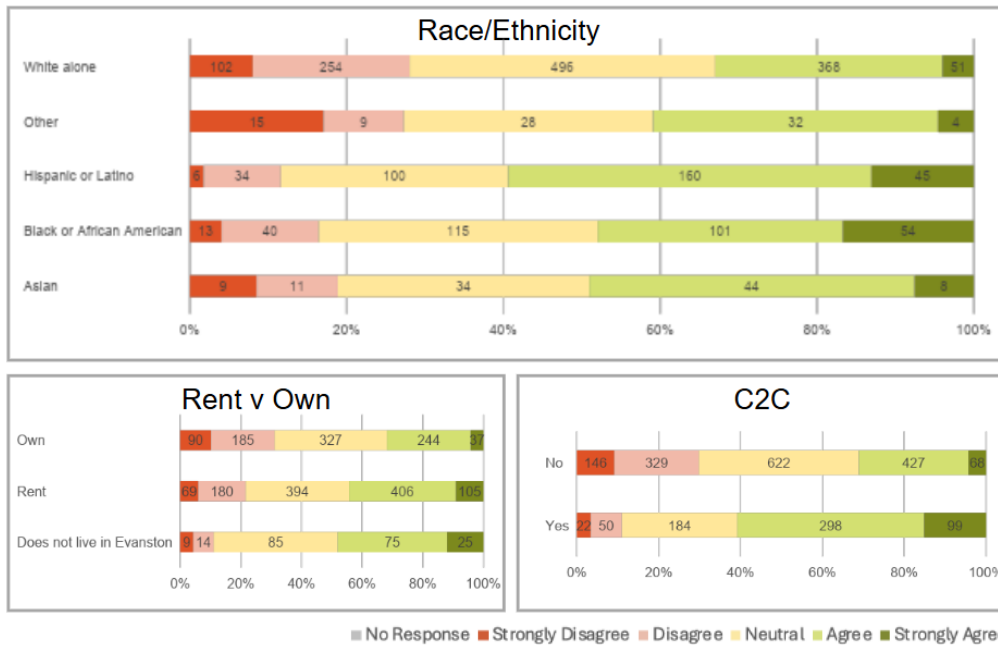


Chart 30b. “Newer buildings in Evanston fit well with their surrounding neighborhood.” (Ward, Age)

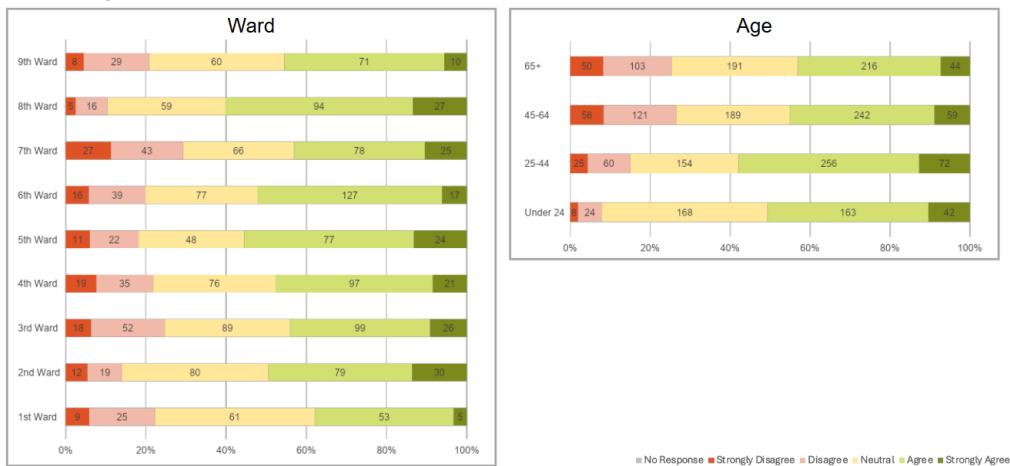


Chart 31a. “Evanston has grown and changed in a positive way since I became part of the community.” (Race/Ethnicity, Rent v. Own, Cradle to Career)

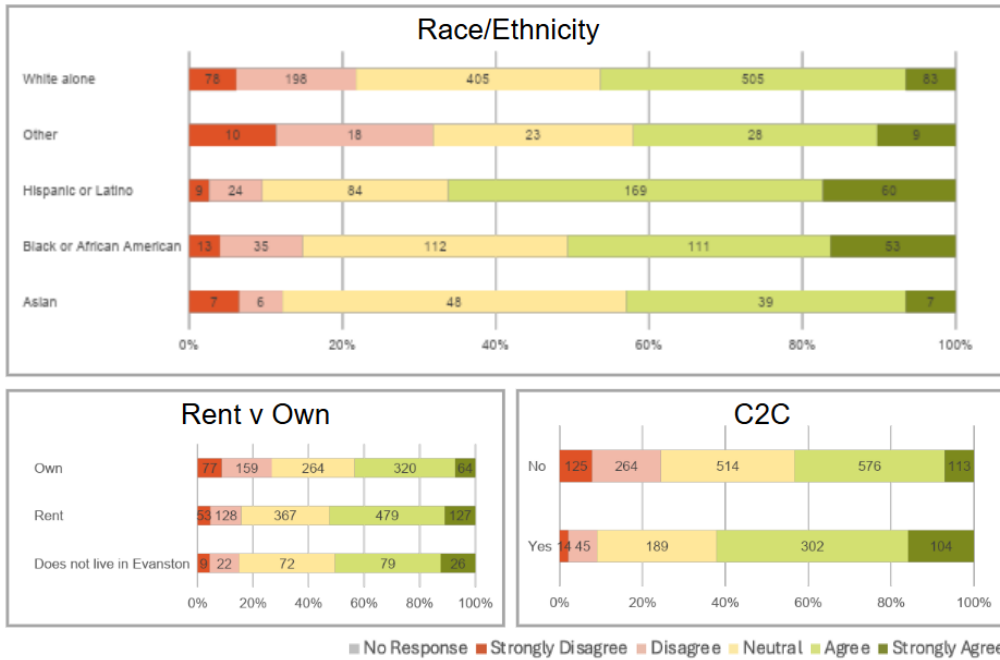
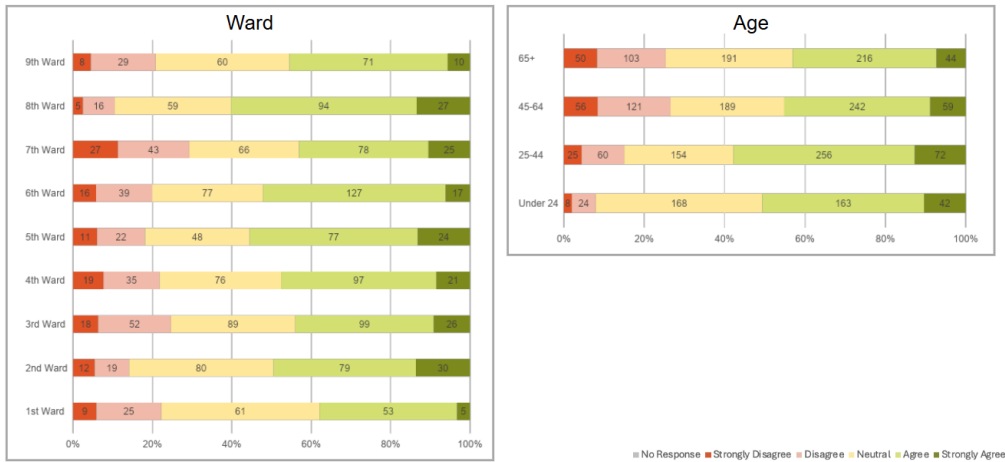


Chart 31b. “Evanston has grown and changed in a positive way since I became part of the community.” (Ward, Age)



FOCUS GROUPS/SURVEY #2

NOTE: Full survey questions are available [here](#).

Key Takeaways - Focus Groups

A. Jobs and the Economy

Topic	Key Sentiments
Perception of Business-Friendliness	<ul style="list-style-type: none">- Mixed views on Evanston's support for businesses- Some value Councilmember engagement and community support.- Others mention red tape and service delivery friction
Workforce Development & Youth Employment	<ul style="list-style-type: none">- Emphasize role of Youth Job Center and training programs- Highlight past collaborations between employers and schools
Transit-Oriented Development (TOD) & Job Location	<ul style="list-style-type: none">- Prioritize job placement near rail stations like Noyes- Focus job growth in areas with lower land costs, such as Dempster-Dodge and Main-McCormick
Vacant Spaces & Commercial Districts	<ul style="list-style-type: none">- Address commercial vacancy rates- Support integration of businesses into neighborhoods beyond traditional districts
Hybrid Work Environment	<ul style="list-style-type: none">- Factor in hybrid work when planning business attraction- Compete with regions like the Sun Belt for remote-eligible employers
Economic Strategies & Growth Centers	<ul style="list-style-type: none">- Reinforce "Evanston Thrives" strategies- Invest in growth areas like Church and Dodge- Preserve some vacant land for habitat/nature
Diversity of Business Types	<ul style="list-style-type: none">- Concerns about saturation of similar businesses- Desire for a more varied mix of retail and services
Mixed-Use Development & Zoning Challenges	<ul style="list-style-type: none">- Identify procedural and zoning barriers to mixed-use projects- Establish clearer, more objective development criteria

Government Structure & Process	<ul style="list-style-type: none"> - Simplify and modernize boards and committee systems - Improve accessibility and execution of decisions
Collaboration & Inclusivity	<ul style="list-style-type: none"> - Foster a cooperative business environment - Ensure health, equity, and flexibility are central to planning efforts

Specific Recommendations for the Comprehensive Plan:

- Leverage TOD Areas: Invest in TOD at strategic locations, particularly near Noyes Street, to create walkable job hubs.
- Reinvest in [Evanston's Business Districts Church and Dodge](#): Prioritize economic reinvestment and support existing businesses in [these key corridors this key corridor](#).
- Diversify Business Types: Develop strategies to attract a broader mix of businesses and prevent over-concentration of similar types.
- Simplify Zoning and Permitting: Streamline zoning codes and permit procedures to make the process easier and more transparent for all stakeholders.
- Focus on Implementation: Create a government structure that prioritizes the implementation of the comprehensive plan, ensuring public input and adaptability.
- Incorporate Equity and Health: Ensure the plan is inclusive, addressing health, equity, and broader community needs beyond the basic zoning requirements.

Comment [52]: Why this priority over any other district?

B. Development Community

Topic	Key Sentiments
Challenges with Development and Affordability	<ul style="list-style-type: none"> - Projects are met with resistance when they propose to increase density and affordable housing - Development processes are lengthy and repetitive - Affordable housing near transit (e.g., Noyes station) has been denied
Preservation vs. Development	<ul style="list-style-type: none"> - Tension exists between preserving green space and developing additional housing Opinions differ on whether to prioritize density near transit hubs or maintain and developing green space
Importance of Growth Centers and TOD	<ul style="list-style-type: none"> - Encourage higher density near train stations and shopping areas - Focus growth in corridors like Central Street, Chicago Avenue, and Main Street - Leverage Evanston's rail access for housing and economic development

Institutional Influence and Neighborhood Balance	<ul style="list-style-type: none"> - Balance the needs of Northwestern and local hospitals with neighborhood concerns - Address impacts of institutional developments, such as blocked lake views from parking structure
Government Structure and Implementation	<ul style="list-style-type: none"> - Planning processes need more consistency and clarity - Boards and commissions should have stronger alignment with City Council - Emphasize real-world implementation across land use, zoning, and building codes
Housing Diversity and Flexibility	<ul style="list-style-type: none"> - Promote a wide range of housing types and shared housing options - Avoid restrictive definitions of families - Ensure housing policy does not overly empower institutions at residents' expense

Specific Recommendations for the Comprehensive Plan:

- Streamline Development Processes: Simplify and shorten the development approval process, particularly for projects that involve ~~increased density and~~ affordable housing. Ensure that developers are not discouraged by lengthy and repetitive procedures.
- Balance Preservation and Development: Develop a balanced strategy that allows for increased density near transit hubs while preserving valuable green spaces, particularly near the lakefront.
- Leverage Transit Access: Focus on Transit-Oriented Development (TOD) in growth centers, especially near Northwestern University and key commercial corridors like Central Street and Chicago Avenue.
- Support Existing Businesses and Landlords: Provide more support to existing businesses and landlords to reduce vacancies and ensure that current businesses can thrive.
- Enhance Institutional Flexibility: Work with major institutions to create development plans that respect neighborhood needs while allowing for necessary expansion, particularly in housing for students and employees.
- Strengthen Boards and Commissions: Increase the authority and impact of boards and commissions, ensuring their recommendations are taken seriously and aligned with city council decisions.
- Encourage Housing Diversity: Promote a wide range of housing options to meet the needs of different demographics, including students, families, and low-income residents. Simplify regulations to make it easier for people to share housing and avoid restrictive definitions that limit housing options.

Comment [53]: We should focus on the built environment, not density. The greater the impact on the neighborhood/city, the more scrutiny the project should receive.

Comment [54]: This is up to Council to take recommendations seriously, but the BBCs should also have qualified members who represent the community and, if necessary, have the skills required to make decisions.

C. Design Professionals

Topic	Key Sentiments
Complexity of the Development Process	<ul style="list-style-type: none">- Development process seen as overly complex and burdensome- Some view the slow pace as positive, others say it deters growth- Consensus on need for a more predictable, flexible zoning code
Alignment of Community Goals with Development	<ul style="list-style-type: none">- Strong call for clear community vision to guide development- Misalignment between public desires and outcomes causes delays and frustration
Challenges of Incorporating Design into the Planning Process	<ul style="list-style-type: none">- Concern about how to effectively legislate good design- Bulk, density, and setbacks are important but hard to balance with aesthetic goals
Issues with Overlay Districts and the Need for Flexibility	<ul style="list-style-type: none">- Overlay districts seen as overly complex and confusing- Need for flexibility and clarity in zoning code to support sustainability and equity
Importance of Clear Vision and Public Process Reform	<ul style="list-style-type: none">- Public processes described as convoluted and exhausting- Desire for clearer vision, better communication of incentives, and more thoughtful solutions

Specific Recommendations for the Comprehensive Plan:

- Streamline the Development Process: Simplify the zoning code to make the development process more predictable and flexible, reducing the burden on developers while still ensuring that projects align with community goals.
- Clearly Define and Communicate Community Goals: Establish and communicate clear community goals to guide development. Ensure that these goals are integrated into the planning process to align public expectations with development outcomes.
- Incorporate Design Principles Thoughtfully: While maintaining focus on health, safety, and welfare, find ways to effectively incorporate good design principles into the planning process. This may involve creating guidelines that are flexible enough to adapt to unique conditions yet clear enough to ensure high-quality design outcomes.
- Reevaluate and Simplify Overlay Districts: Consider simplifying or reevaluating the use of overlay districts to reduce complexity and create a more flexible zoning environment [by creating additional districts if necessary \(avoiding multiple layers of regulations for a single district\)](#).

D. Housing and Community Development

Topic	Key Sentiments
Challenges of Development in Evanston	<ul style="list-style-type: none"> - Development is difficult due to restrictive zoning and land use regulations - Group opposition and high costs hinder affordable housing - Redeveloping modest homes is a major barrier to economic growth
Affordability and Housing Diversity	<ul style="list-style-type: none"> - Critical need for housing at varied price points - High taxes and tax-exempt land impact affordability, especially for communities of color - Emphasis on creative land use and redevelopment to support affordability
Community Resistance and Regulatory Hurdles	<ul style="list-style-type: none"> - Community pushback and complex regulations deter development - Approval processes and subsidies are lengthy and difficult to navigate
Zoning Reform and Equity	<ul style="list-style-type: none"> - Need for reforms that promote equity and innovation - Reconsider rules like the 'three unrelated' occupancy restriction - Align zoning with sustainability and redefine community character
Role of Anchor Institutions in Housing Affordability	<ul style="list-style-type: none"> - Northwestern University could be a financial partner in housing solutions - Institutional support is key to long-term housing strategy

Specific Recommendations for the Comprehensive Plan:

- Streamline and Modernize Zoning Regulations: Reform zoning and land use regulations to make development more viable, particularly for affordable housing. This includes allowing for ~~more modest homes and~~ innovative housing solutions that align with community needs.
- Promote Housing Affordability and Diversity: Develop strategies to provide housing at various price points, ensuring that all income levels are accommodated. ~~Consider financial contributions from anchor institutions like Northwestern University to support affordable housing initiatives.~~
- Address Community Resistance Through Engagement: Engage with the community to address resistance to development, focusing on the benefits of diverse housing options and the long-term economic impact of inclusive growth.

Comment [55]: Does our zoning really restrict the development of modest homes? And can modest homes be built with regulations beyond the zoning code?

- Implement Zoning for Equity: Introduce zoning reforms that prioritize equity, such as revisiting the "three unrelated rule" and redefining community character. Ensure the zoning code is clear, accessible, and aligned with sustainability principles.
- Leverage Anchor Institutions: Collaborate with major institutions like Northwestern University to support housing affordability and integrate them into the broader housing strategy. This includes considering their role in land use and development planning.
- Encourage Redevelopment Opportunities: Identify and promote redevelopment opportunities, particularly on underutilized properties, to increase housing supply, [park expansion](#), and diversity.

E. Social Gathering Places

Topic	Key Sentiments
Public Space Potential and Challenges	<ul style="list-style-type: none"> - Church and Dodge seen as high-potential - Concerns about deterioration of lakefront and public infrastructure - Strong community support for maintaining and enhancing public spaces
Stewardship and Care	<ul style="list-style-type: none"> - Decline in tree care has impacted Evanston's greenery - Community values stewardship; calls for better upkeep of parks and public amenities
Accessibility and Barriers	<ul style="list-style-type: none"> - Many public spaces are only semi-accessible due to fees, parking, and transit gaps - Fee-based access limits inclusion at locations like beaches and the Lighthouse
Intergenerational and Inclusivity Concerns	<ul style="list-style-type: none"> - Decision-making seen as dominated by older residents - Desire for more inclusive and joyful public spaces for all age groups.
Arts and Cultural Development	<ul style="list-style-type: none"> - Existing art initiatives are appreciated but need consistent support - Vision includes streamlined permitting and arts integrated into the local economy
Equity in Parks and Recreation	<ul style="list-style-type: none"> - Park amenities vary significantly across neighborhoods - Need for a strategic plan to ensure equitable access citywide
Climate and Sustainability	<ul style="list-style-type: none"> - Plan should prioritize sustainability and climate resilience - Emphasis on using existing resources efficiently rather than expanding

Community and Business Synergy	<ul style="list-style-type: none"> - Interest in improving partnerships between businesses and public spaces - Goal is to create vibrant, community-centered economic activity
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F. Equity and Prosperity

Topic	Key Sentiments
Definition and Measurement of Equity	<ul style="list-style-type: none"> - Equity means access without barriers, with support for fairness - Must recognize past harms and geographic disparities - Measuring equity is aspirational but remains complex
Vision of an Equitable Evanston	<ul style="list-style-type: none"> - Everyone should be able to live in Evanston affordably - Address health disparities without displacing existing residents
Challenges in Achieving Equity	<ul style="list-style-type: none"> - High housing costs push out underserved residents - Limited civic participation among underserved groups - Zoning laws restrict where affordable housing can be built
Addressing Past Harms and Reparations	<ul style="list-style-type: none"> - Reparations efforts are a start but need expansion - Should include community-building, like walkable neighborhoods
Zoning and Equity	<ul style="list-style-type: none"> - Zoning should support affordable housing and renter input - 'Community character' often blocks equity-oriented changes
Broader Equity Initiatives	<ul style="list-style-type: none"> - Cross-sector partnerships are critical to equity progress - Arts and culture can help address inequities and preserve heritage

Specific Recommendations for the Comprehensive Plan::

- **Focus on Affordable Housing:** Emphasizing that without affordable housing, other equity efforts will be in vain.
- **Inclusive Code Analysis:** Ensuring that all planning and zoning codes are reviewed to promote equity for underrepresented groups.

G. Transportation and Mobility

Topic	Key Sentiments
Public Safety and Awareness	<ul style="list-style-type: none">- Concerns over safety from e-bikes, scooters, and lack of rule awareness- Need for stronger traffic rule enforcement, especially near schools and pedestrian zones
Infrastructure Gaps and Challenges	<ul style="list-style-type: none">- Bike infrastructure is limited and inconsistent, leading to unsafe sidewalk use- Public transit gaps in South and Northwest Evanston, and lack of late-night service
Equity and Accessibility	<ul style="list-style-type: none">- ADA compliance issues at many CTA stations limit mobility- Underserved neighborhoods lack equitable transit access
Biking and Walking Infrastructure	<ul style="list-style-type: none">- Call for protected, connected bike lanes and safer pedestrian crossings- Prioritize safe and comfortable North-South and East-West biking corridors
Environmental and Climate Considerations	<ul style="list-style-type: none">- Align transportation planning with Climate Action goals (CARP)- Promote alternatives to car dependency
Community and Inter-Agency Collaboration	<ul style="list-style-type: none">- Emphasize partnerships across governments, schools, and transit agencies- Support integrated land use and transportation planning for mixed-use development
Improving Public Transit and Bike Connectivity	<ul style="list-style-type: none">- Update bike plan and enhance transit routes for better connectivity- Implement equitable, multi-modal infrastructure improvements citywide

H. Land Use and the Built Environment

Topic	Key Sentiments
Zoning Map Amendments and Consistency	<ul style="list-style-type: none">- Emphasis on aligning map amendments with the comprehensive plan- Concern over City Council overriding standards and lacking transparency

Environmental Threats and Policies	<ul style="list-style-type: none"> - Current environmental protections seen as inadequate - Calls for stronger policies to protect natural resources
Variance and Special Use Permits	<ul style="list-style-type: none"> - Variances and special use permits present zoning challenges - Reform needed to address frequency and impact
Design and Project Committee	<ul style="list-style-type: none"> - Intended to handle site-level design details - Discussion on enhancing transparency and public involvement
Preserving Community Character	<ul style="list-style-type: none"> - Tension between heritage preservation and equitable development - "Community character" seen as a subjective barrier to progress
Growth and Development	<ul style="list-style-type: none"> - Only 14 acres of vacant land remain - Focus on strategic land use and affordable housing needs
Centers and Corridors for Development	<ul style="list-style-type: none"> - Support for mixed-use, higher density, and multi-modal development in targeted areas
Equity in Parks and Recreation	<ul style="list-style-type: none"> - Concerns about unequal park access and program quality - Desire for equitable investment citywide
Future Planning and Zoning	<ul style="list-style-type: none"> - Need for clear, objective rules to guide development - Planning should be proactive and adaptable to future needs

I. Evanston's Black Community

Topic	Key Sentiments
Equitable Access to Resources and Services	<ul style="list-style-type: none"> - Need for better access to basic services in Black neighborhoods (e.g., libraries, health care, grocery stores) - Stark disparities in amenities between Black-majority wards and wealthier areas
Housing Affordability and Ownership	<ul style="list-style-type: none"> - Rising housing costs are displacing residents, especially in the 5th Ward - City urged to support affordable homeownership and protect long-term residents - Concerns about outside investors buying foreclosures and inflating taxes

Support for Black Businesses	<ul style="list-style-type: none"> - Call for more City support for Black-owned businesses, especially in redlined areas - Suggestion to create a Black cultural district to celebrate and preserve history
Reparations and Generational Wealth	<ul style="list-style-type: none"> - Desire for reparations to include wealth-building tools (e.g., trusts, financial education) - Efforts must go beyond housing to address long-term inequities
Health Disparities and Environmental Justice	<ul style="list-style-type: none"> - Large life expectancy gap between Black and white residents - Waste Management facility cited as a health concern; mental health needs greater focus
Education and Youth Opportunities	<ul style="list-style-type: none"> - Education seen as critical to long-term success, starting from pre-K - Support for youth-focused financial literacy and wealth-building programs
Perceived Barriers in City Support	<ul style="list-style-type: none"> - Initiatives like hiring a Black police chief seen as symbolic without deeper action - City urged to partner with Black-led organizations for real investment and resources
Community Character and Development	<ul style="list-style-type: none"> - “Community character” often used to exclude Black residents from new development - Planning rules should protect existing residents and ensure equitable neighborhood growth

Chart 32. Survey #2 - Respondent Demographics: Race, Ward, Age

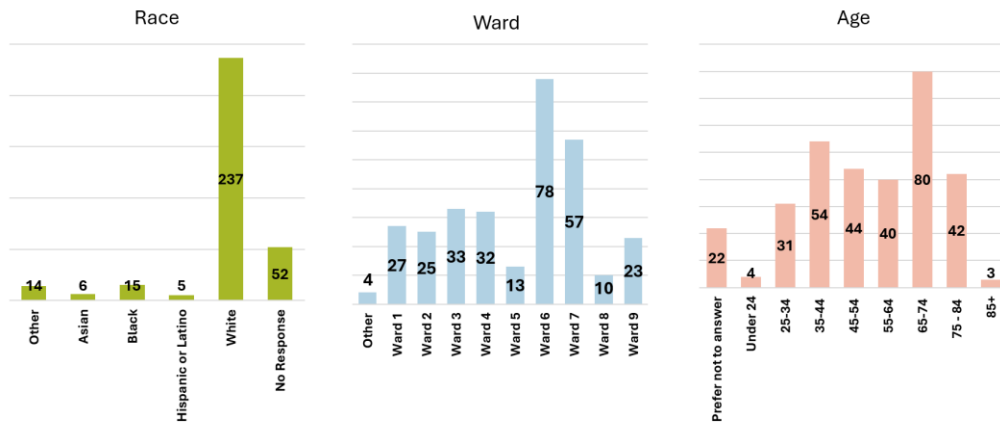
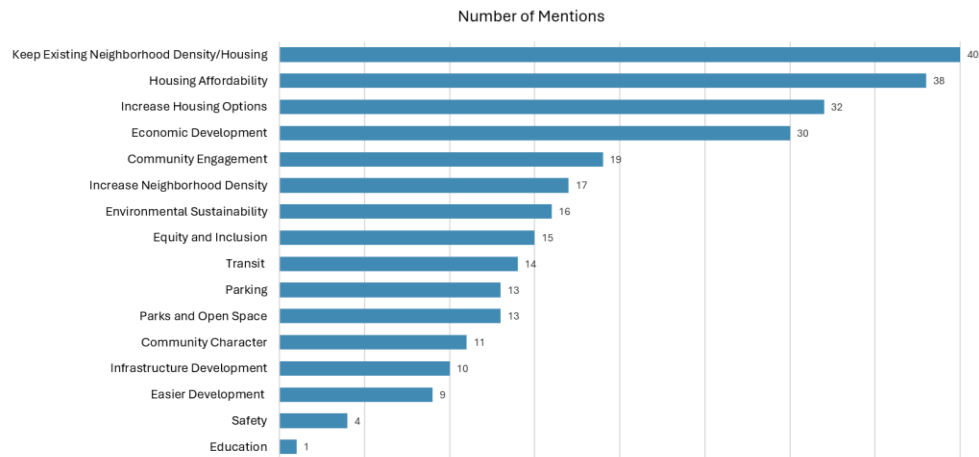


Chart 33. Survey #2 - Response Themes



SURVEY #3

NOTE: Full survey questions are available [here](#).

Chart 34. Survey #3 - Respondent Demographics: Race

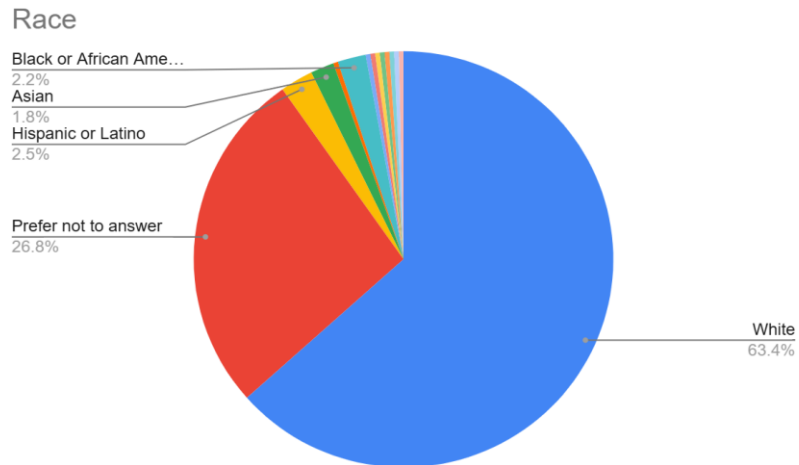


Chart 35. Survey #3 - Respondent Demographics: Ward

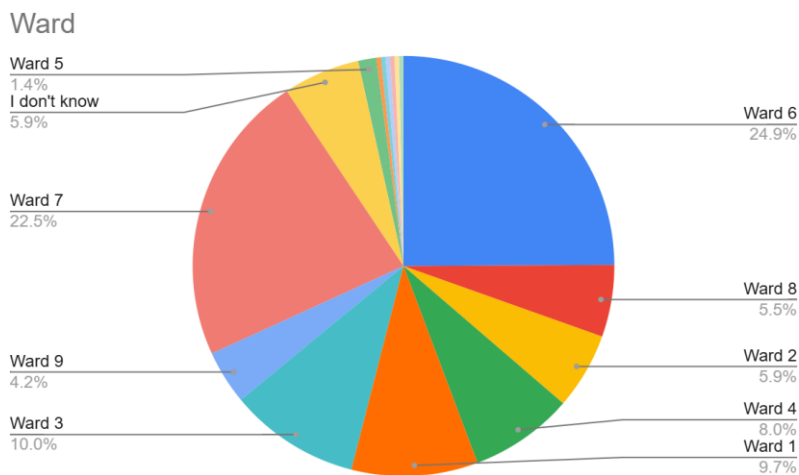


Chart 36. Survey #3 - Respondent Demographics: Age

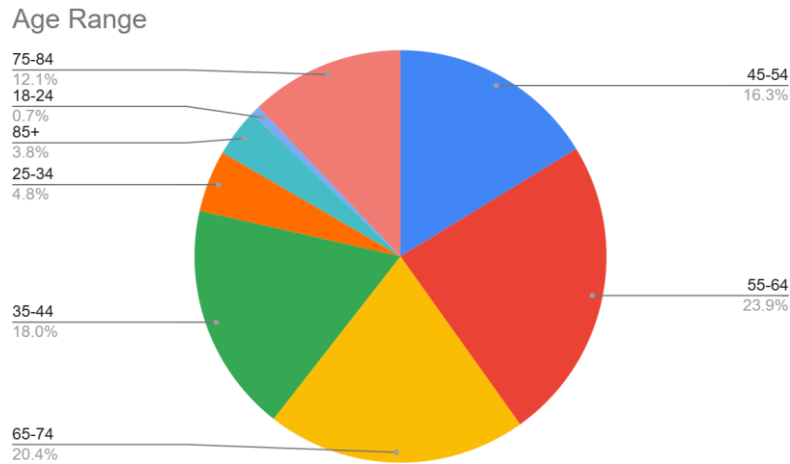
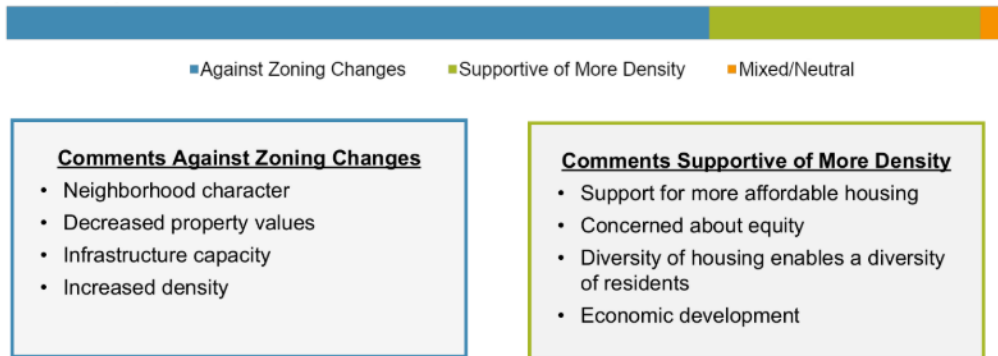


Chart 37. Survey #3 - Response Themes: Land Use, Housing, and Environment

R1 Zoning Changes	High-Rise Buildings and Downtown Development	Process & Timeline Concerns	Density and Population Growth	Environmental & Infrastructure Concerns
~90 comments	~30 comments	~35 comments	~30 comments	~20 comments
<ul style="list-style-type: none"> Strong resistance with fears of neighborhood character destruction, property value decline, and crowding. Proponents favor increased housing diversity, density, and affordability. 	<ul style="list-style-type: none"> Majority concerned about environmental impacts of high-rises, and changing the vibe of the community. Others support downtown revitalization and mixed-use development. 	<ul style="list-style-type: none"> People feel the process is too rushed with insufficient community outreach and too political. 	<ul style="list-style-type: none"> Some respondents question the need for increased density, citing vacancy rates as adequate housing supply. Concerns about infrastructure capacity with more people 	<ul style="list-style-type: none"> Concerned about stormwater management, green space preservation, and climate impact of development

Chart 38. Survey #3 - Response Themes: Zoning



APPENDIX B: SUPPORTING DATA

Table 1. Population and Density

Comment [56]: Average population density

Density	Geography	Area (mi²)	Population	Population Density
Cook County	County	956.99	5,185,812	5,419
Chicago	Place	230.92	2,707,648	11,725
Evanston	Place	7.78	76,552	9,840
Lincolnwood	Place	2.69	13,179	4,899
Oak Park	Place	4.70	53,315	11,344
Skokie	Place	10.06	66,427	6,603
Wilmette	Place	5.40	27,550	5,102
Rogers Park (60626)	ZCTA	3.05	50,027	16,402
West Ridge (60645)	ZCTA	4.05	46,856	11,569

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

Table 2. Households

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

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

Table 3. Group Quarters

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

Note: Group Quarters includes adult correctional facilities, nursing facilities, juvenile facilities, university student housing and military quarters.

Source: 2023 5-Year ACS B26001

Table 4. Race and Ethnicity

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

Note: Totals sum to greater than 100%

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

Source: 2023 5-Year ACS DP05

Table 5. Age

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

Source: 2023 5-Year ACS DP05

Table 6. Median Age

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

Source: 2023 5-Year ACS B01002

Table 7. Household Income

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

Source: 2023 5-Year ACS B19001, B19013

Table 8. Housing: Cost-Burdened Households

Cost-Burdened Households	Geography	Renter	Owner w/ Mortgage	Owner w/o Mortgage	All Owner	All
Cook County	County	46%	30%	19%	26%	34%
Chicago	Place	46%	32%	20%	28%	37%
Evanston	Place	47%	28%	17%	24%	34%
Lincolnwood	Place	60%	45%	18%	32%	36%
Oak Park	Place	41%	27%	17%	24%	30%
Skokie	Place	49%	31%	19%	26%	32%
Wilmette	Place	38%	26%	24%	25%	27%
Rogers Park (60626)	ZCTA	49%	28%	13%	24%	42%
West Ridge (60645)	ZCTA	47%	33%	21%	28%	37%

Cost-burdened households spend more than 30% of their income on housing costs

Source: 2023 5-Year ACS B25140

Table 9. Housing: Severely Cost-Burdened Households

Severely Cost-Burdened Households	Geography	Renter	Owner w/ Mortgage	Owner w/o Mortgage	All Owner	All
Cook County	County	24%	13%	10%	12%	17%
Chicago	Place	24%	15%	11%	13%	19%
Evanston	Place	27%	13%	10%	12%	18%
Lincolnwood	Place	52%	24%	8%	17%	22%
Oak Park	Place	20%	9%	9%	9%	13%
Skokie	Place	27%	14%	11%	13%	16%
Wilmette	Place	26%	12%	12%	12%	14%
Rogers Park (60626)	ZCTA	26%	11%	6%	10%	22%
West Ridge (60645)	ZCTA	23%	16%	8%	13%	18%

Severely cost-burdened households spend more than 50% of their income on housing costs.
Source: 2023 5-Year ACS B25140

Table 10. Housing: Bedrooms

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

Source: 2023 5-Year ACS B25041

Table 11. Housing: Bedrooms - Renters

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

Source: 2023 5-Year ACS B25042

Table 12. Housing: Bedrooms - Owners

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

Source: 2023 5-Year ACS B25042

Table 13. Housing: Units in Structure

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

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

Source: 2023 5-Year ACS B25024

Table 14. Housing Vacancy

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

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

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

Source: 2023 5-Year ACS B25002, B25004

Table 15. Housing: Home Value (ZHVI)

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

Note: ZHVI reflects the typical value for homes in the 35th to 65th percentile range. Data from June 2024.

Source: 2024 ZHVI 1, 2,3, 4, 5+ Bedroom Time Series

Table 16. Economy: Labor Force and Employment

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

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

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

Source: 2023 IDHS Historical Monthly Annual Data 1990-2023

Table 17. Economy: Job Sector Share

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

Note: All Jobs selected

Source: 2022 US Census, LEHD

Table 18. Transportation: Commuting

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

Source: 2023 5-Year ACS B08301

Table 19. Transportation: Access to Vehicle

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

Note: Households do not include population in group quarters

Source: 2023 5-Year ACS B08201

GLOSSARY

accessory dwelling unit (ADU): a smaller, independent residential unit located on the same lot as a detached single-family home

administrative waiver: a minor exception from zoning standards typically granted administratively to address site-specific issues

adaptive use: the process of repurposing buildings for viable new uses while preserving their historic features

affordable housing: housing that costs no more than 30% of a household's income, including utilities

amenity: a natural or man-made feature that enhances the desirability or value of a location or development, such as parks, street trees, or public art

by right: a use permitted without needing special approval or discretionary review

capital improvements program (CIP): a multiyear plan for public infrastructure projects, like roads, parks, and utilities

complete streets: streets designed and operated to provide safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities

cultural landscape: a geographic area that includes cultural and natural resources associated with a historic event, activity, or person

decarbonization: the reduction or elimination of carbon dioxide emissions, particularly in buildings and transportation systems

demolition delay: a regulation that postpones the demolition of certain buildings to allow time for preservation efforts

density bonus: an incentive that allows developers to build more units than normally permitted in exchange for providing public benefits

design review: a process for evaluating the architectural and visual aspects of proposed development

development regulations: local laws that control how property may be used, including zoning, building, and subdivision codes

district plan: a focused planning effort for a specific geographic area within a larger community, aligning with the overall comprehensive plan

downzoning: a zoning change that reduces the allowed intensity or density of development

easement: a legal right to use another's land for a specific purpose, such as access or utilities

eminent domain: the government's power to acquire private property for public use, with compensation

enabling act: a state law that authorizes local governments to regulate land use and adopt zoning codes

environmental justice: the fair treatment and involvement of all people in environmental laws and policies, regardless of race, income, or nationality

equity analysis: a review of policies and plans to assess their impact on marginalized or historically underserved communities

form and character: the visual and spatial qualities of buildings and streetscapes that define the identity of a place

form-based code: a regulation that emphasizes physical form and design, not just land use

green infrastructure: a network of natural and semi-natural systems (e.g., rain gardens, green roofs) that manage water and provide ecosystem benefits

historic district: a geographically defined area containing a concentration of historically or architecturally significant structures

historic fabric: the physical materials and features of a historic property or district that contribute to its significance

historic preservation: the protection and maintenance of buildings, objects, and landscapes with historical significance

housing typologies: categories of housing based on building form and occupancy, such as single-family, duplex, townhomes, and multi-family units

impervious surface: a surface that does not allow water infiltration, contributing to stormwater runoff

inclusive zoning: zoning regulations that encourage or require the inclusion of affordable or diverse housing options in new developments

infill development: new construction on vacant or underused parcels in already developed areas

land use commission: a local advisory board that makes recommendations on land use issues

land use map: a visual representation that designates how parcels of land in a community are intended to be used (e.g., residential, commercial, industrial)

landmark (local/state/federal): a structure officially recognized as having historic or architectural significance, with protections depending on the level of designation

landmark designation: the formal recognition of a property or structure as historically significant

mixed-use: development that blends residential, commercial, cultural, and/or industrial uses in one area

missing middle housing: a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet diverse housing needs

national register historic district: a district listed on the National Register of Historic Places, recognizing its significance to American history or architecture

overlay district: a zoning district that sits atop another district to apply additional regulations or incentives

pedestrian-oriented design: urban design strategies that prioritize walking, such as wide sidewalks, crosswalks, and active ground-floor uses

planned unit development (PUD): a development that allows flexibility in zoning standards to encourage design innovation or public benefits

preservation ordinance: a local law that provides standards and procedures for the protection of historic properties

principal structure: the main building on a lot, typically where the primary use takes place

public realm: publicly accessible areas such as parks, streets, and plazas

redevelopment: the process of rehabilitating or replacing existing structures, typically in urban areas

rehabilitation: the repair or alteration of a building to make it usable again while preserving historic features

resilience: the ability of a system or community to recover from environmental, economic, or social shocks

right-of-way: land reserved for transportation or utilities, including streets and sidewalks

setback: the minimum distance required between a structure and the property line

site plan review: a process to ensure that proposed development complies with local zoning and design regulations

special use permit: authorization for a use not normally allowed in a zoning district, subject to conditions

stormwater management: strategies and infrastructure to manage rainwater runoff and reduce flooding

strategic plan: a document that sets long-term goals and priorities for an organization or jurisdiction

subsidized housing: housing made affordable through financial support from government or nonprofits

sustainability: development that meets present needs without compromising the ability of future generations to meet theirs

tactical urbanism: low-cost, temporary changes to the built environment intended to improve local neighborhoods and city gathering places

transfer of development rights (TDR): a tool that lets landowners transfer development potential from one area to another to protect open space or farmland

transit-oriented development (TOD): higher-density development within walking distance of public transit

transit-supportive development: land use and development patterns that encourage the use of public transit by integrating density, walkability, and access to transit facilities

upzoning: a zoning change allowing for more intensive development (e.g., higher density or taller buildings)

variance: a legal exception to a zoning requirement granted due to special circumstances

view corridor: a designated sightline or visual opening protected to preserve scenic or cultural views

zoning map: a map showing the boundaries of various zoning districts in a community

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