COMPREHENSIVE PLAN SUBCOMMITTEE
EVANSTON PLAN COMMISSION

Wednesday, December 12, 2012
7:30 A.M.

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

AGENDA

1. CALL TO ORDER
2. ELECT CHAIRMAN
3. REVIEW AND DISCUSS DRAFT PLAN MATERIALS
4. DISCUSS PROJECT PROCESS AND DEVELOP PUNCHLIST
5. IDENTIFY REQUIRED PLANNING BACKGROUND INFORMATION
6. NEXT STEPS – ASSIGNMENTS FOR NEXT MEETING
7. NEXT MEETING DATE
8. ADJOURNMENT
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   b. Challenges and Opportunities
   c. Progress
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   e. Population

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   2. Business Districts
   3. Industrial Districts
   4. Institutions
   5. Downtown Evanston

PART TWO: Public Facilities
   6. Parks and Open Space
   7. Public Facilities
   8. Public Infrastructure

PART THREE: Transportation

PART FOUR: Community Environment
   9. Historic Preservation
   10. Sustainability
   11. Area Plans

MAJOR THEMES:
   • Economic Development
   • Transit-Oriented Development
   • Sustainability
   • Arts
“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.

HOUSING
Evanston’s diverse mix of housing provides the opportunity for a wide variety of people to reside here, both renters and buyers. Our challenges are to keep the high quality of housing in Evanston that all residents currently enjoy while ensuring that future development continues to bring about a mix that is both sustainable and does not negatively impact existing development patterns. While most suburban communities in the Chicago Region are beginning to experiment in pedestrian-friendly, transit-oriented development patterns, Evanston has been excelling at this type of development for nearly a century. The unique architecture of Evanston is an appealing community aesthetic that should be preserved and enhanced in the coming years. Because of the high desirability to live in Evanston, property values increase the cost of housing thus highlighting the need to ensure that efforts continue to allow for affordable housing options for low-, moderate-, and middle-income households.

INFRASTRUCTURE
150 years of water pipes, electric, gas and telecommunication lines in a dense urban community like Evanston requires constant upgrading and maintenance. The challenges facing the continual upgrading of our aging infrastructure include not just the cost constraints but understanding critical needs versus planned upgrades necessary to accommodate future demand. In addition, years of sustainable efforts and practices continue to have impact on Evanston’s infrastructure. Solar arrays, rain gardens, roof gardens, wind turbines and geothermal heating all impact the city’s infrastructure eco-system and it is Evanston’s opportunity to look to these practices to continue to produce a more holistic approach than before.

ECONOMIC VITALITY
Evanston’s responsibility to ensure an overall quality of life is to ensure that all aspects of the city are healthy including the stability and growth of business conducted in the city. The Economic vitality of Evanston is one sought through innovation, competitiveness and entrepreneurship. Evanston’s proximity to the City of Chicago, access to North Shore and North Side Chicago talent pools, home to Northwestern University and it’s unique highly desirable urban character provides Evanston with the opportunity to attract a wide variety of businesses from around the region who proudly call Evanston home. Our continued challenges are to support small business growth, retain businesses within the city and seek out emerging market sectors that might be well suited to reside and thrive in Evanston.

PARKS AND OPEN SPACE
Evanston’s Parks and Open Space are some of the highest quality and unique in the region. Due to the fact that the city’s land is completely developed it is vital that all available open space and parks are kept to high standards of quality and offer the residents and visitors the amenities many have come to expect and enjoy. Parks and recreation areas should be of the highest quality with safe, modern equipment and environmentally sound landscaping. Evanston is committed to protecting the natural environment and open spaces, as reflected in recent planning efforts such as the Evanston Lakefront Parks Plan and the West Evanston Master Plan that highlights the restoration of lakeshore dunes and the incorporation of new park space reclaiming underutilized parcels of land. Evanston should continue to seek out these opportunities and work with new developments to maximize the amount of public open space that is available to Evanstonians.

TRANSPORTATION
Moving people in and around Evanston is an important task. Without robust public transportation, safe
walkable neighborhoods and a street system that is logical and efficient it is difficult to support other goals of the comprehensive plan. Evanston’s access to Chicago Transit Authority, PACE and Metra transit services allows residents and employees options to travel around the city and region without the use or reliance on an automobile. Public transportation offers access to job markets beyond Evanston’s border and is a crucial link to the City of Chicago’s major jobs centers. However the aging infrastructure of these systems poses both a risk and challenge for Evanston in the future. Efforts like the Red Line/Purple Line Modernization and the recent viaduct improvement programs are set to ensure the CTA “L” system continues to offer rapid transit for another century. Though these programs are an improvement, we should consider other aspects of the transportation system that will enhance Evanston.

The Metra viaducts in Evanston will need upgrading to ensure continued operation in the coming decades. Currently new rail vehicles cannot be used on the line serving Evanston due to the structure weight constraints of the aging bridges. Improved stations on all systems should be evaluated and executed to ensure that all patrons may ride in a safe clean environment. Planning for future modes of transportation like electric cars or natural gas stations will allow Evanston to first welcome these technologies without hesitation. Improving bicycle facilities – from lane separated cycle tracks to new bike lanes on roads currently not accommodating such traffic to bike shelters and stations throughout the city – will build on previous efforts to make cycling an affordable and attractive mode of transportation for Evanston residents and guests. Evanston should also continue to work on improving a transit connection to O’Hare International Airport, reducing the travel time via bus and making the option more attractive to employees and visitors.

INSTITUTIONS
Institutions have always played an important role in the making of Evanston. Higher education institutions like Northwestern University and award winning medical institutions like Evanston Hospital all contribute to the city. Institutions that occupy large areas in Evanston do impact their surrounding neighborhoods and we should continue to work together to ensure that our institutions can grow to accommodate their future needs and that their impacts are minimized to their neighbors. Without our institutions Evanston would not be such a dynamic city to live and work in and fostering a culture that allows them to grow and flourish should be supported.

SUSTAINABILITY
To be filled in soon.
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 continued to grow in population. 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 should be prepared for this population increase and ensure that the quality of life for all living within our boundaries is of the highest quality possible.
Generally, the Comprehensive General Plan should be used to guide private development in Evanston. The nature of development and types of new uses that may arise will ultimately be the subject of private market forces, some of which can be presently assumed and many others that will emerge over time. Implementing the Comprehensive General Plan has much to do with helping find a balance between potentially conflicting ideas for how best to enhance the community.

Although it cannot provide specific answers for every zoning conflict that may arise, the Comprehensive General Plan lists and explains goals that should help guide future land use decisions. Upon its adoption, statements found throughout the Plan will become general planning principles of the City. Ideas such as promoting economic development, protecting open space, and preserving neighborhood character while encouraging new development form the basis of the Plan.

Carrying out the Comprehensive General Plan’s recommendations involves more than controlling and guiding private development in the community. Putting plans into action often means spending public dollars. One should not be surprised to find that the need for physical improvements frequently exceeds resources. Therefore, a careful evaluation of needs and available funds is required. This is usually accomplished through the Capital Improvement Program (CIP). Such a program attempts to set investment priorities by taking a complete overview of all needs, comparing those needs with existing resources, and then scheduling improvements over a brief period of time, usually five years. The CIP is one of the principal tools through which recommendations from the Comprehensive General Plan are implemented.

Policies and actions recommended in this plan provide choices to consider in an effort to maintain Evanston’s livability. Collaboration is a path often recommended. The City’s numerous boards, commissions, and committees play significant roles in improving the quality of life in the community. It is also imperative that stakeholders outside of the City’s official organizations be willing to take part in working toward future goals. Institutions, businesses, neighborhood groups and other interest groups must all be involved in keeping Evanston the outstanding community it is today.
EVANSTON PLAN2030 GOALS

LAND USE
- Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston.
- Evanston’s housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price.
- Evanston should maintain a diverse range of business and commercial areas.
- Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity.
- The development interests of Evanston’s institutions should be supported recognizing the interests of surrounding residential neighborhoods.

PUBLIC FACILITIES
- The City of Evanston’s public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents.
- City parks and recreation areas should be of the highest quality in order to meet residents’ various recreation and leisure interests.
- Utility systems in Evanston should provide reliable, quality service and support future development throughout Evanston.

CIRCULATION
- Evanston’s streets should safely, conveniently, and effectively link neighborhoods to the rest of the community and to the metropolitan area.
- Evanston’s parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston’s neighborhoods and business districts.
- Transportation providers should offer safe, convenient, affordable, and easily accessible transit alternatives to the automobile.
- The safety and convenience of pedestrians and bicyclists should be a priority.

COMMUNITY ENVIRONMENT
- Buildings and landscaping should be of attractive, interesting and compatible design.
- The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents.
- The creation of art and arts activities should be recognized and promoted as a vital component of the local economy.
- Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment.
Evanston, like any community, has changed over time. During the 1850's and 1860's, with the lakefront being a major geographic asset, Evanston’s settlers came here for clean air and open space not found in rapidly growing Chicago twelve miles south. The establishment of Northwestern University in 1851 helped attract many to Evanston and gave the community its unique identity. But over time, other factors have greatly contributed to that identity—first and foremost being its people. For many generations, Evanston’s population has been ethnically, culturally, and economically diverse.

Along with social character, Evanston’s unique identity is represented by tree-lined streets and fine architecture. Evanston has maintained an ongoing commitment to quality architecture made real through the work of master designers like Daniel H. Burnham, Frank Lloyd Wright, Walter Burley Griffin, Earnest Mayo, Thomas Tallmadge, George W. Maher, William Holabird, and Dwight H. Perkins. The cumulative achievement of these and other architects give Evanston a physical character found in few other communities and one that is worthy of being preserved and promoted.

Evanston has experienced waves of physical and economic change that have greatly shaped its land use pattern. Much of the growth of the community can be attributed to its important economic and cultural links to Chicago, strengthened by convenient rail access. As it grew, Evanston established a vibrant Downtown area and, starting in the 1920's, became a regional shopping center in its own right. In the same period, a boom in apartment construction brought increased residential density to certain parts of the community. Evanston's development also included the growth of manufacturing businesses, located primarily on the west side along the length of the Mayfair Railroad spur. Smaller pockets of manufacturing activity grew along the Chicago and North Western Railroad farther east.

Following the Depression and the Second World War, the building boom of the 1950's and 1960's brought about the development of most of Evanston’s remaining vacant land. This period also saw, however, the rise of suburban shopping malls which precipitated a decline in traditional Downtown shopping areas. Evanston’s Central Business District shifted its focus to include more office uses, including numerous corporate headquarters, reflecting a national growth in the economy’s service sector. Through the 1980's, multiple sites of retail activity were redeveloped as modern office buildings. During that decade, in light of rapid growth in the information technology sector, 24 acres of the Downtown area were designated for redevelopment as the Northwestern University/Evanston Research Park. This area was the focus of a master plan which called for the development of a high-technology research and development office park.
While the land use pattern of Evanston’s residential neighborhoods has remained generally stable, several corporate and manufacturing entities have left the community. Vacant sites on Evanston's southwest side have been redeveloped as new shopping centers. While public sector financial incentives have played a role in accomplishing these redevelopments, public support for redevelopment has also aided the expansion of two major manufacturers, C.E. Niehof Incorporated and Ward Manufacturing.

In Downtown Evanston, redevelopment emphasis has focused on creating a more diverse center of activity that will support the area’s commercial base. This emphasis has brought about increased residential uses – both through new construction and the adaptive reuse of one-time retail and office buildings – as well as increased entertainment destinations. This latter focus is reflected in a growing number of dining establishments a multi-screen cinema, new hotels and live-music venues.

Looking ahead, the market for urban housing - townhouses, condominiums, and commercial/residential mixed-use buildings – will continue to drive redevelopment across Evanston. As discussed in the Land Use section of this plan, such development could be desirable in various parts of Evanston and should be encouraged as a viable improvement to the community and its real property tax base. Evanston Plan2030 recommends that such development should be oriented toward Evanston’s strong mass transit links and sensitively incorporated into existing neighborhoods.
Changes in a population over time—in its size, composition, and patterns of work and play—influence how a community is developed and redeveloped. This chapter explains Evanston’s population statistics, and how they shape the discussion of policy statements and the goals and objectives in the Comprehensive Plan.

POPULATION CHANGES

Evanston’s total population has changed in size and composition through the twentieth century and leading into the first decade of the 21st century. Although Evanston's population has decreased from a peak of 80,113 in 1970, its rate of population decline has clearly stopped and is now experiencing a growth again, totaling 74,486 in 2010. This also coincides with the increase of housing stock which now totals over 33,000 units in the city. Continued decade on decade growth and the increase in the overall housing stock has indicated that Evanston’s population will continue to grow in the coming years.

Total Population Increase

The City of Evanston saw an increase of total population between 2000 and 2010. 247 more people now call Evanston home, a modest increase of 0.33%. This continues the population growth trend first witnessed between 1990 and 2000. While the growth is not as significant as the period between 1990 and 2000, it is still an increase, however coupled with the highest vacancy rate in modern history; population growth in the city can still occur without any additional development of housing. Though construction slowed down between 2008 and 2011, development has commenced on planned projects adding several hundred new rental-housing units to the market between 2013 and 2014.

Demographic Composition of Evanston

Evanston’s population has shifted some in the last 10 years. White population still is the highest represented race in Evanston, comprising 65.61% (48,872) of the total population. The Black or African American population saw a 23.97%, decline in 2010 compared to the 2000 data. This equals a loss of 3,230 people, dropping the overall African American composition of Evanston from 22.50% to 18.09%. Gains in the Asian (6,416), Some Other Race (2,687) and Two or More Races (2,846) categories may have contributed to the loss of African American residents as more residents in the United States are given choices in how they self-identify on a Census Form. The scale
of an undercount affecting the degree of African American population loss is unknown at this time.

**Housing Composition of Evanston**
Declining household size has been a national trend over the past several decades. In Evanston the median household size has decreased almost 4% since 1990, from 2.31 to 2.22 in 2010. Evanston’s household size is roughly 14% lower than the national average of 2.58 persons per household in 2010. Continued decline in household sizes will require additional housing units within the city limits to continue sustained growth over the last 20 years. While there is currently a surplus of housing stock indicated in the 2010 Census results, the city is experiencing new development in rental units, which will further diversify Evanston’s housing choices for residents.

**How and Where Residents live in 2010**
Households were smaller in 2010, the number of people living in nursing homes rose and the percentage of people owning a home versus renting shifted in the last ten years as well. More people were renting in 2000 than in 2010. In 2010 44.7% of all households rented, 55.3% were owner occupied. Compared to the national average, Evanston has a broader mix of owners and renters.

**Aging Population.**
The median age of Evanston residents continues to slowly increase over the last few decades. Though still below the national average of 37.2, the median age in Evanston has increased 12% over the last 30 years from 30.6 in 1980 to 34.3 in 2010. As the baby boomer generation continues to age the median age will continue to rise in the country and in Evanston, stressing the importance of planning for an aging population and ensuring the community environment allows for residents to age in place. However Evanston’s disproportionate percentages of college-aged residents that attend Northwestern University skew the city’s median age lower than the national average.

**Education, Income, Occupation**
Evanston is a highly educated population due largely to the presence of Northwestern University. 65.6% of Evanston’s population over the age of 25 have a bachelor’s degree or higher, more than double the national average of 27.9%. Workforce resident who have a graduate or professional degree is 36.4%, more than triple the national average of 10.3%. Evanston’s households earn on average 30% more than the national average, and the per capita income is nearly 60% higher than the national average. Evanstonians are well educated, higher income earning households with occupations in management, business, science or arts primarily, reflecting cities in which major universities reside.

Evanstonians even commute to work in unique ways. While 76% of American workers commute to work alone in a car, only 50.8% of Evanston’s workforce drives alone. 19.6% of workers use public transportation to get to work, nearly 5 times the national
average and more than 15% of all workers either walk or bike to work every day. More workers are working from home, 7.6% compared to a national average of 4.1%. The choice in modes of transportation and options to work from home provide a diverse workforce living and working in Evanston.
Housing and Neighborhoods

The strictest definition of neighborhood is a district or locality, often with reference to its character or inhabitants. The character of Evanston neighborhoods are largely defined by the mix of housing stock and style. Although a neighborhood's boundaries may vary with each resident's personal sense of place, many of the values attached to a neighborhood are shared. Shared values—including safety, reasonable protection from disturbances such as traffic, noise and pollution, access to public amenities and conveniences, and preservation of desirable physical surroundings—can in many ways be supported through public policies, including those presented in this plan. Policies and programs, such as zoning, building and housing codes, community policing, recreation programs, and parking and traffic management, are ways to support a high quality of life in neighborhoods.

In providing a general view of planning priorities for Evanston, this document applies a broad brush to community issues. As such, it recognizes that the specific concerns of individual neighborhoods require a more detailed focus in order to be resolved. The success of public policy at the neighborhood level results from community awareness and participation. The City should continue to encourage activities of neighborhood groups (block clubs, neighborhood watches, etc.). The use of identifiers that indicate the names of neighborhoods and active neighborhood groups in the area can help foster a sense of pride and ownership among residents. The City should also continue the practice of assisting residents to address quality of life concerns through neighborhood-based planning activities.

Evanston has multiple housing markets all of which generally offer owners and renters high quality and a broad range of styles, types, and prices. Close attention paid to residential property maintenance throughout the community adds significantly to Evanston's appeal.

GOAL: Evanston should maintain and enhance the desirability and range of choice that the housing stock offers both buyers and renters. Increasing the value of property as well as the positive perceptions of housing in Evanston should be a primary, ongoing objective.

GUIDING GROWTH, CHANGE & QUALITY OF LIFE

Evanston’s neighborhoods vary in character. Some are suburban in style – single-family homes on quiet tree-lined streets, with or without a nearby neighborhood shopping district. Others are more urban – low to mid-rise multi-family housing, higher population density, busier streets, and mixed-use buildings with commercial and residential activities under one roof. This diversity offers dynamic alternatives that many claim to be part of Evanston's charm. The existing assets of neighborhoods should be
enhanced, recognizing that each neighborhood contributes to the overall social and economic quality of Evanston.

Development and redevelopment of land can create opportunities for interesting additions to a neighborhood and to Evanston overall. They can also replace deteriorating buildings or incompatible land uses with ones more sensitive to the needs of adjacent residential neighborhoods. Of course, new developments that bring about changes in land use types or in the scale of existing uses can also generate conflict and controversy. Even though the present, well-defined land use pattern is likely to remain largely the same, some change is inevitable.

A balance is needed between preserving the character inherited from the past with meeting the demands of the present and the future. When opportunities for positive new development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of neighborhoods.

The distinct quality of many neighborhoods rests in their historic diversity of land uses. Recognizing the benefits of mixing residential, commercial, and institutional uses in neighborhoods should be an objective of the Comprehensive Plan. Evanston differs from many newer suburbs where uses are isolated from one another and where a car is the only way to get from home to work and to shopping. Because businesses, institutions, and housing often sit adjacent to one another in Evanston, however, the expansion of one land use can cause concern for another.

Those buying property adjacent to a different classification of land use should anticipate that the future could bring a change in the scale or nature of activity at that location. Likewise, those intending to develop property adjacent to different zoning districts are encouraged to be sensitive to the impact of their designs, particularly if they will adjoin single-family residential areas. As a policy, the City should work to offset adverse effects (such as traffic and parking congestion or incompatible hours of operation) as part of its technical assistance, zoning regulation, and site plan review for businesses and institutions proposing expansion or relocation to sites adjacent to residential areas.

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**THE ROLE OF HOUSING AND NEIGHBORHOODS**

The Comprehensive General Plan supports housing and neighborhoods in that it views the quality of Evanston as a function of the vitality of its parts. Beyond this chapter, other chapters of this Plan address many of the issues that ultimately impact housing and neighborhoods.

Deteriorating housing detracts from the sense of well-being in a neighborhood. Neighborhoods with a large number of multi-family rental housing units can be particularly susceptible to deterioration due in part to the higher rate of tenant turnover.
than typically occurs with owner-occupied housing. Tenants, owners, and property managers need to be informed about their rights and responsibilities in such instances in order to promote the health of the entire neighborhood.

Some major streets could experience demand for increased residential density in the future. While such development is encouraged, sensitive consideration of scale and design are important to preserve the quality of surrounding neighborhoods. Increased housing density should be oriented toward areas where mass transit is nearby to help reduce the dependency of the automobile for these new units. On-site parking requirements for all new developments should be sufficient to meet the needs of new residents, while taking into account the possibility that new tenants may not drive as well. Parking requirement deductions should be awarded to developments that provide car-sharing, bike-parking and are within an acceptable distance from mass transit stations in Evanston.

There is a benefit to maintaining and enhancing neighborhood business districts as places that can support the convenience needs of nearby residents while also attracting visitors to Evanston. Because one of the assets of Evanston is its appealing physical character, the importance of maintaining and encouraging quality building design and landscaping in Evanston is essential. In general, building designs and site plans should be consistent with the feel of existing neighborhoods. Green space in neighborhoods should be preserved as much as possible, whether it is in a public park, a parkway along a street, or in private front and side yards. Green space is a critical component of a livable community because it helps to soften the feel of the urban environment.

Finally, while the Comprehensive General Plan does not specifically address public safety, it recognizes that it is a concern best addressed through collaboration. First, designing urban spaces to emphasize safety may be achieved by employing the methods of Crime Prevention Through Environmental Design (CPTED). Dark corners and blind spots should be avoided. Likewise, the overuse of curbcuts should be discouraged as it increases the frequency at which pedestrians and automobiles cross paths.

Increasing the brightness of existing streetlights is desirable. In general, though, addressing root causes of crime begins with good schools, improved economic opportunity, strong communities, and effective law enforcement. Together, community policing, planning and economic development, active neighborhood groups, and effective recreation programs offered through schools, park districts and the City help strengthen the livability and desirability of Evanston’s neighborhoods.

**Housing Stock Composition**
According to the 2010 5-year American Community Survey, Evanston housing units numbered 33,181. Between 2000 and 2010 the Evanston Building Division reports the addition of another XXX housing units, XX of which were single-family structures. 90.5% of all housing units were built before 1980, As of the 2010 Census, the split
between renter-occupied and owner-occupied housing units was nearly even (50.2% rental and 49.8% non-rental)

**GOAL:** MAINTAIN AND ENHANCE THE DESIRABILITY AND RANGE OF CHOICE, IN TERMS OF STYLE AND PRICE, WHICH THE HOUSING STOCK OFFERS BOTH BUYERS AND RENTERS.

**GOAL:** ENHANCE THE EXISTING ASSETS OF NEIGHBORHOODS WHILE RECOGNIZING THAT EACH NEIGHBORHOOD CONTRIBUTES TO THE OVERALL SOCIAL AND ECONOMIC QUALITY OF EVANSTON.

Objective: Maintain the appealing character of Evanston's neighborhoods while guiding their change.
- Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.
- Encourage creative adaptive reuse of properties available for redevelopment using zoning standards and the Site Plan and Appearance Review process to protect historic character.
- Encourage new developments to complement existing street and sidewalk patterns.
- Encourage the preservation and creation of neighborhood open and green space.
- Maintain and improve neighborhood infrastructure and public amenities through capital improvement budgeting.

Objective: Recognize the benefits of mixing residential, commercial and institutional uses in neighborhoods.
- Work with community stakeholders in attracting and supporting businesses located in neighborhood business districts.
- Minimize the adverse effects of such circumstances as traffic and parking congestion or incompatible hours of operation as part of City technical assistance or zoning/site plan review of businesses and institutions proposing expansion or relocation to sites adjacent to residential areas.
- Promote employment linkages and open communication between neighborhood residents and local employers.

Objective: Promote activities that help strengthen communities and improve neighborhood quality of live.
- Encourage the formation of neighborhood associations, neighborhood watch groups and block clubs as well as the use of "place signs" to promote neighborhood identity and ownership.
- Continue to connect City officials with residents to address issues identified as adversely affecting neighborhood quality of life.
- Where appropriate, support the use and monitor the effectiveness of capital improvements, such as traffic calming devices (e.g., speed bumps, traffic circles, and cul-de-sacs), that promote neighborhood safety.
- Promote safety through design by employing the principles of *Crime Prevention*
Through Environmental Design (CPTED) in the Site Plan and Appearance Review Process.

- Continue assisting neighborhoods to recognize and preserve their own historically significant assets.
- Collaborate with schools in offering strong educational programs and constructive recreational activities.

Objective: Recognize the effect of housing on the quality of neighborhoods.
  - Support efforts aimed at improving Evanston’s housing stock.
  - Target corrective action toward properties that are negatively affecting surrounding neighborhoods.
  - Inform tenants, owners and property managers of their rights and responsibilities in maintaining multi-family rental properties that experience high rates of turnover.

Objective: Maintain and enhance property values and positive perceptions of housing in Evanston.

- Encourage both new housing construction and the conversion of underutilized non-residential buildings to housing in order to increase housing variety and to enhance the property tax base.
- Actively collaborate with local realty firms, the Chamber of Commerce, and others in marketing Evanston housing and neighborhoods to promote awareness of their desirability as places to live.
- Encourage collaboration among neighborhood stakeholders (e.g., property owners, residents, businesses, and institutions) and City staff to improve housing conditions that are negatively impacting surrounding property values.

Objective: Address concerns about cost and affordability.

- Conduct a study of the Evanston housing market with a focus on determining low-, moderate-, and middle-income household affordability issues.
- Encourage proposals from the private sector that will maintain the supply of moderately priced housing, both rental and owner-occupied.
- Package and promote the availability of assistance programs that provide resources for home acquisition and repair.
- Encourage cooperation and collaboration with surrounding communities so that they will share the responsibility of providing for the needs of the homeless and special needs populations.

Objective: Address high property tax concerns.

- Seek creative means of increasing Evanston’s property tax base to maintain the provision of quality services while relieving some of the tax burden placed on homeowners.

Objective: Preserve Evanston's historic residential architecture and ambience.

- Continue to support and recognize private efforts to restore and preserve Evanston's architectural heritage.
- Support efforts that maintain the architectural integrity of Evanston's large historic properties.
- Encourage the preservation of large front and side yards around properties that are under consideration for subdivision and redevelopment.

Objective: Address poor housing conditions which detract from neighborhood quality of life.

- Maintain high property standards and assist in rehabilitation when possible.
- Aggressively pursue corrective action for below-standard housing that negatively affects surrounding neighborhoods.
- Focus attention and rehabilitation incentives on multi-family housing structures in areas of high rental turnover.
- Provide maintenance assistance to owners meeting low- and moderate-income guidelines.
- Support individual owners and neighborhood-based organizations engaged in efforts aimed at improving Evanston's housing stock.
- Continue to inform tenants and property managers about their respective rights and responsibilities in the maintenance of multi-family rental properties.

HOUSING STOCK COMPOSITION

According to the 2010 Census, Evanston housing units numbered 33,181. Exhibit X shows how those units were distributed between single-family and multi-family housing structures citywide.

An important objective should be to maintain the appealing character of Evanston's neighborhoods while guiding their change.
As of the 1990 Census, the split between renter-occupied and owner-occupied housing units was nearly even (50.2 percent rental and 49.8 percent non-rental). This balance is an historically notable part of Evanston's housing stock as shown in Exhibit 9. The conversion of rental units to condominiums has increased the share of owner-occupied housing in Evanston. For the future, Evanston should support both rental and non-rental residential development to serve the needs and choices of different segments of the population.

Housing units for Evanston's elderly residents and for those residents with special needs are important components of the housing stock. The City annually updates an application to the federal government for assistance in funding the community's priority housing needs. This document, the HUD Consolidated Plan, is the product of extensive discussion among multiple City departments and social service agencies throughout Evanston. The Consolidated Plan should be referred to for a more detailed analysis of housing market vis-a-vis housing Evanston's special needs populations and policies for addressing homelessness in the community.