COMPREHENSIVE PLAN SUBCOMMITTEE
EVANSTON PLAN COMMISSION

Wednesday, September 19, 2012
7:30 A.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2403

AGENDA

1. CALL TO ORDER
2. REVIEW TABLE OF CONTENTS
3. REVIEW INTRODUCTION CHAPTER
4. NEXT STEPS
5. ADJOURNMENT

Order of agenda items are subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to the General Planner, Craig Sklenar, at 847-448-8683 or by e-mail at csklenar@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community and Economic Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TYY).
Evanston Plan2030

PROPOSED Table of Contents

1. Introduction
   a. Strengths and Assets
   b. Challenges and Opportunities
   c. Progress
   d. Goals
2. Housing and Neighborhoods
3. Business Districts
4. Industrial Districts
5. Institutions
6. Downtown Evanston
7. Parks and Open Space
8. Transportation
9. Public Facilities
10. Infrastructure
11. Historic Preservation
12. Sustainability
13. Area Plans

MAJOR THEMES:

1. Economic Development
2. Transit-Oriented Development
3. Sustainability
4. Arts
2000 Evanston Comprehensive General Plan

Table of Contents

   Introduction

1. Land Use
   a. Neighborhoods
   b. Housing
   c. Business, Commercial & Industrial
   d. Central Business District
   e. Institutions

2. Public Facilities
   a. City Buildings
   b. Parks
   c. Community Utilities

3. Circulation
   a. Streets and Traffic Management
   b. Parking Systems
   c. Transit Systems, Bike and Pedestrians

4. Community Environment
   a. Community Design & Landscaping
   b. Historic Preservation
   c. The Arts
   d. Environment
“The business of city government is the business of people. How they live, work, play and move about...keeping the best from the past, making the most of the present and providing the maximum for the future.”

-1963, Evanston Your City and Its Planning Objectives

FOREWORD

Evanston is a city of people who care and engage in its making on a daily basis. For over 150 years, residents have taken great pride in maintaining and continually improving the character of Evanston that is as unique as the people that call this city home. Change is never an easy endeavor, but the City embraces the new challenges and opportunities that face each new generation and market reality. Adapting to change is important because Evanston is not isolated from the physical, social and economic changes that shape the world around us.

From global economic trends to local development efforts, Evanston is affected by the wide range of changes occurring in our society today. However that does not mean that our course is not one of our own choosing. As a community, it is the choices we make that will continue to shape the distinct character of Evanston. What are the needs of an aging population, how do we better balance our live to work ratio or prioritize which aging infrastructure gets replaced first? These are the problems set out in the Comprehensive Plan that will need to be solved in the coming years.

Because change is constant, it is prudent for any community to consider its own future in order to remain vibrant. The purpose of the Comprehensive General Plan is to shape long-range planning for Evanston’s future. Its themes relate to building on Evanston's strengths and working within the context of regional change. Evanston should recognize and capitalize on its assets, and work together to address and solve the city’s challenges.
Although the community’s assets are many, there are certain challenges Evanston must face. The Comprehensive General Plan identifies both strengths and challenges in considering the general context of Evanston’s future. A summary is presented below.

**EVANSTON’S STRENGTHS**

- The presence of outstanding higher learning institutions, including Northwestern University.
- Proximity to Chicago and the presence of excellent public transportation linking the two cities.
- Cultural amenities, unique to community of size and proximity to a major city.
- A diverse economy in which 43 percent of Evanston residents who are employed work within the community.
- A diversity of housing types, styles and prices that accommodates buyers and renters.
- A comparatively high rate of property value appreciation.
- A pedestrian-friendly and transit-oriented pattern of neighborhoods with tree-lined streets and convenient business districts, including a diverse Downtown area.
- Location adjacent to Lake Michigan and strong commitment to public lakefront parks.
- Parks and recreation programs that offer residents a wide selection of leisure activities.
- An appealing community aesthetic that includes distinctive architecture and landscaping and noteworthy historic preservation efforts.
- Public commitment to high quality services, safety protection, and facilities (including a state-of-the-art main library.)
- A system of quality public education that invests significant resources in students.

**EVANSTON’S CHALLENGES**

- Fully built land area leads to high land costs and limits opportunities for expanding the supply of public facilities, such as recreation areas, open space, and off-street parking.
- High property taxes relative to other mature Chicago-area communities necessitating economic development initiatives to improve the equalized assessed valuation (EAV) of Evanston land.
- A housing market perceived as comparatively expensive necessitating efforts to promote housing affordable for low-, moderate-, and middle-income households.
- Loss of regional competitive advantage as a manufacturing and corporate office location due to the shift of commercial growth centers toward regional highway corridors.
Proximity of Lake Michigan limits the eastern extent of the market area for the Central Business District (off-set by a higher population density than other suburbs).

Aging infrastructure—most notably railroad overpasses—requiring both structural and cosmetic attention.
ABOUT EVANSTON PLAN2030

Evanston Plan2030 is both a statement of community values and a series of recommendations to inform future land use and capital improvement decisions. While the document is not intended to be all-inclusive in its consideration of local public policy, it aims to address physical aspects of the community that affect social, economic, and environmental issues.

This document serves as a statement of municipal government policy and should act as a guide for administering other local policies, including, the Zoning Ordinance and the Capital Improvement Program. It should also help shape future neighborhood plans, corridor plans, and park improvements.

This Plan is a revision of Evanston’s earlier Comprehensive General Plans, primarily the one adopted in May 2000. Evanston Plan2030 is a reflection of the rapid changes in the city’s development and the current conditions of a city set to celebrate its 150th birthday. In 2011, the Plan Commission decided that the 2000 Plan should be updated in order to reflect changes and accomplishments over the past decade. One important change was clear when data from the 2010 Census became available: the City witnessed its first population increase in more than 30 years. The City anticipates that the population will only continue to increase in the coming years as the desirability of our community will continue to rise among young families and an aging population. Evanston must be prepared for this population increase and ensure that the quality of life for all living within our boundaries is of the greatest possible.

EVANSTON PLAN2030 GOALS

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<thead>
<tr>
<th>I. LAND USE</th>
<th>III. CIRCULATION</th>
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<tbody>
<tr>
<td>❑ Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston (Ch. 2).</td>
<td>❑ Evanston’s streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area (Ch 10).</td>
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<td>❑ Evanston’s housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price (Ch. 3).</td>
<td>❑ Evanston’s parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston’s neighborhoods and business districts (Ch. 11).</td>
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<td>❑ Evanston should maintain a diverse range of business and commercial areas, all of which will be viable locations for business activity (Ch. 4).</td>
<td>❑ Transportation providers should offer safe, convenient, affordable, and easily</td>
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<td>Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity (Ch. 5).</td>
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<td>The development interests of Evanston’s institutions should be supported recognizing the interests of surrounding residential neighborhoods (Ch. 6).</td>
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<td>II. PUBLIC FACILITIES</td>
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<td>The City of Evanston’s public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents (Ch. 7).</td>
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<td>City parks and recreation areas should be of the highest quality in order to meet residents’ various recreation and leisure interests (Ch. 8).</td>
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<td>Utility systems in Evanston should provide reliable, quality service and support future development throughout Evanston (Ch. 9).</td>
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<td>accessible transit alternatives to the automobile (Ch. 12).</td>
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<td>The safety and convenience of pedestrians and bicyclists should be a priority (Ch. 12).</td>
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<td>IV. COMMUNITY ENVIRONMENT</td>
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<td>Buildings and landscaping should be of attractive, interesting and compatible design (Ch. 13).</td>
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<td>The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents (Ch. 14).</td>
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<td>The creation of art and arts activities should be recognized and promoted as a vital component of the local economy (Ch. 15).</td>
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<td>Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment (Ch. 16).</td>
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