



AGENDA
Land Use Commission
Wednesday, July 9, 2025 | 7:00 PM
Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
909 Davis Street

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

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1. CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR

2. APPROVAL OF MEETING MINUTES

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| A. | <u>Minutes of February 26, 2025</u>
February 26th, 2025 LUC Draft Meeting Minutes | 3 - 11 |
| B. | <u>Minutes of March 12, 2025</u>
March 12th, 2025 LUC Draft Meeting Minutes | 12 - 18 |
| C. | <u>Minutes of March 19, 2025</u>
March 19th, 2025 LUC Draft Meeting Minutes | 19 - 24 |
| D. | <u>Minutes of March 26, 2025</u>
March 26th, 2025 LUC Draft Meeting Minutes | 25 - 37 |

3. NEW BUSINESS

- A. Special Use Permit | 2900 Central Street | 25ZMJV-0026 38 - 87
 Kristina Rosinia, applicant, requests a Special Use for a kennel (section 6-9-5-3) in order to keep adoptable dogs on-site as part of the retail goods and services operations for Tails Together in the B1a Business District and oCSC Central Street Corridor Overlay District. No outside animals will board or stay overnight at the facility. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-5 of the Evanston Zoning Ordinance. PIN: 10-11-202-028-0000.
[Special Use - 2900 Central Street - Kennel](#)
- B. Text Text Amendment | Planned Development Threshold | #25PLND-0029 88 - 95
 The City of Evanston requests a Text Amendment to the Zoning Ordinance, Sections 6-8-1-10(D), 6-9-1-9(D), 6-10-1-9(D), 6-11-1-10(D), 6-12-1-7(D), 6-13-1-10(D), and 6-15-1-9(D), Mandatory Planned Development Minimum Thresholds, to clarify the required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty four (24) dwelling unit threshold when determining whether a planned development is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code.
[Text Amendment - Planned Development Thresholds](#)

4. PUBLIC COMMENT

5. ADJOURNMENT



MEETING MINUTES

LAND USE COMMISSION

Wednesday, February 26th, 2025

6:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Loren Berlin, Kiril Mirintchev, Chair Matt Rodgers, Jeanne Lindwall, Darush Mabadi, Max Puchtel, Brian Johnson, Jameika Mangum, George Halik

Members Absent: Myrna Arevalo

Staff Present: Neighborhood Land Use Planner Meagan Jones, Planning and policy Supervisor Erin Baynes, Planning Manager Liz Williams, Policy Coordinator Alison Leipsiger Community Development Director Sarah Flax

Presiding Member: Jeanne Lindwall

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Lindwall called the meeting to order at 6:00pm

II. OLD BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation.

Deputy City Manager Steve Ruger introduced Version 2.0 of Evanston's Comprehensive Plan, emphasizing the community's significant input and engagement in improving the draft. He acknowledged the hard work of the Land Use Commission and city staff, particularly in addressing public comments. He highlighted that the original zoning code draft is no longer part of the process, with the focus now solely on the comprehensive plan, followed by zoning updates later.

Mr. Ruger provided some data from Phase 1 of public engagement, mentioning 5,700 website visits, 2,500+ survey responses, and 79 public events, with a strong representation of diverse community input. A key concern from respondents was housing affordability, with over 40% of people dissatisfied with current housing conditions. The survey revealed a divide in satisfaction across different demographics, with younger, Black, and Hispanic/Latino respondents being less satisfied with housing availability.

Mr. Ruger also outlined the structural changes in Version 2.0, including new chapters on community health, well-being, and implementation. Several chapters were renamed to better reflect feedback, such as "Transportation" becoming "Getting Around" and "Parks and Open Space" changing to "Parks, Recreation, and Open Space." Major changes to the plan include the addition of metrics on existing conditions, a focus on balancing neighborhood preservation with new development, a streamlined transportation chapter, and stronger connections to the city's Climate Action and Resilience Plan (CARP).

He also addressed feedback not incorporated into the plan, like suggestions to remove certain chapters and references to specific proposals that may change over time. Mr. Ruger assured the commission that the plan will remain adaptable and reviewed regularly, with opportunities for amendments as new initiatives arise.

Commissioner Berlin raised a question about how amendments could be incorporated into the 20-year plan, specifically in a way that allowed for changes within a year rather than waiting for the standard five-year review cycle.

Planning Manager Liz Williams explained the ongoing review process for the Comprehensive Plan. The plan includes an annual work plan that City staff will develop in collaboration with the Land Use Commission to focus on key items for the year. Additionally, certain updates, like the addition of a new historic district, can be integrated administratively without requiring a formal amendment.

Ms. Williams also highlighted that the plan introduces a five-year check-in, which is something new for Evanston. This will allow the city to assess the plan's progress, revisit key metrics, and evaluate trends or emerging issues that may not have been anticipated. The Comprehensive Plan will be treated as a living document, with both annual updates and five-year assessments to ensure it stays aligned with the community's evolving needs.

Commissioner Mabadi inquired about how the plan would be amended before the five-year mark, expressing concern about potential changes that may arise more frequently than expected.

Liz Williams provided an example of how the city's climate action and resiliency plan operates. Similar to that plan, the Comprehensive Plan will involve an annual work plan developed by City staff in partnership with the Land Use Commission. This plan will be presented to the City Council for acknowledgement, and the responsibility for implementing the activities outlined in the work plan will be assigned to the relevant partners involved in those tasks. The process ensures that the work plan is regularly reviewed and its progress is monitored throughout the year.

Commissioner Halik shared his comments, acknowledging that the plan was much improved from previous drafts. He commended the format set up for review and suggested using this format as a model going forward. Commissioner Halik emphasized the need to include measurable goals in the implementation section. He expressed a desire to see another example of a plan that had successfully included measurable goals.

Ms. Williams suggested that setting specific metrics and targets likely goes beyond the Land Use Commission's purview. Instead, she proposed that the Commission could recommend incorporating policies or actions to develop those metrics and targets. Once established, these would be integrated into the Comprehensive Plan.

Commissioner Mirintchev echoed Commissioner Halik's sentiments and stressed the importance of defining metrics for the goals within the plan. For example, density was mentioned as a goal, but there were no clear metrics on how it would be measured. He also called for projections on the expected population in Evanston over the next 20 years to be included.

Commissioner Halik pointed out that much of the plan was aspirational. He noted that for every idealized proposal, there should be considerations of potential consequences. He also mentioned that the new Northwestern University (NU) stadium was not included in the plan, despite its expected impact on traffic and events, such as games and concerts. Commissioner Halik then suggested incorporating community character into the Vision Statement. Regarding affordable housing, he clarified that increased density does not automatically lead to affordable housing and noted that residents in R1/R2 zones had expressed concerns about upzoning.

Commissioner Mirintchev praised the efforts of those who worked on the draft but suggested that the plan could be more effective if it were shorter. He compared this draft to the 2000 Plan, which contained only four chapters, while the current draft includes 15. He noted that some sections were vague or contradictory, pointing out Page 36, which discusses developing a variety of housing types and sizes, but does not specify who will develop these projects. He also questioned the lack of projections for the number of housing units and households in the next 20 years, and whether or not these estimates should be included in the plan.

Commissioner Johnson explained his reasoning for requesting that population projections be removed from the plan. He expressed skepticism about the accuracy of the population data from the Chicago Metropolitan Agency for Planning (CMAP), given that the community had been relatively stable in population for the past 75 years. Johnson suggested that population change was unpredictable in a built-out community. Commissioner Halik agreed with Johnson's point, adding that density issues applied to all of Evanston and were driven by an influx of people into the city.

Commissioner Berlin acknowledged the points raised during the discussion, noting that upzoning does not directly subsidize property. However, she emphasized that the city needed to increase the variety of housing types available, as different types of housing could create more opportunities for ownership and accommodate a broader range of households. Commissioner Berlin also pointed out that while rental units might not immediately be affordable, increasing their supply could slow the rate at which rental prices rise, using the example of people spending 33% of their income on housing. She suggested that the plan could also consider the needs of current residents who were struggling with housing costs.

Commissioner Halik agreed with Commissioner Berlin but reiterated that building more housing does not automatically ensure affordability. He suggested spending more time in the Housing Chapter to explore ways to address affordability within the plan.

Commissioner Mabadi added that both buying and renting pressures on housing were higher than ever before, with inventory being lost as people were not selling their homes. He noted that more rental units were being built than condos or homes, and he disagreed with the idea of focusing heavily on increasing rental units. He then emphasized that the plan should include strategies for building affordable housing.

Chair Lindwall expressed her approval of the improvements in the current draft compared to the earlier versions. However, she pointed out that there were many other chapters to consider

beyond just housing, and that zoning was not being discussed at this time. She noted that there were competing priorities within the plan that needed to be addressed.

The schedule for upcoming meetings was discussed, with the next meeting planned for March 12th. It was proposed to hold an additional meeting on March 19th, with input gathered by April 4th. Special meetings could be scheduled for April 16th and/or April 30th.

Commissioner Halik suggested organizing meetings by focusing on specific chapters, so that each meeting could cover a smaller, more manageable section of the plan.

Commissioner Mirintchev raised the question of whether maps would be included in the plan. While some had commented that maps were not necessary, Mirintchev disagreed and argued that maps should be included. Alison Leipsiger, Policy and Intergovernmental Affairs Manager, clarified that specific map requests would be helpful and that it might require a change order, but that GIS staff could assist in updating the maps.

Commissioner Mangum agreed with Commissioner Halik's suggestion to break the review into smaller sections to make the process more manageable.

Ms. Leipsiger mentioned that if the Commission has specific maps they'd like to see, it would be helpful to know. She clarified that while the current plan includes about five or six maps, additional maps would require a change order to continue working with the consultant. However, she noted that the city has in-house GIS capabilities, so specific maps could be produced, albeit not in the final document format. These maps would be functional but not as polished as the professionally designed ones.

Ms. Williams emphasized the importance of staying focused in the conversation and being specific with the recommended changes. She noted that Chair Lindwall found it helpful to review the draft page by page with staff, and suggested that other commissioners might also benefit from individual meetings to go through their comments. This would help compile everyone's feedback while maintaining transparency and ensuring that the process remains open. She highlighted the positive feedback from the public, including those who carefully reviewed the draft. Ms. Williams stressed the need to avoid circular drafting and encouraged more specific input as they move forward.

Commissioner Mangum agrees with reviewing two to three chapters per meeting, with extra focus on Chapter 10 (housing), and recommends breaking it into smaller sections to allow public input. They also mention that spring break in late March should be considered for scheduling. Regarding additional meetings, Ms. Williams confirmed that they would be held in addition to the regular second and fourth Wednesday meetings, but cautioned about a heavy workload from upcoming cases that will demand attention. Commissioner Johnson inquired about special meetings being held at 6 p.m. and acknowledged potential timing conflicts. Chair Lindwall recommended adjusting the schedule if needed to avoid extending the process too far into the summer. Ms. Williams confirmed that public meetings are noticed but do not require specific announcements for reviewing individual chapters.

III. PUBLIC TESTIMONY

Sarah Friedman expressed her support for upzoning, stating that she wanted to represent those who advocate for it. She commended the second draft of the plan, noting the improvements in

its organization. Ms. Friedman supports increasing housing options in single-family neighborhoods and mentioned that she has hosted meetings in her home with 14 households, none of whom opposed upzoning. Of the 12 households with younger children, and the 2 with grown children, she has not heard any opposition. When asked by Halik if she had seen diagrams of what upzoning might look like, she confirmed she had, providing an example from Portland.

Scott Roberts from the 3rd Ward, part of the "Say Yes to Duplexes" campaign, urged the recognition of duplexes and double houses in the plan. He noted that existing zoning had moved away from duplexes and double houses, even though they already exist. Mr. Roberts suggested that the language in the plan be changed to reflect this and include duplexes and double houses.

Julia Forgash from the 4th Ward stated that she did not find much objectionable in the revised draft but raised concerns about Chapter 5, Neighborhoods and Places. She mentioned that she lives in downtown Evanston, a mix of business and housing, and expressed that the downtown area is the only section of the plan mentioning high-rise buildings. She questioned why downtown residents should be subject to taller buildings while other neighborhoods are not. Forgash also emphasized that while affordable housing should be a goal, she wondered if it would actually benefit Evanston residents.

Michelle Chlebek from the 1st Ward appreciated the mention of preserving buildings and existing homes but expressed concerns about the plan's intention to increase density. She is still worried about the proposal to remove single-family areas and the suggestion of upzoning. Chlebek requested clearer language on preserving R1 and R2 districts, although she does not oppose multi-use buildings.

Steve Test expressed gratitude for the removal of language suggesting the elimination of single-family districts. He requested that language be added to affirm the protection of these districts unless specific lots are designated for change through a public process. Test referenced comments he previously provided to the Commission.

Jack Weiss, representing Design Evanston, discussed the need for the Community Design Commission's input to be incorporated into the revised plan. He felt that the plan lacked the intended emphasis and urged that the language on page 44 be strengthened.

Jeff Smith suggested that the document should reflect a consensus and referenced previous comments he had submitted. He felt that zoning concerns were still pervasive in the plan and indicated that he would provide additional comments.

Dr. Alvin Williams referenced a planner's statement in a publication, asking whether rezoning was part of a larger scheme towards gentrification, and emphasized the need to support existing residents.

Pat Mulhern, a resident of Hinman, expressed concern that the plan was creating division among residents. He stated that while everyone supports more affordable housing, the process should unite people rather than pit them against each other, and encouraged the Commission to do the process right.

Jeff Wooton echoed previous comments, noting that many policies and actions in the plan seem to conflict with one another. He emphasized the need to prioritize issues and questioned the

definition of "housing diversity," noting that Evanston already has an incredible variety of housing options, which made the suggestion seem off-base.

Karl Klein thanked the Commission for the timeline and mentioned that the Preservation Commission would review the chapter and discuss the draft at its regularly scheduled meetings. He included a comment letter, asking that these be incorporated into the plan.

Toni Rey, representing Interfaith Action, stated that the goal should be to create more affordable housing and emphasized the importance of working together to achieve that goal.

Tom Doyle, a resident, noted that Evanston shoulders a number of burdens from nearby institutions, including high-traffic areas, and suggested that this factor be considered in the plan. He questioned the process for a proposed prefabricated home proposed to be placed on his block.

Beth Cerny expressed concern about current green space at 1222 Washington being proposed to be converted to housing.

Mark Styslinger inquired about whether zoning would ever be put on a ballot or whether the Council would decide. Commissioner Lindwall clarified that zoning is distinct from the overall plan and explained the difference.

Jon Kennedy expressed approval of the plan's improvements but noted that there was still a lack of granular data. He felt that the appendix needed more detailed data, specifically to identify areas that could accommodate additional density versus those that could not.

Juan Espinoza, who recently moved from Los Angeles, shared his positive experience living in an area with zoning similar to what was being proposed in Evanston. He mentioned that while zoning changes can be slow, they could be beneficial if done well. Mr. Espinoza noted that zoning changes don't force people to use their property in a specific way, but instead make certain developments possible.

Sue Loellbach, representing Joining Forces, shared that housing advocates had met and supported the new draft for its focus on housing affordability and equity. She praised the plan for being based on best practices and data but noted that the high-level narratives allowed for flexible interpretation, which could support or oppose housing efforts. Ms. Loellbach stated that recommendations would be submitted to the Land Use Commission and staff.

Phyllis Nichol, a housing advocate and resident, stated that she works with people who support the policies in Chapter 10. However, she suggested that the plan should include more explicit language that supports the development and preservation of affordable housing.

Frank Hill expressed appreciation for the specific policies in the plan but felt that the case for incorporating equity could be stronger. He referenced a Forbes article stating that Evanston has the 10th-worst income disparity in the country and hoped that metrics for equity would be better described in the plan.

Elizabeth Bryant, a resident, shared her concerns about the decline in the Black population in Evanston due to gentrification, which she feels makes it difficult for people to age in place. She suggested that metrics such as race and ethnicity be used to track these trends, and that demographic information about the wards should be included in the plan.

Wynn Shawver, a member of Joining Forces, pointed out that while life expectancy is a useful metric, it should be explained in context, along with other relevant metrics.

Bonnie Wilson, a real estate professional and member of Joining Forces, supported the policies in the plan but suggested that early chapters could be strengthened by including community needs. She pointed to Consolidated Plan data that should be incorporated into the comprehensive plan.

Stuart Cleland, a member of Joining Forces and Evanston Lighthouse Rotary, agreed that more could be done to enforce equity in the policies. He praised the city for showing the intersectionality of housing with other areas but noted that equity issues in housing could be more strongly emphasized.

Cory King expressed his approval of the recommendations in the plan, noting that they would help make Evanston a more attractive place for developers to create affordable housing. He also emphasized the importance of streamlining processes and looked forward to the Strategic Housing Plan. Mr. King added that while the timeline may not be an issue for those in single-family homes, it is critical for others, as the "clock is ticking" for them.

Jill Graham voiced her support for the strategic housing plan, stating that implementation would be a vital tool. She highlighted the importance of strategies to combat displacement, support landlords, and incentivize developers to build affordable housing.

Luke Harris-Ferree, while discussing what a comprehensive plan is, stated that this plan should not be the only document guiding the city's development. He praised the plan for providing a strong vision and implementation strategy, stressing the need to move forward with zoning code updates. Harris also noted that people with privilege often have more opportunities to participate in the process.

Olin Wilson-Thomas expressed appreciation for having a commission member with a focus on housing. He praised the Transportation and Arts and Culture chapters for their strength but discouraged the use of "character" in the plan, as it is often vague and exploited by those opposing change. He also referenced yard signs in opposition to R1 zoning changes, suggesting that many are opposed to changes they do not fully understand.

Paul Janicki raised concerns about losing landmarks and properties in historic districts when the term "character" is used. He noted that while the Preservation Commission is a recommending body, demolitions cannot be entirely prevented and should be mentioned in the EE45 plan.

Ann Trompeter questioned the broad brush approach to increasing density, suggesting that it might not lead to affordability as intended and could encourage unchecked development by profit-driven developers. She expressed concern about the timeline.

Linda Daneshek, concerned about citywide upzoning, argued that it would not create more affordable housing. She suggested identifying specific parcels suitable for affordable housing through a community land trust.

Jim Slingo praised the plan's writing but argued that simply adding more units on a property would not increase affordability and could lead to gentrification. He emphasized the need to be specific and intentional about increasing affordable housing and mentioned concerns about parking and limiting development to three units.

Comments for the Land Use Commission should be submitted through the comment form available on the commission's webpage. Larger attachments can be sent directly to the provided contact information. Meetings will continue at the current location through March and will transition to 909 Davis in April. It's also helpful to provide feedback on specific pages or paragraphs if the exact language is unavailable, as this will assist staff in addressing concerns.

Commissioner Puchtel expressed appreciation for receiving specific text change proposals, as ambiguity is not helpful. However, he voiced concern about managing the workload in just two more meetings, predicting that the commission would receive numerous proposals. He asked for clarification on how the process would work effectively within the tight schedule.

Chair Lindwall clarified that the next two meetings are not intended to review all comments but rather to allow the public and other boards and commissions to provide feedback on the language. This feedback will be compiled into a cohesive packet for the commission to consider during the two meetings in April. If more time is needed, additional meetings will be scheduled. The Chair also encouraged commissioners to meet individually with staff to address questions, while ensuring compliance with open meetings laws. Ultimately, all material will be incorporated into a suggested edit document for public review, with opportunities for public comment. However, the commission will need time to deliberate and discuss the changes.

Commissioner Berlin expressed concern about the conflicting feedback being received from residents. While the intention is to incorporate feedback into the plan, there are starkly different opinions, making it difficult to satisfy everyone. She emphasized the need for transparency, suggesting that the commission should be clear with residents that while their feedback will be considered, it may not always be possible to incorporate it all. Commissioner Berlin acknowledged the challenge of balancing sincerity in listening with the reality that not all concerns can be fully addressed, stressing the importance of managing expectations while delivering a responsible plan.

Ms. Williams suggested that the commission use the next two meetings to continue gathering public feedback on various chapters. However, she emphasized that by the last meeting of public comment, the commission should begin evaluating and prioritizing the feedback to provide direction to staff. This process will help staff draft alternative proposals for the commission's consideration. Ms. Williams acknowledged that the commission's role is to reconcile differing community perspectives and provide clear guidance to staff for creating the best possible outcome. She encouraged the commission to listen carefully to all feedback and then weigh the differing viewpoints to finalize the plan.

Commissioner Puchtel expressed that ideally, the commission would receive around 50 specific proposals. These would then be consolidated into approximately a dozen proposals, which would be more manageable for the commission to evaluate in a meeting or series of meetings. Each proposal would be reviewed, voted on, and moved forward.

Continued discussion centered around the Envision Evanston 2045 plan, emphasizing that it remains a high-level document, and zoning specifics should not be a major focus at this stage. The plan aims to be a broad guide that reflects the diverse nature of Evanston's neighborhoods, which often vary from block to block. The importance of community input was emphasized, with suggestions that people define their neighborhood's character and express their desires for its future.

It was acknowledged that the plan will naturally have conflicting viewpoints, which is seen as positive as it reflects community tensions. While some areas may seem out of sync with Evanston's identity, these discrepancies are seen as opportunities for refinement. The plan also strives to balance the needs of different stakeholders, including those unable to attend meetings, with suggestions for alternative engagement methods like written comments or one-on-one sessions with city staff.

IV. COMMUNICATIONS

A new Planning and Policy Supervisor, Erin Baynes, introduced herself and shared her qualifications. She expressed her excitement to support the drafting process and highlighted her background in public policy, public administration, and several certifications, including in hospitality and tourism and economic development.

V. ADJOURNMENT

**Commissioner Johnson Moved to adjourn the meeting
Commissioner Puchtel Seconded**

Ayes: Halik, Mirintchev, Berlin, Lindwall, Mabadi, Puchtel, Johnson, Mangum

Nayes:

Absent: Arevalo

Meeting adjourned at 8:57 pm

The next Evanston Land Use Commission meeting is scheduled to be held **on Wednesday, March 12, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Justin Bock, Administrative lead

Reviewed by
Meagan Jones, Neighborhood and Land Use Planner



MEETING MINUTES

LAND USE COMMISSION

Wednesday, March 12th, 2025

6:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Loren Berlin, Kiril Mirintchev, Chair Jeanne Lindwall, Darush Mabadi, Brian Johnson, Jameika Mangum, George Halik, Myrna Arevalo

Members Absent: Max Puchtel

Staff Present: Neighborhood Land Use Planner Meagan Jones, Planning and policy Supervisor Erin Baynes, Planning Manager Liz Williams, Policy Coordinator Alison Leipsiger Community Development Director Sarah Flax

Presiding Member: Jeanne Lindwall

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Lindwall opened the meeting at 6:07pm and a quorum was established

II. OLD BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation.

Public Testimony

Melissa Appelt expressed support for the plan overall, especially the housing chapter and 5-year review cycle. She requested more data/statistics to support the need for more density.

Paul Breslin agreed with the need for additional data. He questioned the process behind the RFP and suggested slowing down the timeline.

Betty Bog (Connections for the Homeless) advocated for removing zoning barriers and expanding housing programs. She stated that she wants stronger language to reflect the urgency of housing needs.

Jeff Smith explained that he reviewed the draft plan and called it a "workable shell". He then criticized its assumption that density leads to affordability. Recounted a panel that he led where gentrification was a major topic.

Jean Combs, 1212 Elmwood, stated she has seen a lot of changes in Evanston over the years including the decrease of the Black population and increase of retirement age. She added that change is happening if the plan is approved or not and the proposed plan gives some hope of correcting trends and she supports measures to create a variety of housing.

Kristine Lovequist, 6th Ward, noted a wage/housing cost mismatch leading to many being cost burdened. She expressed support for the plan ideas which offer alternatives.

Terri Dubin, former Plan Commissioner, expressed support of the plan for clearer zoning regulations and housing variety. She called current zoning convoluted due to ad hoc changes and stated the new draft incorporates the work of both staff and other boards, committees and commissions.

Mike Johnson, 1321 Elmwood, Opposes new construction. He sees increased taxes, overcrowding, and sustainability as concerns. He stated that he does not think building anything new is sustainable, maintaining what we have is.

Andrea Liss, 3rd Ward, stated that upzoning is rash and will harm Evanston. She expressed concern about outside influence and rushing the process. She added that more density does not equal more affordability.

Dave Galloway, 728 Noyes, seconded Jack Weiss's written comments and advocated for the establishment of an Urban Design Commission (UDC). He expressed that a successful aspect of this process is the Land Use Commission. He mentioned the disparity between wages and cost of living and emphasized that an element of urban design that permeates every chapter is walkability and should be referenced more in all of the chapters.

Steve Test, 1135 Hinman, called the process "botched" and says the push for upzoning is not supported by the public, citing a low survey response rate. He expressed that it's possible to craft a moderate, sensible plan that can bring a consensus

Sonia Cohen, 7th Ward, thanked the Commission for its work and stated that the variety of housing types and incomes in her neighborhood would be lost if the proposed zoning went forward. She cited the loss of 2-4 unit buildings and rise in 50+ unit ones, which tend to be less affordable.

Kiera Kelly stated that it appears that Envision Evanston was predetermined by ZoneCo, Connections for the Homeless, and the Mayor and expressed that public input has not been properly reflected in the draft plan.

Michelle Chlebek, 1st Ward, emphasized the need for housing for the aging population and advocated for a data-driven and realistic development strategy. She stated that there is a risk of achieving opposite of stated goals without it. She emphasized the need to be strategic about where to focus development.

Jim McKee, 3rd Ward, expressed support for strategic, not blanket, density. He warned that developers will not build for workers like teachers or nurses and will maximize what can be developed and likely lead to gentrification.

Lee Greenberg, 2207 Orrington, questioned population growth assumptions but expressed support for targeted density downtown and along transit corridors. He suggested emphasis on adaptive reuse and allowing ADUs in every neighborhood.

Robert Keding of Evanston Transit Alliance, shared support of TOD, complete networks, stating infrastructure policies will help. He added that it is critical to ID funding sources to assist in changes/updates and encouraged specific language for additional CTA stations in Evanston, requirements for more bike parking and more lighting for pedestrians.

Jenny Washburn stated her support of affordable housing but that she wants clear direction and quality over speed for the Envision Evanston process. She mentioned that, given the current vacancy rate, affordable housing could be directed to those available units.

Jack Weiss, Design Evanston, recommended consistency in presentation across the chapters and stated that every chapter should include a vision and summary bullets. He emphasized support for the Urban Design Commission and infrastructure improvements. He also encouraged adding a CTA station and pedestrian enhancements.

Commissioner Halik asked clarifying questions on the difference between UDC and SPAARC or DAPR and if UDC would speak directly to Land Use Commission, Planning & Development Committee, and City Council

John Storey Williamson, 3rd Ward, expressed opposition to the plan, stating that it does not represent his ideals as a home owner nor does it provide evidence that increased density leads to more affordable housing. He believes Evanston already has housing diversity and doubts density will bring affordability.

Jane McCarthy, 3rd Ward, stated that housing is one of Evanston's greatest assets and that the plan should focus on helping residents maintain homes and preserve existing stock.

Sue Gregor, 2nd Ward, expressed concern about speed and transparency of the Envision Evanston process and that she distrusts affordability promises.

Commissioner discussion

Commissioner Berlin began by expressing hope that people do not feel bad for having differing opinions, adding that the housing market is a buyer's market, and when that framework is applied to the rental market, the density argument has more weight. Commissioners Halik and Berlin explored how that interpretation works in Evanston, given the current levels of density that already exist.

Commissioner Mabadi reflected that everyone present is engaged because they hold Evanston in high regard. He pointed out that high demand for living in Evanston contributes to housing costs, and that this desirability is a key part of the equation that needs to be balanced.

Commissioner Halik noted a concern that the plan felt like an “off-the-shelf” product and didn't seem tailored to Evanston's neighborhood-level needs. He emphasized that the city should focus on doing fewer things better rather than trying to do everything at once.

Chair Lindwall responded by saying the plan is meant to provide broad guidance, not intersection-level detail. More specific neighborhood-by-neighborhood planning would come during the zoning phase. Commissioner Johnson added that affordability is also affected by the demand for housing types and prevailing wages. He noted that northern Evanston's high-paying jobs attract people who can afford higher housing prices, reinforcing that many of these forces are regional in nature, not just local.

The Commission reviewed the comp plan by chapters

During review of Chapter 1, commissioners pointed out that paragraph four makes a list of key issues that should align with the chapter titles and include page references. Chair Lindwall recommended changing the term “housing crisis” to “financial meltdown.” Commissioner Mirintchev stressed the need for a consistent structure and naming convention across chapters and recommended a shorter format with stronger statements. He also mentioned the lakefront as one of Evanston's most valuable features and suggested it be emphasized more in the Parks & Places chapter.

Commissioner Mabadi raised concern that the plan does not reference enough local enterprise and felt the introduction undersold Evanston's complexity. Commissioner Halik suggested replacing the word “growth” with “future” and called for better definition of terms like “needs” and “racial equity.”

Chair Lindwall emphasized the need for clearly stated objectives at the beginning of each chapter, presented graphically if possible.

Commissioner Johnson proposed rewording the opening sentence to reflect that the document is a general vision grounded in community values. Commissioner Mabadi asked whether the plan should acknowledge its flexibility, and Chair Lindwall agreed this was a key distinction between strategic and comprehensive planning.

Commissioner Berlin raised concerns about using the word “consensus,” given the wide range of opinions. This led to broader discussion about transparency and the importance of accurately representing divergent views.

In reviewing Chapter 2, Commissioner Johnson questioned the structure and suggested presenting general themes under a heading like “What We Heard,” followed by a description of how the data was collected. He noted that many people began engaging only after the draft was released and that feedback since then should be incorporated.

Commissioner Halik pointed out that no raw data has been provided from the community engagement that occurred before the draft was released.

Chair Lindwall commented that the chapter feels disjointed, starting with early processes, skipping over months of work, and then jumping to the current plan. She appreciated the engagement presented in the Neighborhoods & Places chapter but thought this chapter misrepresented the process.

Commissioner Mirintchev suggested a more compact presentation, with summaries and possibly a table listing all community meetings and their topics. He proposed that this could be added as an appendix.

Commissioner Halik emphasized that this chapter is important, noting that people who attended engagement events feel strongly about what was discussed. He expressed concern that no one in those sessions asked for upzoning, yet that's not reflected in the draft. Chair Lindwall acknowledged that differing opinions should be recognized.

Commissioner Berlin agreed but felt that voices critical of the plan have been heard and represented.

Commissioner Mabadi pointed out the lack of a zoning chapter despite receiving many zoning-related comments, and recommended adding a section summarizing what was heard on zoning. Johnson asked if any demographic breakdown of the survey responses—such as income—was available. Staff confirmed there wasn't, and Johnson recommended at least providing context about over- and underrepresented populations among respondents.

Commissioner Halik noted that the vision statement lacked references to preserving the distinct character of neighborhoods and maintaining the city's financial stability, the latter of which Chair Lindwall agreed was becoming a consistent concern.

For Chapter 3, Chair Lindwall recommended including historical context such as the 1917 Comprehensive Plan and the 1920s adoption of zoning. She also called for more long-term data showing housing trends, household size, racial distribution, and the number of units by building type.

Commissioner Berlin asked whether data on car ownership trends could be expanded further back in time to show directional change. Commissioner Halik supported the idea and referenced using ACS data.

Commissioner Johnson noted that the current section reads more like a data dump, and that goals should be reserved for later chapters, not "Who We Are Today." Chair Lindwall agreed, saying some of that information may be more appropriate in Chapter 4. She added that metrics should be clearly defined and not subject to multiple interpretations. Mentioning the city's two hospitals was also recommended.

Commissioner Mabadi stated Evanston's many multigenerational families should be acknowledged, as that significantly impacts housing needs. Berlin highlighted that metrics like average household size, home price, rent, housing cost burden, and income growth over time should all be included.

Commissioner Halik agreed and added that a section on the evolution of retail should be incorporated.

Commissioner Arevalo asked whether the city had retail data, including for women-owned businesses, and emphasized the need to identify what types of retail are missing or could be supported. Chair Lindwall said the plan should clearly indicate which trends are national and how they apply locally. Commissioner Mirintchev commented that the current "key metrics" section seems disconnected from the rest of the chapter and suggested a more logical sequence of ideas.

Commissioner Johnson added that the text opens by casting doubt on its own data, which undermines the chapter. Instead, it should state that the data comes from reliable sources and explain why certain figures may be over- or underrepresented. He also called for more consistent formatting across subsections. He recommended including a subheading dedicated to Northwestern University population demographics. Mangum noted that these demographics change frequently and may not be too heavily emphasized, but Johnson felt at least some general data should be presented.

Commissioner Arevalo asked if it was possible to track how many Northwestern University students stay in Evanston post-graduation, which Commissioner Johnson said could demonstrate the university's broader impact.

Commissioner Halik again noted confusion about the relevance of national trends presented in the "trends" column.

In Chapter 4, some felt the vision statement did not need to be repeated here—or that it might be better placed here instead of in Chapter 2.

Commissioner Halik suggested removing "minority-owned" from references to businesses in the plan's language.

Commissioner Mabadi brought up concerns about displacing existing land uses and stressed that some auto-related businesses may still be viable and contribute to city revenue. Commissioner Halik emphasized the need to balance expenses with revenues. Discussion followed on innovation, creation, and land use approaches.

Chair Lindwall noted the chapter should include an analysis of development sites, with clear references to mixed-use centers and corridors. There was discussion around how corridors should be mapped or explained more clearly. The Future Land Use Map, currently placed in Chapter 4, may be better suited within Chapter 5.

Commissioner Johnson motioned to continue the hearing to the March 19, 2025 Commission meeting. Seconded by Commissioner Mangum. A roll call vote was taken and the motion passed, 8-0.

Ayes: Chair Lindwall, Commissioner Halik, Commissioner Mirintchev, Commissioner Arevalo, Commissioner Mabadi, Commissioner Johnson, Commissioner Mangum, Commissioner Berlin

Nayes:

Absent: Commissioner Puchtel

Commissioner Halik closed by announcing that his first term on the commission is ending, and he has applied for reappointment. His last meeting may be next week.

III. COMMUNICATIONS

None.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

**Commissioner Johnson Moved to adjourn the meeting
Commissioner Berlin Seconded**

Ayes: Chair Lindwall, Commissioner Halik, Commissioner Mirintchev, Commissioner Arevalo, Commissioner Mabadi, Commissioner Johnson, Commissioner Mangum, Commissioner Berlin

Nayes:

Absent: Commissioner Puchtel

Meeting adjourned at 10:18 pm

The next Evanston Land Use Commission meeting is scheduled to be held **on Wednesday, March 19, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Justin Bock, Administrative lead

Reviewed by
Meagan Jones, Neighborhood and Land Use Planner



MEETING MINUTES

LAND USE COMMISSION

Wednesday, March 19th, 2025

6:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Loren Berlin, Kiril Mirintchev, Chair Jeanne Lindwall, Darush Mabadi, Jameika Mangum, Max Puchtel, George Halik

Members Absent: Myrna Arevalo and Brian Johnson

Staff Present: Neighborhood Land Use Planner Meagan Jones, Planning and policy Supervisor Erin Baynes, Policy Coordinator Alison Leipsiger, Community Development Director Sarah Flax, Deputy City Manager Steve Ruger

Presiding Member: Jeanne Lindwall

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Lindwall called the meeting to order at 6:00pm
Neighborhood Land Use Planner Meagan Jones called the roll and a quorum was met

II. APPROVAL OF MEETING MINUTES: October 9, 2024 (amended), October 16, 2024 (amended), and November 13, 2024

APPROVAL OF MEETING MINUTES: October 9, 2024 (amended)

Motion: Halik
Second: Puchtel
Motion Passed 5-0-2

Ayes:Lindwall, Mabadi, Mangum, Puchtel, Halik

Nayes:

Abstain: Berlin, Mirintchev

APPROVAL OF MEETING MINUTES: October 16, 2024(amended)

Motion: Halik
Second: Puchtel
Motion Passed 5-0-2

Ayes: Mirintchev, Lindwall, Mabadi, Mangum, Puchtel, Halik

Nayes:

Abstain: Berlin, Lindwall

APPROVAL OF MEETING MINUTES: November 13, 2024(amended)

Motion: Halik

Second: Puchtel

Motion Passed 5-0-2

Ayes: Mirintchev, Lindwall, Mabadi, Mangum, Halik

Nayes:

Abstain: Berlin, Puchtel

III. OLD BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation. **Note: The Commission is expected to close in-person testimony for this hearing but will accept written comment until April 4, 2025.**

Commissioner Halik expressed concern about the April 4th deadline, saying it is unfair to the public—especially if the Commission does not get through all the chapters by then. He echoed Michelle Chlebek and Jeff Smith’s points about the process. He also noted it’s been a pleasure working with the Commission (in case it is his last meeting) and thanked the public for all their input.

Public Testimony

Frank Hill – Thanked Lindwal for clarifying the process and apologized for public treatment of Commissioner Berlin. He then urged listening to understand, not just to respond.

Mary Rosinski – Criticized the process and asked why Teska was not used as originally planned, She questioned HDR and ZoneCo’s involvement and called to restart the process.

Michelle Chlebek – Mentioned that she reviewed the 2000 Comprehensive Plan and liked various elements of it, wanting some aspects carried into the new plan.

John Williamson – Called the draft plan idealistic, not practical and noted imbalance in comments supporting renters/density. He expressed that the “missing middle” focus misses the real need: more single-family homes, especially for Black and Latino families.

Alf McConnell – Developer; said Biss is misinformed or misleading; upzoning won't create affordability; Evanston already has low SFH rate; tax claims incorrect.

Dominic Voz – Supports zoning reform and anti-displacement; cited studies backing missing middle; called for stronger language on preventing displacement.

Sue Loellbach – Noted that zoning is just one tool to use towards creating affordable housing and referred to Connections for the Homeless' study that showed zoning issues. She stated that many communities reach similar conclusions.

Jen Foyer Crystal – From Connections; emphasized programs that prevent renter displacement and support tenants.

John Kennedy – 3rd Ward, stated that residents never asked for more density and opposed the possibility of 100 ft tall buildings on Chicago Ave. He then expressed support for a design committee.

Karl Klein – Representing the Preservation Commission, said that the Preservation Commission will submit in-line edits by the April 4th deadline.

Jeff Smith – Said local expertise regarding the plan has been ignored and that the process should have been led by the Land Use Commission; zoning is not the villain.

Liz Bryant – Advocated for zoning reform and housing programs (e.g. land trusts) and said zoning changes make such efforts possible.

Steve Test – Urged a parcel-by-parcel upzoning approach and proposed a public redevelopment parcel list that could then be reviewed by the Land Use Commission. He then expressed worry that a revised draft would not come to the Commission.

Gail Kemp – 3rd Ward, discussed displacement risk for renters and people of color and called for balanced protections and more anti-displacement measures within the draft plan.

Susan Hammer – with Connections for the Homeless, stated she once owned, now rents in Evanston but will have to move to Skokie. She expressed support for the goal of protecting naturally occurring affordable housing and providing subsidized housing. She also supported zoning-related policies proposed.

Cory King – 2nd Ward, stressed the need for more affordable housing in Evanston, noting that economies of scale matter. He emphasized that zoning changes are one piece of a bigger effort.

Hugo Rodriguez – Former HCDC member, criticized City inaction on the Wesley apartments and emphasized the need for infrastructure planning. He also expressed agreement that the draft plan should return to the Land Use Commission.

Patrick O'Connor – Argued density push contradicts community sentiment; said Evanston already dense and more dense per square mile than many places used as a comparison. He then emphasized obtaining more data showing the need for additional housing in Evanston.

Terry Edlin – Advocated for home-sharing to reduce isolation and food insecurity. She suggested offering classes on coliving and offering a certificate for people to be put into a pool of people who could be possible co-living candidates.

Paul Breslin – Echoed concerns about process brought up by Ms. Rosinski, mentioning having compared HDR and Teska proposals.. He then asked Commissioner Mangum for clarification about her previous comments on displacement risks;

Andrea Liss – 3rd Ward, voiced disagreement on proposed density recommendations. She expressed concern about design standards, citing a bad design example on Sheridan Square.

Linda Dameshek – 3rd Ward, stated she was overwhelmed by the draft plan and wanted additional time for review and public discussion. She criticized the vagueness of past input sessions.

Luke Harris-Ferree – Pastor, noted privilege in some anti-density comments and urged moving forward instead of delaying further.

Joe Caprile – stated not reissuing a revised draft is a mistake and he wanted confirmation that public feedback is being acknowledged.

Commission Discussion

Commissioner Lindwall explained the need for the City Council to weigh in and allow time to synthesize public and Commissioner comments. She believes the current draft incorporates much of the earlier feedback and stressed the need to start crystalizing policy recommendations. She then noted that the budget for a version 2.0 of the plan is exhausted, so it is important to identify key changes moving forward.

Commissioner Halik raised concerns that this process feels similar to the earlier misstep of trying to develop the plan and zoning code at the same time. He questioned the trust in future drafts reflecting public feedback when the "What We Heard" summary did not appear to. He expressed a desire to see a clear gathering and presentation of comments by staff.

Commissioner Puchtel expressed support for moving forward with the process, saying enough meetings have been held, and additional meetings will likely just repeat the same arguments. He rejected claims that the public had not had enough opportunity to weigh in and suggested that focus should now shift to concrete policy proposals.

Commissioner Mirintchev asked about the voting process and what happens if the Commission votes "no". Chair Lindwall explained the Commission will be voting on specific proposed changes to the draft, which will then be forwarded with their recommendation to Council. Commissioner Mirintchev agreed with Commissioner Halik that a more polished draft should be sent to Council rather than one full of suggested changes.

Commissioner Mabadi cautioned that a new Council may be in place soon and sending a chaotic, redlined draft could be problematic. He expressed preference for a slower, more deliberate approach and believed a refined draft can be done in 30 days.

Commissioner Mangum shared that she thought the Commission would be reviewing a more finalized document, but instead it feels like a "jigsaw puzzle."

Commissioner Berlin agreed with the need for a clean version to go to Council. She raised concerns that if all comments are submitted by April 4th, the result could be a messy document filled with disjointed suggested edits, which would be difficult for the Commission to meaningfully review. Chair Lindwall echoed concerns about the volume of last-minute comments coming in on April 4th.

Alison Leipsiger explained the process moving forward: Commissioners must submit their specific feedback in writing by April 4th, including which public comments they agree with. Staff will then compile all submitted recommendations, and the Commission will vote on each item. This approach is intended to eliminate ambiguity about staff interpretation—Commissioners will be voting directly on the proposed language. While formatting the final version may require a change order to make it look more finalized, there will be no confusion about what changes are being approved.

Commissioner Berlin expressed concern about the reality of the current timeline. She questioned how staff would be able to collect, synthesize, and present hundreds of comments—from the public, boards, commissions, and commissioners—by the proposed April 9th deadline, only a week after the April 4 cutoff. She's worried the result will be a confusing document (e.g., a Word file with overlapping comment boxes from different people suggesting conflicting changes to the same sentence). She also pointed out that some feedback supports the plan as-is, while others oppose it entirely, and that these broad sentiments may not be adequately reflected. She wondered if the Commission could realistically review and vote on all this feedback in a single evening meeting.

Steve Ruger emphasized the importance of written feedback and encouraged the Commission to seriously consider what has already been shared through both written and spoken comments.

Commissioner Puchtel noted that many comments are not actionable proposals and emphasized the need for commenters to suggest specific replacement language to help staff and Commissioners create a cleaner draft for Council.

Commissioner Mabadi suggested breaking up the work by allocating time to review each chapter, especially those dealing with weightier topics. He also expressed that someone would need to take the lead in filtering and organizing proposals for Land Use Commission votes.

Commissioner Berlin raised disagreement over who should be revising the document—staff or Commission—and reiterated that the “What We Heard” summary does not reflect the full range of opinions shared.

There was broad discussion about the difference between comments and proposals, and the importance of actionable, specific recommendations. Commissioners agreed that the Commission must make final decisions on what gets forwarded to Council.

Commissioner Halik closed by saying that speaking during meetings is not enough—submitting concrete proposals is more productive. Mr. Ruger added that spoken comments are being taken seriously and that Commissioners should elevate ideas they agree with.

IV. COMMUNICATIONS

None.

V. PUBLIC COMMENT

A member of the public suggested that to facilitate the editing process, all boards and commissions that previously gave input should be given access to the editable Google Doc version of the plan—similar to what the Preservation Commission received. This would allow for line-by-line edits rather than scattered comments in a PDF with bubbles, which would be much harder to manage. The goal is to make it easier to organize and incorporate feedback efficiently.

VI. ADJOURNMENT

Chair Lindwall asked for a motion to adjourn the meeting.

Motion: Puchtel

Second: Mangum

Motion Passed 7-0

Ayes: Lindwall, Mabadi, Mangum, Puchtel, Halik, Berlin, Mirintchev

Nayes:

Abstain:

Meeting adjourned at 8:46 pm

The next Evanston Land Use Commission meeting is scheduled to be held **on Wednesday, March 26, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Justin Bock, Administrative lead

Reviewed by
Meagan Jones, Neighborhood and Land Use Planner



MEETING MINUTES

LAND USE COMMISSION

Wednesday, March 26th , 2025

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Chair Jeanne Lindwall, Kiril Mirintchev, Darush Mabadi, Max Puchtel, Brian Johnson, Jameika Mangum, Loren Berlin

Members Absent: Myrna Arevalo

Staff Present: Neighborhood Land Use Planner Meagan Jones, Policy and Planning Supervisor Erin Baynes, Senior Planner Samuel Hubbard Community Development Director Sarah Flax

Presiding Member: Jeanne Lindwall

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Lindwall opened the meeting at 7:00pm. Neighborhood Land Use Planner Meagan Jones called the roll and a quorum was met.

II. APPROVAL OF MEETING MINUTES: November 20, 2024

Commissioner Johnson moved to approve the November 20th 2024 meeting minutes as amended by Chair Lindwall.

Commissioner Mirintchev Seconded.

Ayes: Chair Lindwall, Commissioner Mirintchev, Commissioner Puchtel, Commissioner Johnson

Nays: Commissioner Berlin, Commissioner Mabadi, Commissioner Mangum

Abstain:

III. NEW BUSINESS

A. Public Hearing | Special Use | 1905-1909 Howard St. | 25ZMJV-0006

Joy Powell, applicant, submits a Special Use application requesting to amend the existing Special Use approval granted by Ordinance 120-O-14 to expand a Daycare Center—Child, A Step By Step Learning Academy, in the C1 Commercial District (Section 6-10-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-25-113-045-0000.

Joy Powell, owner of Step-by-Step Learning Academy at 1909 Greenleaf Street in Evanston, explained that during the pandemic, the school expanded to allow for better social distancing by adding two classrooms—one for toddlers and one for junior kindergartners. She is now requesting approval to add an indoor playroom, since the children currently have no indoor or on-site outdoor play space and must go to a nearby park. The new playroom would also allow toddlers to have a dedicated classroom.

Commissioner Mangum asked Joy Powell whether drop-off for the daycare occurs on Dodge Avenue or Howard Street, seeking clarification on traffic flow and logistics related to the location of the facility.

Joy Powell responded that drop-off occurs neither on Dodge or Howard, but primarily takes place in the parking lot behind the building. Parents park there and enter through the back door.

Commissioner Putchel confirmed that Ms. Powell agreed to meet the conditions outlined within the staff report. Ms. Powell confirmed that she did.

Chair Lindwall closed public comment and moved to review the Standards

The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: *Met, a daycare is a special use within the C1 district.*
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: *Met, maintaining an active storefront on Howard Ave is appropriate and this is an existing use that serves a community need.*
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: *Met. This is an existing daycare that has been in operation for a number of years without any complaints.*
4. Does not interfere with or diminish the value of property in the neighborhood: *Met. This facility has been in existence for a number of years without any issue and expansion is not anticipated to create additional issues.*
5. Is adequately served by public facilities and services: *Met. This is an existing building and tenant space.*
6. Does not cause undue traffic congestion: *Met. Drop-off and pick-up are handled within the parking lot and not on the street.*
7. Preserves significant historical and architectural resources: *Not Applicable*
8. Preserves significant natural and environmental resources: *Not Applicable*
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation:

Met. An expansion of a Special Use will comply with all existing Special Use conditions and any added as part of this approval.

**Commissioner Puchtel Moved to approve the Special Use at 1905-1909 Howard St., 25ZMJV-0006, with conditions as outlined in the staff report (and below).
Commissioner Mirintchev Seconded.**

Conditions:

- 1. Up to 60 children may be served by the Daycare Center - Child subject to Illinois Department of Children & Family Services (DCFS) approval.**
- 2. Daycare Center - Child operated between the hours of 6:00 am - 9:00 pm only.**
- 3. Employees are not to park on the street during hours of operation.**
- 4. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.**

Ayes: Chair Lindwall, Commissioner Mirintchev, Commissioner Mabadi, Commissioner Puchtel, Commissioner Johnson, Commissioner Mangum, Commissioner Berlin

Nays:

Abstain:

B. Public Hearing | Major Variations | 2206 Maple Avenue, 2215-2219 Maple Avenue & 916 ½ Noyes Street | 25ZMJV-0003

Paul Harb, applicant, of 2206 Map LLC, requests Major Variations to allow construction of a 5-story multi-family residential building with 30 dwelling units (including 6 bonus dwelling units per IHO), and 29 parking spaces (18 within the building and 11 on the exterior of the site) in the R5 General Residential District. The applicant requests the following Major Variations for the property at 2206 Maple Avenue: 1) Section 6-8-7-4, to allow 24 dwelling units (including 6 on-site inclusionary units) + 6 market rate bonus units for 30 total dwelling units where a maximum of 19 dwelling units is allowed; 2) Section 6-16-3-5, Table 16-B, to allow 20 off-street parking spaces (18 onsite and 2 offsite) where code requires a minimum of 27 off-street parking spaces; 3) Section 6-16-4-4, to allow a 9.5' x 25' short loading berth where code requires a 10' x 35' short loading berth, and; 4) Section 6-4-6-3(A)1, to allow 72% rear yard coverage with parking and loading uses, where code restricts maximum rear yard coverage to 40% for these uses in a residential district. Javier Viera, co-applicant, of the Garrett Evangelical Theological Seminary, requests the following Major Variation for the property at 2215-2219 Maple Avenue and 916 ½ Noyes Street: Section 6-16-3-5, Table 16-B, to allow 16 off-street parking spaces (with 11 of those 16 spaces provided on the 2206 Maple Avenue property) where code requires a minimum of 28 off-street parking spaces. The applicant and co-applicant may seek and the Land Use Commission may consider additional variations as may be necessary or desirable for the

proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case. PINs: 11-07-119-019-0000, 11-07-120-049-8001.

Paul Harb, developer and owner, introduced a proposed 30-unit apartment building on a currently underutilized, tax-exempt parking lot previously owned by the seminary. He highlighted that the project would double the required affordable housing—providing 20% instead of the mandated 10%—offering larger units with 2, 3, and 4 bedrooms. Harb emphasized the benefits of the development: addressing Evanston’s affordable housing goals, increasing tax revenue (estimated at \$250,000 annually), enhancing the neighborhood, and delivering a modern design compatible with existing buildings. He noted that while the project could have been built “by right” with fewer affordable units, he chose to push for a more meaningful proposal, despite construction cost challenges. He is requesting zoning relief to allow five additional units and concluded by expressing openness to discussion and questions.

Greg Geslicki, the project architect, discussed the design challenges and solutions for the proposed 30-unit building. His first concern was how to manage the existing surface parking lot, which is subject to a legal covenant requiring a certain number of spaces to be maintained for another party. Designing around this constraint led to a complex process focused on preserving essential parking while integrating key building functions.

To accommodate necessary amenities, they had to remove a few parking spots. The final design includes 29 parking spaces, a mix of unit sizes (studios up to 4-bedrooms), and maintains windows on all four sides of the building for light and ventilation.

Mr. Geslicki emphasized the inclusion of interior “DS” (den-style) spaces intended for work-from-home needs, citing noise issues in typical living spaces. The building was designed with energy, functionality, and livability in mind.

Architecturally, the building features a modern design with classical proportions—such as a base, middle, and top—and a two-story recessed entrance for emphasis. The aim is to create a building that fits the neighborhood without mimicking it, using a “contemporary composition with traditional cues.” Geslicki concluded by inviting questions from the commission.

Chair Lindwall asked if the “dens” shown in the unit layouts were being considered as bedrooms. Mr. Hubbard clarified they are treated as dens, not bedrooms. They won’t have full-height walls and will remain open, distinguishing them from bedrooms for zoning purposes.

Chair Lindwall also asked why stormwater is being routed to Maple Avenue instead of the alley. Mr. Hubbard responded that this was a requirement from the City’s Engineering Division. Most likely, the storm sewer capacity on Maple is greater than in the alley.

Chair Lindwall then referred to a mention in the application materials about leveraging the Cook County affordable housing property tax incentive and asked for more detail.

Mr. Harb explained that the Cook County property tax incentive for affordable housing is a relatively new program, and there is not yet much experience or feedback available regarding its long-term effects. The incentive offers about a 20% reduction on property taxes for qualifying affordable units. Mr. Harb said he is choosing to pursue the program as part of his personal commitment to increasing affordable housing, noting that he has opted to double the required number of affordable units in the project. He acknowledged that, from a financial standpoint, most developers would prefer to build market-rate units and retain higher revenue, but emphasized that this was a decision he felt was important to make. He also noted the challenge in projecting future property values, given that the project is still about three years away from completion.

Commissioner Mabadi had several concerns regarding the proposed project, specifically focusing on the scale of the request for relief and the parking arrangements. He expressed that while he supports new apartment buildings in Evanston, the requested relief seemed large, especially when considering the projected rental income for the units. He noted that the rents for the units, including studios and four-bedroom units, appeared lower than market rates in comparison to similar developments in the area, such as Tapestry Station. Commissioner Mabadi questioned how the rental prices were determined and whether they were realistic given the rising costs of construction.

Mr. Harb clarified that the rental rates were based on market research and input from real estate experts, and emphasized that the numbers were still estimates since the project is in its early stages. He also explained that the affordability component of the project, including 20% of the units being affordable, was a factor in the pricing decisions. Despite Mabadi's concerns, Harb reiterated that adjustments to the rents could be made if necessary.

Regarding parking, Commissioner Mabadi expressed concerns about the potential for increased street parking in an already tight neighborhood. Harb replied that the project had been designed to include as many parking spaces as possible, given the constraints of the lot and the requirements set by the city. He also mentioned that feedback from experts in design and planning had suggested further reducing the number of parking spaces in favor of more amenities, such as bike storage. Harb emphasized that the building's design had already incorporated significant parking, and he believed the project would not have a significant negative effect on street parking, especially given the proximity to public transportation and existing parking lots.

Conversation ensued that highlighted the balance between meeting neighborhood needs, the challenges of urban development, and the desire for sustainable and efficient designs, with Harb expressing a commitment to meeting the city's requirements while also providing necessary amenities.

Commissioner Johnson asked about the expected distribution of the six affordable units. Mr. Harb explained that the affordable units would be evenly distributed across the

floors, with two units on each of the first, second, and fourth floors. He noted that this was consistent with the inclusionary housing ordinance's requirement for an even distribution.

Commissioner Johnson questioned the building's height and its fit with the surrounding environment. He suggested that a four-story building with 24 units might be more appropriate for the scale of the neighborhood, as most of the surrounding buildings were in the four-story range. He also pointed out that a smaller building might require fewer variances and parking adjustments. Mr. Harb continued to emphasize that the design had been developed to meet city requirements while balancing practical needs.

Commissioner Mangum inquired about parking, specifically referring to the Noyes Cultural Arts Center parking lot. Harb clarified that he had spoken with the city's parking coordinator, who had indicated that there might be flexibility for parking during the construction period, but he was not negotiating on behalf of the residents. Mr. Harb noted that this flexibility could potentially be useful for the duration of the two-year construction phase.

Commissioner Johnson asked Mr. Harb why he did not consider reducing the building to 24 or 25 units to minimize the need for variances and make the project more palatable to neighbors. Mr. Harb responded by clarifying that with the inclusionary housing bonus, the building's height was within the maximum allowed under Evanston's regulations. He explained that the building height, at 61.5 feet, is within the 62-foot limit, with some mechanical components and the elevator shaft exceeding that but still within the zoning allowance.

Mr. Harb acknowledged Commissioner Johnson's concern about the scale but emphasized that reducing the number of units would not be feasible given the goal of providing affordable housing, particularly the large four-bedroom affordable units, which had never been offered in the city's history. Mr. Harb also reiterated that the project was designed to be within zoning requirements, including height, making it a largely by-right development.

Commissioner Puchtel asked Mr. Harb if he had any issues with the 10 recommendations listed in the department's positive recommendation. Harb responded that he did not have any issues with them in general but was open to addressing any specific concerns if raised.

Commissioner Puchtel asked about the sustainability aspect of the project, specifically regarding solar panels and compliance with the Green Building ordinance. Mr. Harb confirmed that the project would include solar panels on the rooftop and would be in compliance with the ordinance. He also mentioned that the building would be all-electric and aimed to achieve LEED Gold certification, which aligns with sustainability goals.

Chair Lindwall opened public testimony.

Jim Swanson, a resident of 2107 Maple Avenue, expressed support for the proposed development at 2206 Maple Avenue. He acknowledged the institutional design of the

building, similar to another property across the street, but stated that a design with greater consistency with the surrounding brick buildings would be preferable. Despite this, he supported the project due to the underused parking lot it would replace. Mr. Swanson emphasized that the proposed development offers a variety of housing options, potentially accommodating families of different sizes, and appreciated Paul Harb's commitment to recruiting families and young professionals to the neighborhood. He noted that the building being a Transit-Oriented Development (TOD) along with the lack of on-street parking spaces, was a positive feature.

Mr. Swanson raised concerns about the potential impact on traffic, suggesting that parking regulations for the surrounding blocks be adjusted. He proposed making parking limited to two hours until 11 p.m. and requiring sticker parking from midnight to 5 a.m. He referenced issues with parking in the nearby Tapestry building area, where residents reportedly park on surrounding streets, contributing to parking challenges.

Stuart Cleland, a resident of 2145 Maple Avenue for 37 years, expressed support for the proposed project across the street from his home. He acknowledged the variances being discussed and suggested that compromises regarding the number of units, parking spaces, and Lot coverage are necessary. He expressed confidence that the Land Use Commission could find reasonable compromises acceptable to all parties and indicated that if such compromises are made, he would fully support the project.

Rushil Pengali, a resident of 2145 Ridge Avenue, directly behind the proposed development, expressed strong support for the project. He mentioned passing through the parking lot daily, noting that it is rarely more than a quarter full, which he finds frustrating given the city's rising rents and housing shortage. Mr. Pengali emphasized the need for more housing types like the ones proposed, especially near a transit station and major employers. He urged the Land Use Commission to approve the project without reducing its density, arguing that such housing is essential for Evanston's growth and sustainability.

James Hedstrom, a resident of 2218 Maple Avenue, expressed several concerns regarding the proposed development. He is particularly worried about the potential increase in garbage and trash issues, especially during peak move-in and move-out seasons. Mr. Hedstrom noted that during these times, there is often trash on the ground, overflowing dumpsters, and large items improperly disposed of in the alley, which can attract pests. He asked about the applicant's plans for managing trash and ensuring pest control to prevent these issues. Additionally, Mr. Hedstrom raised concerns about parking availability in the area. He pointed out that a parking study showed low usage of the existing lot, but he argued that this was because the lot is permit-controlled, and does not reflect the actual demand for parking. With more residents, he fears that street parking will become even scarcer for current residents, as parking in the area is already tight. Lastly, he expressed concerns about the health and safety impacts during construction, especially regarding noise, dust, vibration, and increased traffic. Hedstrom inquired about what measures will be taken to ensure that dust and vibration levels remain within safe limits and to minimize construction-related

nuisances like noise and traffic congestion. He concluded by asking for clarification on how these issues will be addressed.

Chair Lindwall, Mr. Hubbard, and Mr. Harb addressed concerns about trash and garbage management during move-in and move-out periods. Mr. Harb stated that they have already been asked by staff about this issue and have had two rounds of reviews, during which they developed a plan to address these concerns. Sam Hubbard confirmed that a formal plan had not been submitted by Paul Harb, but both the applicant and staff were aware of the potential trash issues in the alley on move-out days. He noted that if the applicant manages the move-outs well, it should be viable. If there were any problems, property maintenance would handle enforcement by sending violations to the property owner. Mr. Harb also reassured the commission that in previous projects, there were no issues with noise or garbage piling in the alley, and he promised a hands-on approach for managing these concerns. Regarding construction management, Mr. Harb confirmed that a plan would be required as a condition of approval, and the details would be worked out before the building permit is issued.

Commissioner Mabadi and Mr. Harb discussed the details of the solar panels proposed for the building. Harb explained that the panels would not be used to light the entire building, as they would need a much larger roof space for that. Instead, the panels would generate around 55 to 60 KW, potentially increasing to 65 KW if more panels were added to the front of the building. This energy would be stored and could be used to light common areas, but the limited roof space, the system could only do so much. Mr. Harb also explained that while there would be two rows of 16 panels, they would be spaced out to allow for maintenance and cleaning. The exact technical details on voltage and inverters were still being worked out, but the intent was to maximize the system's efficiency.

Commissioner Berlin asked about the parking covenant, specifically what the minimum parking requirements were. Mr. Hubbard clarified that the covenant being referred to was the requirement by the city to allow usage of the 11 surface parking stalls for use by the neighboring property.

Commissioner Puchtel asked staff to explain the specific zoning actions requested. Mr. Hubbard clarified that approvals for two properties were being requested. The parking lot where the building will be constructed needed several major variations, and that was the first property. Because the parking lot on the first property serves as required parking for a neighboring building on a different property, and because that parking will be removed upon construction of the proposed project, the neighboring property also needs a parking variation.

Commissioner Berlin asked the applicant about their plans to recruit families into the larger units, noting that a member of the public had expressed support for the project in part because they understood there would be intentional recruitment of families for those units.

Mr. Harb mentioned a conversation with Councilmember Burns, who had some ideas for the recruitment process. Mr. Harb also discussed plans to target potential tenants through newsletters and a website. Once live, the website would allow people to subscribe and receive updates. Additionally, social media and personal advertising would be used to spread the word about the project. Mr. Harb expressed pride in his efforts to make the project affordable and noted the challenges of satisfying everyone, especially regarding the balance between affordability, design, and parking. He emphasized that the project must be successful to ensure its completion, and while he is committed to doing his best, he acknowledged the limits of what can be done.

Commissioner Mabadi commended Mr. Harb for reaching the 20% affordability target, acknowledging how challenging it is to secure financing and meet the banks' approval. He also noted that some of his concerns about parking were alleviated by the fact that residents will not be eligible for city parking permits, so any street parking would be at their own risk, with enforcement in place. Commissioner Mabadi expressed hope that the neighbors would handle the situation amicably but recognized that residents would have to find alternative parking solutions, especially given the project's transit-oriented location. Mr. Harb responded by thanking Commissioner Mabadi and added that the project would include EV chargers and emphasized that while banks would underwrite the project at full tax value, it was his responsibility to handle the complexities of financing.

Chair Lindwall closed Public Testimony.

Commissioner Mangum expressed support for the project, particularly appreciating the inclusion of affordable housing, especially the rare availability of four-bedroom rental units in Evanston. She acknowledged concerns about parking but noted that the project is close to the train and some parking spaces are available. She also mentioned the noise from the busy street and nearby restaurants but ultimately felt that the benefits of affordable housing and the inclusion of solar panels on the roof outweighed the concerns. She suggested that the project should be approved.

Commissioner Berlin expressed support for the project, noting that the parking ratios in the packet were consistent with expectations, so she wasn't concerned about parking. She also echoed a public comment, emphasizing that building dense housing near a public transit station is a reasonable approach. She was particularly excited about the 20% affordable units.

Commissioner Puchtel expressed support for the project, highlighting the positive recommendation from Design Evanston and the site's transit-oriented nature, which makes it ideal for development. He also noted that the variances requested are reasonable, as many comparable properties in the area are non-conforming. However, he raised a concern about the recommendation to prohibit residential tenants from obtaining on-street parking permits. While he understood the goal of limiting parking impact, he found it unusual that new tenants would be excluded from a right that other renters on the street have.

In response to Commissioner Puchtel's concern about the restriction on street parking permits for new tenants, it was clarified that this restriction would apply only to the new development. The intention is to prevent tenants from opting for a relatively cheaper on-street permit rather than paying for a parking space on the property, which could worsen the parking situation. This policy has been applied to other developments, such as the Tapestry and Custer projects, to manage parking demand effectively.

Commissioner Mirintchev expressed support for the project, acknowledging that the public benefits outweigh the requested variances. He raised two architectural concerns: the lack of natural light for some bedrooms, suggesting that while ventilation might help, natural light is important for livability; and the building's height, which could impact the light for the neighboring building to the north. He recommended considering notches or design adjustments on the north facade to allow more light to reach the neighbors.

He emphasized that these suggestions were not about zoning or variances but about improving the design to better suit the community.

Commissioner Johnson expressed concern about the complexity of the parking arrangement across the four buildings. While he was not overly concerned about the volume of parking, given the building's proximity to the train station, he was interested in the public feedback, which he found generally positive. He also visited the site and stated that he was opposed to maintaining a surface parking lot in that location. Overall, he supported the project, recognizing the challenges around parking and the requested relief but emphasizing the importance of developing the building on the site.

Commissioner Mabadi shared two main thoughts. First, regarding parking, he felt the issue was resolved due to the building's transit-oriented location and the restriction on parking permits for tenants, which he believes mitigates the impact on the surrounding neighborhood. He also emphasized that parking would not be an issue for the building's long-term viability, as it would not face vacancy problems due to inadequate parking. Second, he expressed support for the project overall, noting that it outweighs the alternative of a surface parking lot. However, he mentioned that the building's height and size compared to the smaller surrounding buildings created a stark contrast, and suggested considering landscaping options to soften the presentation of the building at street level to achieve a more human-scale feel.

Chair Lindwall expressed support for the project, reflecting on how, when she first moved to Evanston, the site was just a parking lot. She emphasized that the transformation from nearly 100% asphalt to 70% asphalt with a building would be a minimal yet positive improvement for the neighborhood.

The Chair reviewed the seven Standards for Major Variations (Section 6-3-8-12.E).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: *Met. The multi-family use is permitted in the underlying zoning district and the commission heard testimony*

that redeveloping the parking lot as a multi-family development was preferable to the existing condition of the property.

2. The requested variation is in keeping with the intent of the zoning ordinance: *Met. The development will enhance the taxable value of land in the City.*
3. The alleged hardship or practical difficulty is peculiar to the property: *Met. The Variation is due, in part, to the unique circumstance that this property serves as parking for a neighboring site.*
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: *Met. Should both properties be required to conform with code, particularly with regards to parking, would result in an excess of parking in comparison to expected demand.*
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: *Met. The property will be restricted from leasing the 11 surface parking stalls at rates in excess of what they charge their tenants, and affordable housing above and beyond City requirements will be provided, which is a public benefit.*
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: *Met. The practical difficulty was created many years ago when the parking lot was developed to serve as required parking for other properties. Additionally, the surrounding properties are all substandard relative to density, coverage, and parking regulations, and this condition was established years ago when those properties were developed.*
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: *Met. This is a TOD location and the variations are aligned with neighboring development.*

Commissioner Puchtel Moved to recommend approval of the variation request for 2206 Maple Avenue, 2215-2219 Maple Avenue & 916 ½ Noyes Street, 25ZMJV-0003 with conditions as outlined in the staff report (and below).

Commissioner Mangum Seconded.

Conditions:

1. **Prior to appearing before City Council for consideration, the applicant shall provide revised data for existing setbacks of surrounding properties to allow for a potential recalculation of the 24.5' required front yard setback,**

- and revised development plans (as applicable) if the location or size of building must to change to conform to the required front yard setback.
2. The property owner shall provide, in perpetuity, access for the subject property to use two parking stalls in the garages located at the rear of 2211 Maple Avenue, that have the PIN 11-07-120-005, for the parking of tenants or guests. Evidence of a recorded agreement, for review and approval by the City, must be provided prior to building permit issuance for the proposed structure.
 3. The property owner shall provide, in perpetuity, access for usage of the 11 parking stalls on the exterior of the building at the rear of the site to residents or guests of 2215-2219 Maple Avenue & 916 ½ Noyes Street. Any rent charged for usage of these 11 spaces shall be no more than is charged for parking within the garage as may be charged to residents of the 30 dwelling units on the subject property. Evidence of a recorded agreement, for review and approval by the City, must be provided prior to building permit issuance for the proposed structure.
 4. Residential tenants of 2206 Maple Avenue will be prohibited from obtaining on-street residential parking passes for street parking in the vicinity of the subject property.
 5. The applicant shall continue to work with the property owner to the west to relocate the dumpsters, and if feasible, shall make accommodations at the rear of the subject property to facilitate the storage of the dumpsters on the east side of the alley.
 6. Any large ground mounted mechanical or electrical equipment proposed during building permit review shall be appropriately located and properly screened, to the satisfaction of City staff.
 7. The applicant shall be required to revise their storm sewer connection to discharge towards Maple Avenue instead of into the storm sewer in the alley.
 8. The property shall provide 6 units in compliance with the City's IHO regulations as outlined in their approved IHO application.
 9. The applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of a building permit. The CMP shall include, but is not limited to, the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring (if warranted); construction exhibits; and project communications/signage.
 10. Substantial compliance with the documents and testimony on record.

Ayes: Chair Lindwall, Commissioner Mirintchev, Commissioner Mabadi, Commissioner Puchtel, Commissioner Johnson, Commissioner Mangum, Commissioner Berlin

Nays:

Abstain:

This will move forward to City Council on April 14th.

IV. COMMUNICATIONS

None

V. PUBLIC COMMENT

Jeff Smith spoke about the potential impact of the development project. He pointed out that developers often build within the allowed envelope and request additional variances afterward, referencing the economic pressures that lead to such practices. He also raised concerns about the small house to the south of the site, which could experience a loss in value if the project proceeds as planned, due to its proximity to a larger building. He further questioned the assumption that building near transit reduces vehicle traffic. He mentioned that, based on his experience in other developments, the reality of parking demand is often underappreciated. He referenced Tapestry Station, where residents park off-site, exacerbating street parking issues. Residents may not park on the street in the vicinity of the development, but they will find streets just outside of the restricted vicinity, where they can still park their cars.

Mr. Smith urged the commission to carefully consider the neighborhood's long-standing zoning complexities, real estate values, and the broader impacts on the community. While he applauded the affordability aspects of the project, he expressed concern about the potential for these units to become unaffordable or be used as student housing with multiple unrelated roommates.

VI. ADJOURNMENT

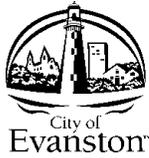
Commissioner Puchtel Moved to adjourn the meeting.
Seconded by Commissioner Johnson.

Meeting adjourned at 8:43 pm.

The next Evanston Land Use Commission meeting is scheduled to be held **on Wednesday, April 9, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton City Hall at 909 Davis Street.

Respectfully submitted,
Justin Bock, Administrative lead

Reviewed by
Meagan Jones, Neighborhood and Land Use Planner
Sam Hubbard, Senior Planner



Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Special Use for a Kennel for Tails Together
2900 Central Street, Case #25ZMJV-0026

Date: July 9, 2025

Request

Kristina Rosinia, applicant, requests a Special Use for a kennel (section 6-9-5-3) in order to keep adoptable dogs on-site as part of the retail goods and services operations for Tails Together in the B1a Business District and oCSC Central Street Corridor Overlay District. No outside animals will board or stay overnight at the facility. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-5 of the Evanston Zoning Ordinance. PIN: 10-11-202-028-0000.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements, including publication in the Chicago Tribune on June 19, 2025.

General Information

Applicant: Kristina Rosinia
Tails Together Co.
339 Maple Avenue
Wilmette, IL 60091

Owner(s): 2900 Central LLC c/o Sam Grill, Manager
345 Maple Ave
Wilmette, IL 60091

PINs: 10-11-202-028-0000

Analysis

The subject property, 2900 Central Street, is located on the south side of Central Street between Lincolnwood Drive and Reese Avenue (which ends at Central Street) in the B1a Business District and oCSC Central Street Corridor Overlay District. Apelian Carpets & Orientals rug store is the current building occupant and will be closing in July of this year. The property contains two 1-story commercial buildings, one building for retail sales fronting Central Street and the second building, used for rug cleaning, off the rear alley. On-site parking is currently accessible off the alley between Central Street and Harrison Street.

The table below indicates the zoning district and land use of properties adjacent to or across the street from the subject property:

Surrounding Zoning and Land Uses	Zoning	Land Use
North	B1a Business District, oCSC Central Street Corridor Overlay District	Sky Nails, Chiropractor Office, Famous Taco Burger restaurant, Evanston Glass and Mirror
South	R1 Single-Family Residential District	Single-family residences
East	B1a Business District, oCSC Central Street Corridor Overlay District	Morgante-Wilson Architects Ltd Evanston Fire Station #5
West	B1a Business District, oCSC Central Street Corridor Overlay District	The Fat Shallot restaurant Harmelin Art Gallery, The UPS Store, Apartments on 2 nd floor

Tails Together is a nonprofit organization that supports homeless animals and animal ownership, providing essential services to address the needs of both. This includes adoption consultations, pet training, and support for those wishing to work in animal welfare, among other services.

The front building will incorporate a community room for classes and events, a retail area including shelving for pet supplies and enclosures for animal adoption, office space, and animal rooms. In addition to the kennel for adoptable dogs, the rear building will include staff rooms and offices, animal wellness areas, a laundry/pet washing station area, and storage. Additional details on each area are below:

Daily operations

- Hours of operation: 12:00 pm – 6:00 pm Wednesday through Sunday, with additional community activities. Hours may expand as operations increase over time.
- Anticipated number of employees per shift: 3-5 typically.
- Classes/Group activities per week: 5.
- On-site parking spaces are provided behind the front building for employees, leaving on-street parking for customers: 6.
- Anticipated number of cats on-site at once: 15-25
- Anticipated number of dogs on site at once: typically 10 or less, but up to 20 temporarily if a litter comes in (which would only be there 1-2 days and then proceed to fostering)
- Anticipated number of other animals on site at once: 2-5 small animals (e.g. bunnies, guinea pigs)

Front Building – Retail Goods and Services (compliant use)

- More than 50% of the front building is dedicated to the sale of retail goods and the shelving and display of these items. Sales items include pet supplies in partnership with local Winnetka pet store Noah's Ark, as well as cats and other small animals (e.g. bunnies and guinea pigs) that are available for adoption by fee and stay on-site overnight. The retail area includes glass enclosures where animals await adoption and have space to interact with community members or potential adopters.
- Slightly less than 25% of the front building features a community room where a variety of group service activities may occur, including pet training classes, kitten cuddle yoga, crafting to create pet toys, animal advocacy education, and reading to animals. Some of these activities, such as training classes, include a fee, while others are free/open to the public, or volunteer opportunities to encourage community.
- Added Kennel Use: Existing smaller rooms at the back of the front building will be used for the adoptable animals overnight (all animals, including dogs) so that there is ample area to separate animals and ensure a calm and quiet setting. All animal areas where dogs may be overnight will include proper soundproofing, cameras, and white-noise machines. All overnight animals are adoptable animals of Tails Together - there are no other animals boarded at the facility

Rear Building – Added Kennel Use (requested special use) and accessory office/back-of-house operations

- A few small rooms are proposed for overnight dogs that are awaiting adoption. The overnight dog rooms, which will only feature adoptable dogs (no outside boarding allowed), are accessory and related to the greater Tails Together adoption center in the front building, but are considered a Kennel and require Special Use approval.
- Additional accessory areas include on-site vet care, considered an Animal Hospital use, that is incidental and for adoptable animals only (no outside animal vet care is allowed), offices, a staff room, a laundry facility, and storage areas.

- The success of the facility is directly tied to the ample space both buildings provide, which allows the animals to be separated into different areas.

Special Use Analysis

A Kennel is listed as a Special Use in the B1a Business District, Section 6-9-5-3.

The Zoning Code defines a Kennel as follows, Section 6-18-3:

Any establishment for which the principal use or purpose is the housing of domestic animals, including overnight stays. Multiple animals shall be permitted outside on the premises when accompanied by staff and only between the hours of 8:30 a.m. and 4:30 p.m. on any day. Individual animals shall be permitted outside on the premises to relieve themselves at any time during the Center's hours of operation when accompanied by staff. Prior to beginning operation of any such Kennel, the operator shall submit to the Zoning Administrator a contingency plan for those times when an owner fails to claim his/her animal(s), and, thereafter, comply with said plan. The operator of any such Kennel shall comply with the applicable regulations of [Title 8](#), Chapter 4, and [Title 9](#), Chapter 4 of the City Code, as amended.

Though the proposed kennel will be incidental to other business operations, per Section 6-4-6-2, accessory uses cannot include a kennel.

Additionally, staff notes that "vet care" is considered an Animal Hospital use which is also a Special Use in the B1a district. The Zoning Code defines an animal hospital as follows:

A use or structure intended or used primarily for the testing and treatment of the disorders of animals, including the indoor boarding of animals for such purpose, but not the training or grooming of animals, or outdoor cages, pens, or runs for the animals.

Due to the incidental nature of the use being only for adoptable animals, staff considers it to be accessory to the business operations and is permitted. Should this use expand to include outside animals, staff proposes a condition that the special use may be expanded administratively to include an Animal Hospital as an additional primary use.

As noted above, the applicant has stated that the kennel will not be used for outside dogs, only for adoptable dogs. The applicant is also committed to soundproofing, additional insulation, overnight camera monitoring, and use of white noise machines to ensure animals in the space are comfortable. Dogs that stay overnight will only stay in soundproofed rooms and staff and volunteers will walk the dogs throughout the neighborhood, carrying waste bags to ensure no waste is left on private or city property. A pet waste station with bags and disposal will be installed at both the front and rear of the facility.

The applicant provided past precedent for similar retail goods and services uses in Evanston, past and present, including the following:

- PetSmart (2221 Oakton St.) – Includes a Special Use for a Kennel for the Pet Hotel where animals are specifically housed overnight and boarded. This is separate from any animals that are for sale as part of the Retail Goods use that stay overnight. Retail animals that stay overnight include cats, birds, reptiles/amphibians, and fish.
- Paws & Claws (829 Chicago Ave.) - retail pet store with cats available for purchase.
- Thee Fish Bowl (600 Dempster St.– closed 2021) – Included a substantial amount of live animals for sale that stayed on site overnight, including rabbits, hamsters, rats, reptiles, amphibians, cats, a famous giant tortoise, and fish.
- Follow Your Nose (2016 Central St.) – Offers grooming services, mobile vet clinic that visits periodically
- Pet People/Hollywood Feed (2672 Green Bay Rd.) - includes a pet spa with dog bath.
- Pet Supplies Plus (1916 Dempster St.) - includes dog grooming, sale of many different types of fish in glass enclosures, and the sale of birds, reptiles, amphibians, and ferrets, and a mobile vet clinic that visits periodically.

Department Recommendation

The Community Development Department finds the Standards for Approval (Section 6-3-5-10) are met and recommends approval of the request to amend the existing Special Use approval to permit a Kennel and consideration of the following:

1. All animal areas where dogs will be staying overnight shall include proper soundproofing, cameras, and white-noise machines.
2. Hours of operation are 12:00 pm – 6:00 pm Wednesday through Sunday with additional community activities. Hours may expand administratively by Community Development staff as operations increase but shall be no earlier or later than 6:00 am - 9:00 pm.
3. The accessory Animal Hospital (“vet care”) use is limited to adoptable animals. Should this use expand to outside animals, staff may administratively expand the special use permit to include this as an additional primary use.
4. Employees are not to park on the street during hours of operation.
5. The Applicant shall construct the associated improvements to the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council.
6. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.

Standards for Approval

The proposed Special Use must follow the Standards for a Special Use (Section 6-3-5-10). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that the proposed special use:

1. It is one of the special uses specifically listed in the zoning ordinance; *Kennels are listed as a special use within the B1a Business District as are Animal Hospitals.*
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; *The use is compliant with the comprehensive general plan and zoning ordinance. The proposed use promotes the goal of retaining and enhancing a diversity of business, commercial and industrial areas as desirable locations of economic activity.*
3. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole; *There are a limited number of businesses and organizations with similar uses in Evanston and none in the immediate surrounding neighborhood that offer the same service as proposed. There is limited potential for the use to have a negative impact on the surrounding area.*
4. It does not interfere with or diminish the value of property in the neighborhood; *The proposed use will provide continuity in the pedestrian experience of Central Street and occupancy of a commercial space, preventing an empty storefront. Classes and volunteer opportunities will help engage the community and promote additional activity in the business district.*
5. It can be adequately served by public facilities and services; *The use is going into an existing space that is served by appropriate infrastructure and services.*
6. It does not cause undue traffic congestion; *There are 6 parking spaces for employee use which will leave on-street parking available for customers.*
7. It preserves significant historical and architectural resources; *The mid-century modern storefront will be preserved and largely unchanged with the exception of signage.*
8. It preserves significant natural and environmental features; *There are no existing significant natural or environmental features on the site.*
9. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation. *The use complies with other applicable regulations and ordinances and does not request any variations.*

Action by the Commission

After making findings of fact as to whether or not the requested Special Use meets or does not meet the aforementioned Standards for Special Use, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for the Special Use requested. The Commission may choose to include

2900 Central Street - Page 6 of 7

recommended conditions that the City Council may then consider when making the final determination. The Land Use Commission is the recommending body and the City Council is the determining body (Zoning Code Section 6-3-5).

Attachments

Aerial View of Property

Zoning Map of Property

Street View of Property

Special Use Application - submitted May 25, 2025

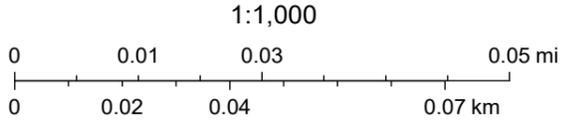
Public Notice

2900 Central St. Aerial Map



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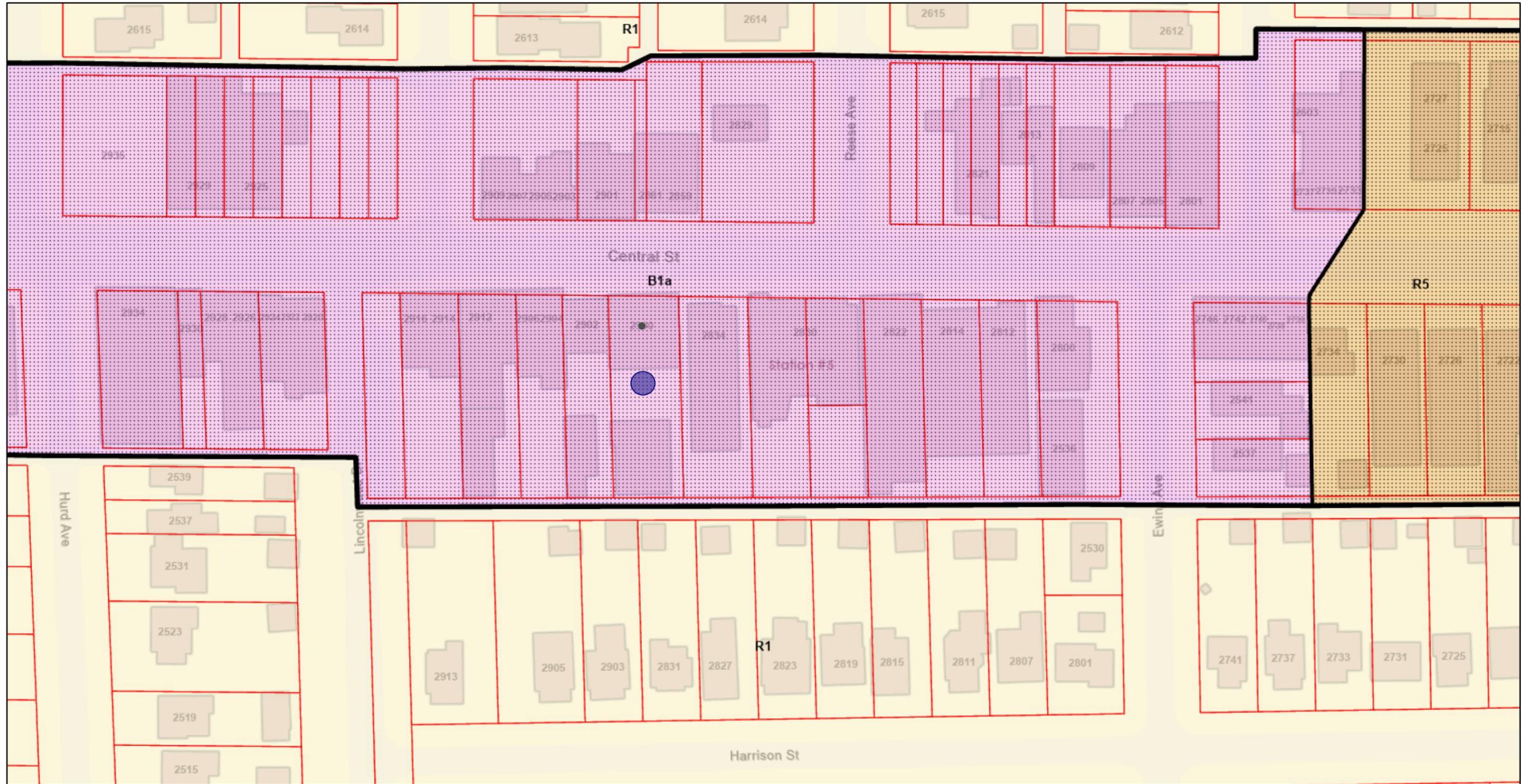
 Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS

ArcGIS Web AppBuilder
City of Evanston IL, Imagery courtesy Cook County GIS |

2900 Central Street



6/18/2025, 4:23:46 PM

Zoning Districts

B1a - Business

R1 - Single-Family Residential

R5 - General Residential

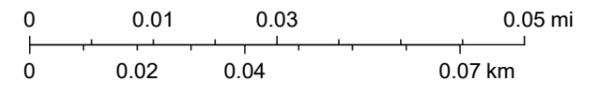
Zoning Overlay Districts

oCSC - Central Street Corridor

Zoning Boundaries & Labels

Tax Parcels

1:1,000



Google Maps

2861 Central St
2900 Central Street



Image capture: May 2025 © 2025 Google





2900 Central Street
Special Use Application
Submitted 05.27.2025

Tails Together Special Use Package - 2900 Central Street

1. Completed & Signed Special Use Application
2. Application Responses/Standards for Approval
3. Tails Together Operations Summary & Credentials
4. Use Determination Package - Approved Retail Goods & Services
5. Proposed Floor Plans - Adds Kennel Special Use
6. Proof of Property Ownership
7. Plat of Survey
8. Existing Site Plan (aerial)
9. Existing Floor Plan



SPECIAL USE APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 2900 Central Street

Permanent Identification Number(s):

PIN 1: 10-11-202-028-0000 PIN 2: _____

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Kristina Rosinia Applicant's Rep: Melissa Klotz, MKDA LLC melissaklotz1983@gmail.com

Organization: Tails Together Co.

Address: 339 Maple Avenue

City, State, Zip: Wilmette, IL 60091

Phone: Work: 904-708-9281 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: kristina@tails-together.org

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: _____
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: 2900 Central LLC c/o Sam Grill, Manager

Address: 345 Maple Ave.

City, State, Zip: Wilmette, IL 60091

Phone: Work: 847-361-4551 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: grillsam@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

[Signature]
Property Owner(s) Signature(s) -- REQUIRED

5/23/25
Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

[Signature]
Applicant Signature -- REQUIRED

5/23/25
Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: _____
- Project Site Plan Date of Drawings: _____
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: _____
- Application Fee Amount \$ _____

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

In addition to the compliant approval for a Retail Goods & Services pet store, Tails Together requests a Special Use for a Kennel in order to keep adoptable dogs on-site including overnight. No outside animals will board/stay overnight at the facility. See Operations Summary for details.

APPLICANT QUESTIONS

- a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

See attached Application Responses.

- b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

See attached Application Responses.

- c) Will the requested special use be adequately served by public facilities and services?

See attached Application Responses.

d) Will the requested special use cause undue traffic congestion?

See attached Application Responses.

e) Will the requested special use preserve significant historical and architectural resources?

See attached Application Responses.

f) Will the requested special use preserve significant natural and environmental features?

See attached Application Responses.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

See attached Application Responses.



**City of Evanston
DISCLOSURE STATEMENT**

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.
Does not apply

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)
Does not apply

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ____ above, or indicated below.

~~2900 CENTRAL LLC~~
 SAMUEL GRILL 345 MAPLE WILMETTE, IL 60091 947-361-4551
 SCOTT INBINDER 1350 E. TOUHY #360E DESPLAINES, IL 773-557-7567

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

~~Kristina Bosinia, CEO, 339 Maple Ave., Wilmette, IL 60091~~

~~Chris Stegall, Director, 4430 N La Crosse Ave, Chicago IL 60630~~

~~Lauren Reidy, Director, 1986 Manor Lane, Park Ridge IL 60068~~

~~Emily Yacker, Director, 136 S Spring Ave, LaGrange IL 60525~~

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.



Application Responses/ Standards for Approval

Application Responses/Standards for Approval:

- a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?**

Yes, a Kennel is an eligible Special Use in the B1a District per Section 6-9-5-3 of the Zoning Code.

- b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?**

No, surrounding property values will benefit from a vibrant active storefront and a retail use with group classes/events and volunteer opportunities that will further encourage community in the area and promote activity in the business district.

There are no similar pet stores in the immediate area so the requested special use will not cause a negative cumulative effect.

- c) Will the requested special use be adequately served by public facilities and services?**

Yes, the buildings are existing and currently feature appropriate public facilities and services.

- d) Will the requested special use cause undue traffic congestion?**

No, the site features six parking spaces accessed via the alley that are for employee parking to ensure street parking is left available for customers.

- e) Will the requested special use preserve significant historical and architectural resources?**

Yes, the existing building features a mid-century modern all-glass storefront that will be preserved and embraced.

- f) Will the requested special use preserve significant natural and environmental features?**

N/A - no significant natural or environmental features exist on the property.

- g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent**

such regulations have been modified through the planned development process or the grant of a variation?

Yes, the special use will comply with all other applicable regulations and does not request any variation.



Operations Summary & Credentials

Operations Summary:

Tails Together is a 501(c)3 nonprofit organization that supports homeless animals and animal ownership through community. The organization is currently approved to operate a Retail Goods and Services adoption pet store at 2900 Central Street, and now requests a Special Use to operate an accessory Kennel to keep adoptable dogs overnight on-site. The Kennel is not available for the outside boarding of other dogs.

2900 Central Street is within the B1a Business District and the oCSC Central Street Overlay District. The property features the original 1946 building in the rear that has been used for rug cleaning since its construction and expansion over time, and the larger front commercial building that was constructed in 1965 for retail sales.

The following operational aspects detail the Tails Together Retail Goods and Services use that is approved for the front building, as well as the request for a small accessory on-site Kennel so that adoptable dogs may stay on-site overnight.

Front Building - Retail Goods and Services (compliant use)

- More than 50% of the front building is dedicated to the sale of retail goods and the shelving and display of these items. Sales items include pet supplies in partnership with local Winnetka pet store Noah's Ark, as well as cats and other small animals (e.g. bunnies and guinea pigs) that are available for adoption by fee and stay on-site overnight. The retail area includes glass enclosures where animals await adoption and have space to interact with community members or potential adoptees safely yet visibly.
- Slightly less than 25% of the front building features a community room where a variety of group service activities may occur including pet training classes for owned pets in the community, kitten cuddle yoga, crafting to create pet toys, animal advocacy education, and reading to animals. Some of these activities such as training classes include a fee, while others are free/open to the public, or volunteer opportunities to encourage community.
- ADDED KENNEL USE (Special Use): Existing smaller rooms at the back of the front building will be used for the adoptable animals overnight (all animals including dogs) so that there is ample area to separate animals and ensure a calm and quiet setting. All animal areas where dogs may be overnight will include proper soundproofing, cameras, and white-noise machines. All overnight animals are adoptable animals of Tails Together - there are no other animals boarded at the facility.

Rear Building - ADDED KENNEL USE (Special Use) and accessory office/back-of-house operations

- A few small rooms are proposed for overnight dogs that are awaiting adoption. The overnight dog rooms, which will only feature adoptable dogs (no outside boarding allowed), is accessory and related to the greater Tails Together adoption center in the front building, but is considered a Kennel and requires Special Use approval.

- Additional accessory areas include on-site vet care that is incidental and for adoptable animals only (no outside animal vet care is allowed), offices, a staff room, laundry facility, and storage areas.
- The success of the facility is directly tied to the ample space both buildings provide which allow the animals to be separated into different areas.

Daily Operations:

- Hours (open to the public): Hours to be determined but likely 12-6pm W-Su, with additional community activities such as kitten cuddle yoga in morning windows; hours may expand as operations increase over time
- Anticipated number of cats on-site at once: 15-25
- Anticipated number of dogs on-site at once: typically 10 or less, but up to 20 temporarily if a litter comes in (which would only be there 1-2 days and then proceed to fostering)
- Anticipated number of other animals on-site at once: 2-5 small animals (e.g. bunnies, guinea pigs)
- Classes/Group Activities per week: 5
- Employees per shift: 3-5 typically
- On-site parking: +6 existing spaces in the rear via the alley

Tails Together is committed to ensuring there are no negative impacts on neighboring properties due to the Kennel use and is committed to substantial soundproofing, additional insulation, overnight camera monitoring, and use of white noise machines to ensure animals are comfortable and calm. Dogs will only stay overnight in soundproofed rooms. The soundproofed rooms will house a handful of dogs who rotate to foster homes when needed. The buildout will comply with all city code requirements.

Staff and volunteers will walk the dogs throughout the neighborhood, which will increase pedestrian activity and eyes on the street to promote a vibrant business district and community. All staff/volunteers will carry waste bags with them and ensure pet waste is never left on any private or city property. Staff is familiar with urban environments and commits to proper pet waste management (the same as is done at PAWs in Chicago where 100-150 dogs are walked daily without issue). Since 2900 Central Street is well-located with a variety of walking paths in the area, the minimal amount of dogs walked will not negatively impact other properties or the surrounding area. A pet waste station with bags and disposal will be installed at both the front and rear of the facility.

Tails Together is in communication with the business owners immediately east and west, and held a neighborhood meeting with surrounding property owners (including the single family properties along the block south of the alley) to answer questions about operations and ensure any impacts from the business are positive.

No changes are proposed outdoors or to the existing surface parking lot with six parking spaces between the two buildings. Animals are at the site short-term for adoption so they do not need or

have outdoor play space. No changes are proposed to the exterior of either building other than awnings/signage, and installation of the pet waste stations.

The building's storefront will remain activated with the Retail Goods and the Retail Services use that is already approved.



Kristina Rosinia - MPH, KPA CTP, CPDT-KA* CEO

Kristina is CEO and Co-founder of Tails Together Co. Kristina has loved animals her whole life and decided to jump into animal welfare professionally after volunteering at a high-kill shelter where she saw great animals euthanized daily simply because of a lack of space. She inquired how she could help and found the greatest impact was to develop a

foster program and provide training support to those fosters. Kristina has fostered hundreds of animals personally and created networks to save vulnerable animals by finding them a temporary home. However, she found once they were adopted is where training needs reached a peak – so Kristina decided to become a certified trainer. Kristina has provided private and group training support for thousands of animals for over a decade and supports rescues across the country with her animal welfare expertise. Kristina had a career running nonprofits and decided to bring this operations and strategy skillset to supporting animals and the humans who loved them. Kristina recently ran the largest no-kill shelter in the Midwest for over 3 years, supporting over 25,000 animals a year, more than doubling their pulls from the local animal control while cutting their length of stay by 45%.

Kristina holds a Bachelor of Science from the University of Florida, a Masters from Washington University in St. Louis and is a graduate of the extensive Karen Pryor Academy dog training professional program. She is a Karen Pryor Academy Certified Training Professional (KPA CTP), is a Certified Professional Dog Trainer Knowledge Assessed (CPDT-KA) by the Certification Council for Professional Dog Trainers (CCPDT), is a Supporting Member of the International Association of Animal Behavior Consultants (IAABC), and is a Professional Member of the Association of Professional Dog Trainers (APDT). Kristina is also a graduate of the Karen Pryor Academy “Puppy Start Right for Instructors” course, specifically focused on socialization and development needs of puppies as they start their training journey and a graduate of the Karen Pryor Academy “Shelter Training and Enrichment” course which focused on helping improve the quality of life and adoptability of shelter animals, as well as making them more successful in their forever homes. Additionally, Kristina is a graduate of the Karen Pryor Academy “Train Your Cat” course with an expansive knowledge of cat behavior, enrichment and even clicker training your cat! Kristina is also an approved American Kennel Club evaluator for the [Canine Good Citizen](#) program, Urban CGC, S.T.A.R. Puppy, Tricks and Home Manners programs.

*MPH (Master of Public Health), KPA CTP (Karen Pryor Academy Certified Training Partner), CPDT-KA (Certified Professional Dog Trainer – Knowledge Assessed)





Use Determination Package
Approved Retail Goods &
Services



**Zoning Analysis
Summary**

Review Date: 4-18-25, **Updated 5-6-25**
By: Sam Hubbard, Interim Zoning Administrator &
Senior Planner

Case Number:

Case Status/Determination:

25ZONA-0028 – 2900 Central Street

COMPLIANT

Applicant: Kristina Rosinia, Tails Together

Plans prepared by: Just Floorplans, Inc

Plans dated: Undated

Survey dated: N/A

District: B1a/oCSC

Proposal:

Establish a Retail Sales and Retail Services Establishment in the B1a and Central Street Corridor Overlay District.

Compliant:

Code Section	Proposed	Required Action
6-9-5-2	Retail Sales and Retail Services Establishment	Submit for building permit (as applicable) and business registration.

Additional Comments:

Central Street Corridor Overlay District: Compliant

6-4-1-9	<p>Standard: Active ground floor uses are required on the ground floor level along the primary street frontage (Central Street).</p> <p>Proposed: Active ground floor uses are proposed.</p>
---------	--



Re: Determination of Use submittal

1 message

Sam Hubbard <shubbard@cityofevanston.org>
To: Kristina Rosinia <kristina@tails-together.org>
Cc: Melissa Klotz <melissaklotz1983@gmail.com>

Tue, May 6, 2025 at 3:12 PM

Hi Kristina,

Thank you for the clarification and quick response!

Please see the results of the zoning determination attached. In sum, based on the details provided we can consider the principal use of the property to be retail sales, however, please note that we're coming to this determination based on the fact that Tails Together will not be "selling" or storing animals (e.g. dogs) onsite that would require outdoor exposure and have a more substantial potential impact on neighbors. If the storage/sale/adoption of dogs or other similar larger mammals is proposed, we would likely consider that component to be more similar to a kennel, which would require Special Use approval.

Please let me know if you'd like to discuss the Special Use process or have any questions or clarifications.

Sam Hubbard
Senior Planner/Interim Zoning Administrator
Community Development Department
City of Evanston

909 Davis Street | Evanston, IL 60201 | Phone Number (847) 448-8687
shubbard@cityofevanston.org | cityofevanston.org

Beginning March 10, 2025, all mail should be addressed to the City of Evanston located at the Lorraine H. Morton City Hall, 909 Davis Street, Evanston, IL 60201. ATTN: Name, Department.

Beginning April 1, 2025, please visit us at our new home located at 909 Davis Street.

The City of Evanston is committed to promoting a citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a [request form online](#).

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, may be subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Tue, May 6, 2025 at 2:35 PM Kristina Rosinia <kristina@tails-together.org> wrote:

Hi Sam,

Correct, no dogs overnight unless or until that's approved. This would be cat, guinea pigs, and bunnies who are categorized as small mammals.

Yes, typical sales ops. Noah's Ark is just a supplier providing items at their cost but all sales are at 2900 Central paid to and with profits going to Tails Together. Noah's Ark is advertising us in their store to drive Winnetka clients to Evanston.

I appreciate your help and Melissa please correct or add anything I missed.

Best,
Kristina

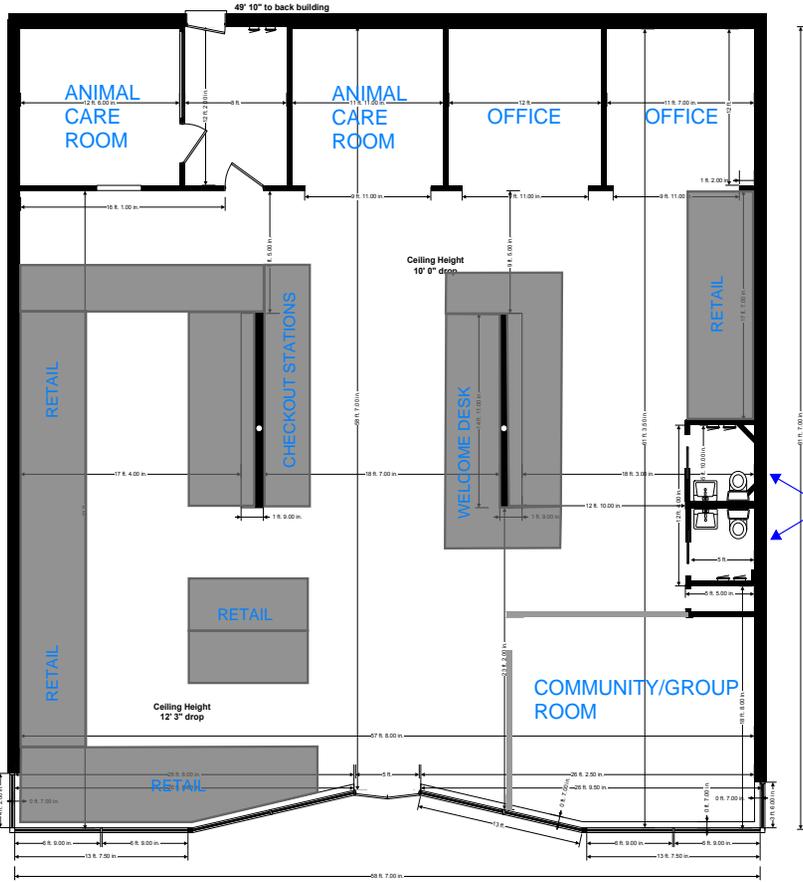
-

Kristina Rosinia, MPH, KPA CTP



TAILS TOGETHER - RETAIL FLOOR PLAN

UPDATED 05.02.2025

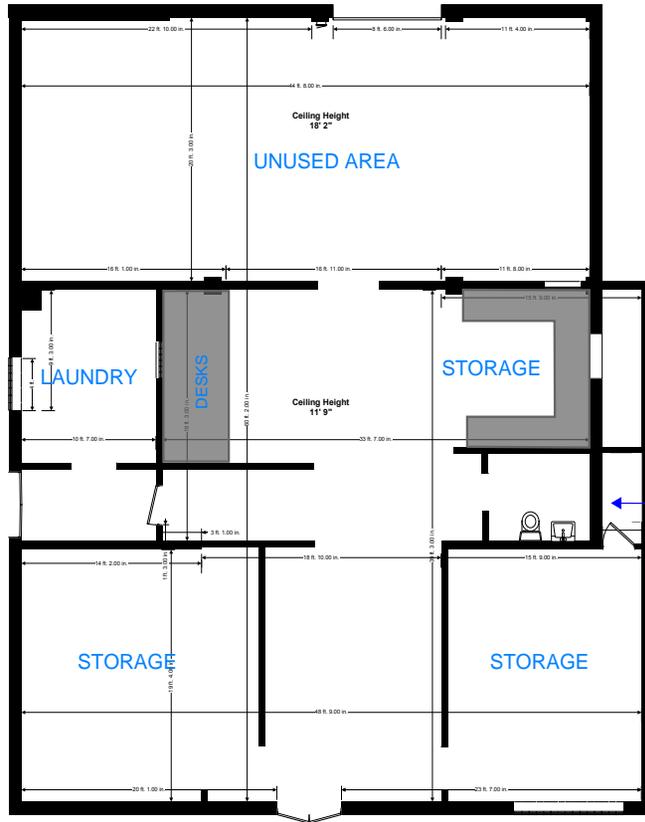


2900 Central Street Evanston IL		DATE	PROJECT NO.	ISSUE NO.	REV.
DRAWN	Just Floreana Inc - Chicago				
SCALE	1/4" = 1'-0"	Front Building		DATE	1 OF 5





The accuracy of the information is neither guaranteed nor subject to alteration, addition, and/or withdrawal without further notice.



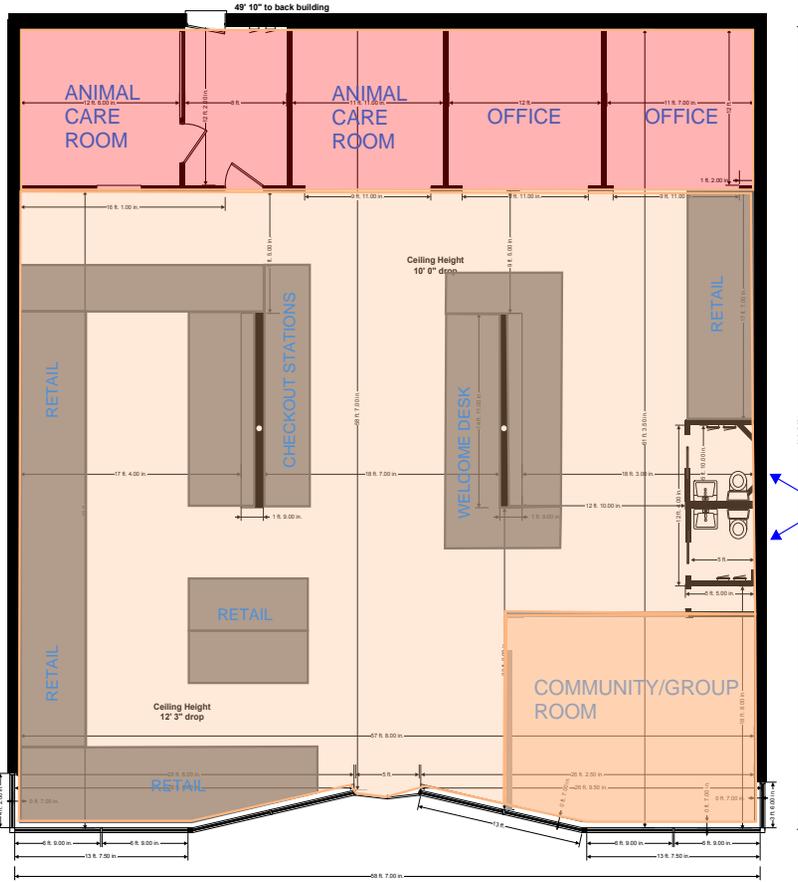
GENDER
NEUTRAL
ADA
RESTROOM

2900 Central Street Evanston IL				
DATE	PROJECT NO.	ISSUE NO.	REV.	
DRAWN: Just Floorplans Inc - Chicago				
SCALE: 1/4" = 1'-0"	Rear Building		DATE:	4 OF 5



TAILS TOGETHER - RETAIL FLOOR PLAN

UPDATED 05.02.2025



- Retail Goods Area
- Retail Services Area
- Accessory: Storage/Operations

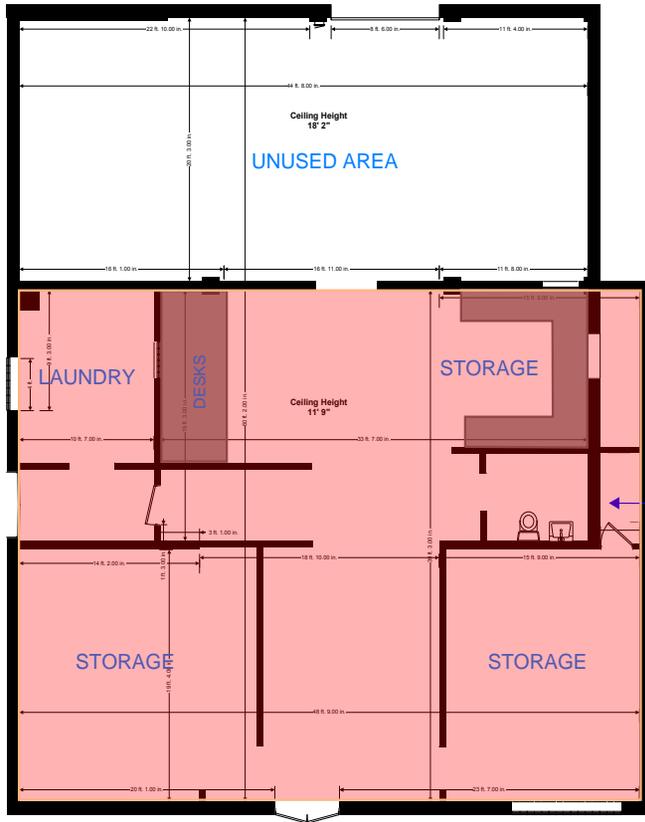
GENDER
NEUTRAL
ADA
RESTROOMS
(2)

2900 Central Street Evanston IL		DATE	PROJECT NO.	DATE	REV.
DRAWN	Just Floormats Inc - Chicago				
SCALE	1/4" = 1'-0"	Front Building		SHEET	1 OF 5





The accuracy of the information is neither guaranteed nor is it subject to alteration, addition, and/or withdrawal without further notice.



GENDER
NEUTRAL
ADA
RESTROOM

2900 Central Street Evanston IL				
DATE	PROJECT NO.	ISSUE NO.	REV.	
DRAWN: Just Floorplans Inc. - Chicago				
SCALE: 1/4" = 1'-0"	Rear Building		SHEET: 4 OF 5	



Updated 05.02.25

Operations Summary:

Tails Together proposes to operate a pet store that sells pet supply products and small mammals for adoption. Revised and simplified from the original Determination of Use request, we now request to use ONLY the front building, and as follows as a Retail Goods and Services Establishment:

- Retail Goods Establishment - the majority of the building is dedicated to the sale of retail goods and the shelving and display of these items. Sales items include pet supplies in partnership with local Winnetka pet store Noah's Ark, as well as small mammals that are available for adoption by fee. The retail area comprises more than half of the storefront and a significant portion of the building and establishes an Active Ground Floor Use.
- Retail Services Establishment - less than 25% of the front building is dedicated to a community room where a variety of group service activities may occur including pet training classes, kitten cuddle yoga, crafting to create pet toys, animal advocacy education, and reading to animals. Many of these activities such as training classes include a fee. This Retail Service use also establishes an Active Ground Floor Use.

Small mammals including cats will stay overnight in the retail area. Overnight stays do not constitute a Kennel use per the Zoning Code since the principal use is not the housing of animals; rather that is one incidental aspect of the larger Retail operation. If the overnight stay of mammals at a pet store constitutes the housing of animals and is therefore considered a Kennel use, then all Retail Goods Establishments are housing items and are therefore Warehouse Establishments that are noncompliant zoning uses in most commercial/business/downtown zoning districts. The overnight stay of mammals onsite is incidental to the Retail Goods and Services use.

Rear Building (not open to the public) - storage and administrative offices.

Past Precedent for a Retail Goods & Services Establishment:

Thee Fish Bowl, 600 Dempster St (closed circa 2021) legacy beloved local business - Included a substantial amount of live animals for sale that stayed on site overnight including rabbits, hamsters, rats, reptiles, amphibians, cats, a famous giant tortoise, and fish.

Follow Your Nose, 2016 Central St - Offers grooming services, mobile vet clinic that visits periodically.

Paws & Claws, 829 Chicago Ave - retail pet store with cats available for purchase.

Pet Supplies Plus, 1916 Dempster St - includes dog grooming, sale of many different types of fish in glass enclosures, and the sale of birds, reptiles, amphibians, and ferrets, mobile vet clinic that visits periodically.

Pet People/Hollywood Feed, 2672 Green Bay Rd - includes a pet spa with dog bath.

Petsmart, 2221 Oakton St - Includes a Special Use for a Kennel for the Pet Hotel where animals are specifically housed overnight and boarded. This is separate from any animals that are for sale as part of the Retail Goods use that stay overnight. Retail animals that stay overnight include cats, birds, reptiles/amphibians, and fish.

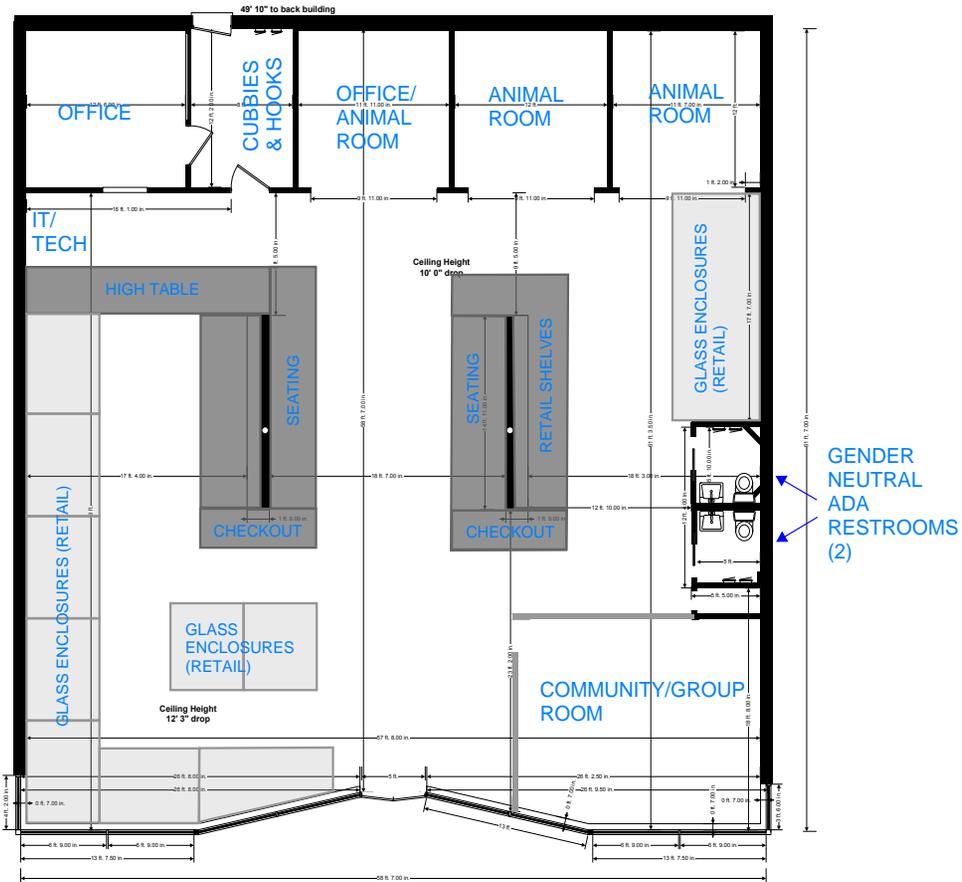
Evanston Animal Shelter, 2310 Oakton St - this is not a comparable use. The Animal Shelter takes Cook County Animal Control drop offs including wild animals and unadoptable animals. This facility specifically includes quarantine areas to separate animals, outdoor runs, and kennels. This is in no way the same use as a pet store.



Proposed Floor Plans - Adds Kennel Special Use



TAILS TOGETHER IDEAL FLOOR PLAN INCLUDING KENNEL

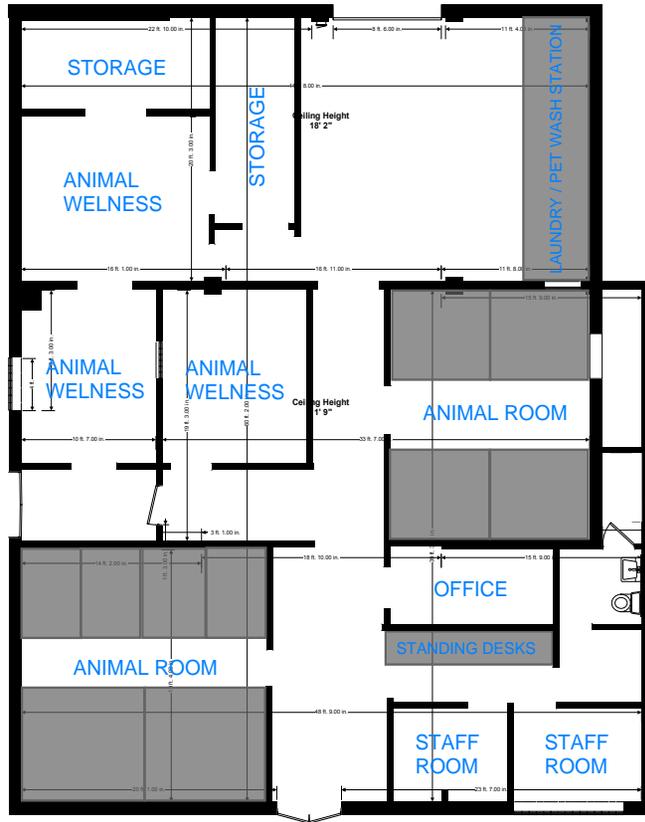


2900 Central Street Evanston IL		DATE	PROJECT NO.	DATE	REV.
DRAWN	Just Floplans Inc - Chicago				
SCALE	1/4" = 1'-0"	Front Building		SHEET	1 OF 5





The accuracy of the information is neither guaranteed nor is it subject to alteration, addition, and/or withdrawal without further notice.



GENDER NEUTRAL ADA RESTROOM

2900 Central Street Evanston IL				
DATE	PROJECT NO.	DRAWING NO.	REV.	
DRAWN: Just Floorplans Inc. - Chicago				
SCALE: 1/4" = 1'-0"	Rear Building		SHEET: 4 OF 5	





Proof of Property Ownership



Chicago Title Company, LLC
500 Skokie Boulevard, Suite 290, Northbrook, IL 60062
Phone: (847)509-3322 | FAX: (847)509-9886

Disbursements Summary

Settlement Date: May 22, 2025	Escrow No.: CMNB-0207-25CNW931110NB
Disbursement Date: May 22, 2025	Escrow Officer: Cheryl L Brady
Settlement Agent: Chicago Title and Trust Company (847)509-3322	Place of Settlement: 650 Dundee Road, Suite 340 Northbrook, IL 60062 Phone: (847)509-3322 Fax: (847)509-9886
Buyer : 2900 Central LLC 345 Maple Ave. Wilmette, IL 60091	Seller : George Apelian, Trustee of the George Apelian Trust u/a/d July 14, 1983 2900 Central St. Evanston, IL 60201
Lender: Hoyne Savings Bank 810 S. Oak Park Ave. Oak Park, IL 60304	Property: 2900 Central St. Evanston, IL 60201 APN/Parcel ID: 10-11-202-028-0000



Plat of Survey

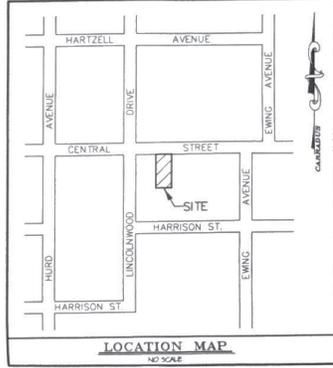
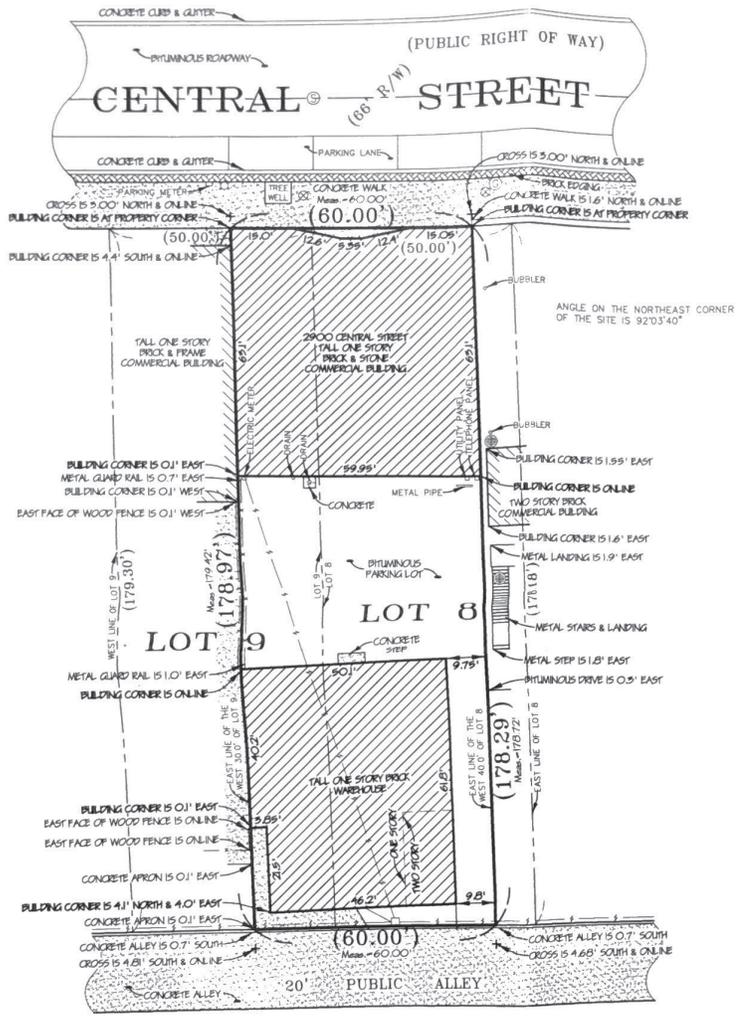
SURVEY LEGEND
 ● Monumentation Found
 ○ Monumentation Set (PLS 35-2501)
 (SOT) Record Dimension
 — Fence Line

ALTA/NSPS SURVEY

THE WEST 40 FEET OF LOT 8 AND LOT 9 (EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 4 IN E.T. PAUL'S ADDITION TO EVANSTON IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-11-202-028
 AREA OF SITE - 10,737 SQ.FT. 0.2465 ACRES
 AREA OF BUILDING - 6,743 SQ.FT.

UTILITY LEGEND
 □ UTILITY POLE
 ○ SIGN
 ⊕ LIGHT POLE
 ⊕ UTILITY MANHOLE
 ⊕ GAS VALVE
 ⊕ WATER VALVE
 ⊕ SANITARY MANHOLE
 ⊕ STORM MANHOLE
 ⊕ STORM INLET
 ⊕ CURB INLET
 ⊕ FIRE HYDRANT
 ⊕ B-BOX
 ⊕ STREET LIGHT



TITLE POLICY INFORMATION

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME THAT IS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 25CNW931110NB DATED JANUARY 24, 2025 AND HAS BEEN USED IN PREPARATION OF THIS PLAT.

SCHEDULE B PART II EXCEPTIONS

NO SURVEY RELATED EXCEPTIONS LISTED IN TITLE POLICY

NOTES

- 1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
- 2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
- 3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
- 4.) LEGAL DESCRIPTION AS SHOWN IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- 5.) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.
- 6.) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- 7.) NO EVIDENCE OF PROPOSED RIGHT OF WAY CHANGES HAS BEEN PROVIDED TO THIS OFFICE. NO EVIDENCE OF CHANGES IN THE RIGHT OF WAY WERE OBSERVED DURING THE COURSE OF PERFORMING THE FIELD WORK.
- 8.) NO EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES BASED ON THE RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED TO THIS OFFICE.
- 9.) THERE DOESN'T APPEAR TO BE ANY ENCRAGEMENTS OF THE BUILDING OVER THE PROPERTY LINE OR RECORDED BUILDING LINES.
- 10.) NO PARKING SPACES DELINEATED ON SITE.
- 11.) THIS PROPERTY HAS DIRECT ACCESS TO AND FROM SITE TO CENTRAL STREET A PUBLIC RIGHT OF WAY AND A PUBLIC RIGHT OF WAY.
- 12.) NO ZONING INFORMATION HAS BEEN PROVIDED BY THE CLIENT TO THIS OFFICE.

FLOOD CERTIFICATION
 THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17001C0254K
 EFFECTIVE DATE: SEPTEMBER 10, 2021
 ZONE: X

STATE OF ILLINOIS) SS
 COUNTY OF DU PAGE)
 CERTIFIED TO: 2900 CENTRAL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1 THROUGH 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/04/25. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 4th DAY of April, A.D. 2025.
 BY: *Richard L. Schencker*, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2026.



Oreded By:
 Richard L. Schencker, Esq.
 555 Skokie Blvd. Suite 495
 Northbrook, Illinois 60062
 (224) 723-5700

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 60°F.
2. Distances shown along curved lines are Arc Measurements unless otherwise noted.
3. Compare the Legal Description, Building Lines and Easements as shown hereon with your deed. This Insurance Policy is the Commitment.
4. Consult local authorities for additional setbacks and restrictions not shown hereon.
5. Compare all survey points and report any discrepancies immediately.
6. Consult utility companies and municipalities prior to the start of any construction.
7. Measurements to and along buildings are exterior foundation measurements.
8. Do Not Assume Distances from unlocated monuments made hereon.

CARRADUS LAND SURVEY INC.
 Residential & Commercial Land Surveying Services
 191 S. GARY AVENUE SUITE 180, CAROL STREAM, ILLINOIS, 60188
 (630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM
 PREPARED FOR: RICHARD L. SCHENCKER, ESQ.
 DRAWN BY: CMG DATE OF FIELD WORK: 04/04/25 SCALE: 1"=20' PLOT NO.: 48-00 PROJECT NO.: 41526-AL

05/13/25 REVISE CERTIFICATION



Existing Site Plan (aerial)



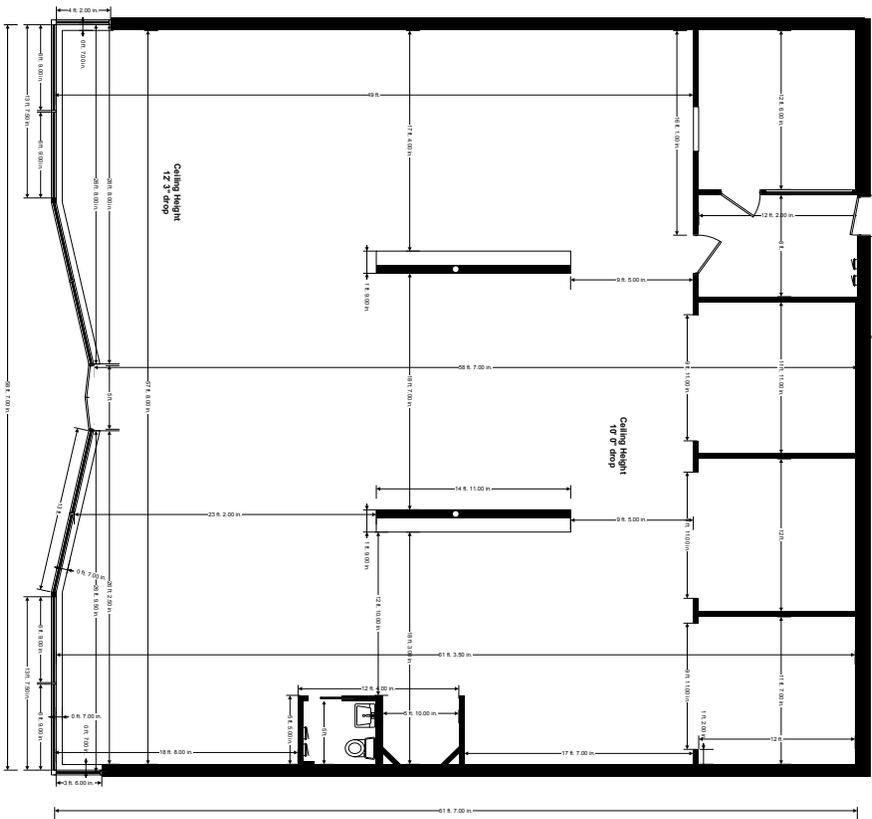
City of Evanston IL, Imagery courtesy Cook County GIS



Existing Floor Plan



The owner of the information contained herein is not responsible for any errors or omissions in this drawing.

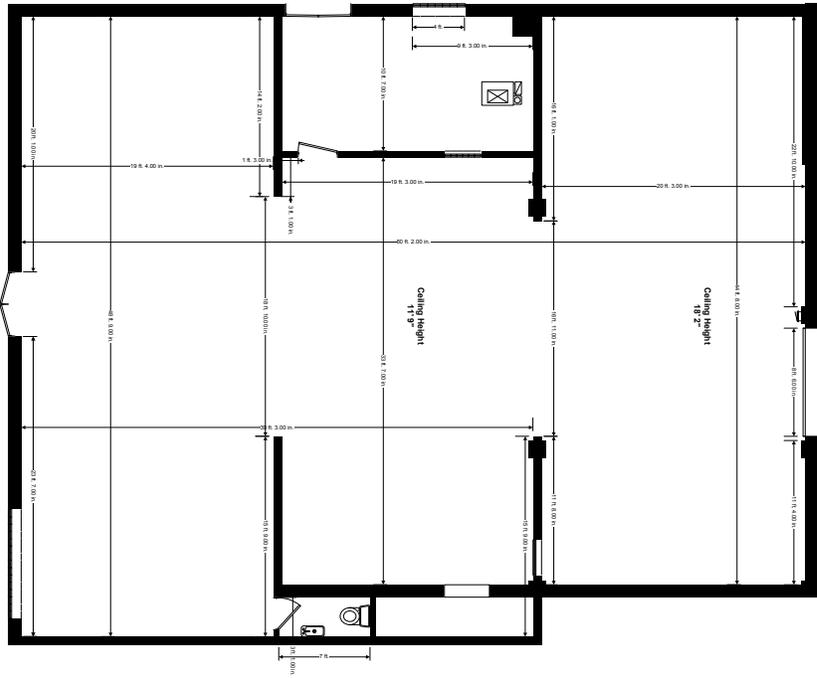


2900 Central Street Evanston, IL	
Project	24th Floor Renovation & Change
Client	14th Floor
Scale	1/4" = 1'-0"
Sheet	1-01-9
Room	Front Building





The owner of the building certifies that the information is a true and correct copy of the original information.



2900 Central Street Evanston IL		3000		3000		3000	
344 PAVILION BL - CHICAGO		10' 0" x 14' 0"		10' 0" x 14' 0"		10' 0" x 14' 0"	
Rear Building		Rear Building		Rear Building		Rear Building	



NOTICE OF A PUBLIC HEARING

**Evanston Land Use Commission
Wednesday, July 9, 2025, 7:00 pm
Morton City Hall, 909 Davis Street
Council Chambers**

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:



Special Use Permit | 2900 Central Street | 25ZMJV-0026

Kristina Rosinia, applicant, requests a Special Use for a kennel (section 6-9-5-3) in order to keep adoptable dogs on-site as part of the retail goods and services operations for Tails Together in the B1a Business District and oCSC Central Street Corridor Overlay District. No outside animals will board or stay overnight at the facility. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-5 of the Evanston Zoning Ordinance. PIN: 10-11-202-028-0000.

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at www.cityofevanston.org/government/land-use-commission. Questions can be directed to Meagan Jones, at 847-448-8170 or via e-mail at mmjones@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 Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-4311 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).

A.

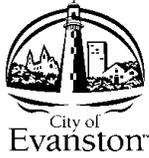


City of
Evanston™

Lorraine H. Morton City Hall
Planning and Zoning Division
909 Davis Street
Evanston, IL 60201

PRSRT STD
U.S. POSTAGE
PAID
EVANSTON, IL
PERMIT NO.
21

TAXPAYER MAILING ADDRESS



Memorandum

To: Chair and Members of the Land Use Commission

From: Liz Williams, Planning Manager

CC: Sarah Flax, Director of Community Development
Jeremiah Bebo, Development Services Supervisor

Subject: Text Amendment | Planned Development Threshold | #25PLND-0029

Date: July 9, 2025

Request

The City of Evanston requests a Text Amendment to the Zoning Ordinance, Sections 6-8-1-10(D), 6-9-1-9(D), 6-10-1-9(D), 6-11-1-10(D), 6-12-1-7(D), 6-13-1-10(D), and 6-15-1-9(D), Mandatory Planned Development Minimum Thresholds, to clarify the required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty four (24) dwelling unit threshold when determining whether a Planned Development is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Chicago Tribune on June 19, 2025.

General Information

Applicant: City of Evanston
Community Development Department
909 Davis Street, 3rd Floor
Evanston, IL 60201

Analysis

The City's Zoning Ordinance requires any new development proposing 24 or more dwelling units to apply as a Planned Development. However, past practice, based on interpretation by the former Zoning Administrator, has excluded the Inclusionary Housing Ordinance (IHO) required affordable dwelling units and associated bonus units from counting toward this threshold. The City Code, however, does not explicitly provide for this discretion. As such, the Department of Community Development received a referral from Councilmembers requesting a text amendment to ensure the Zoning

2900 Central Street - Page 1 of 3

Ordinance aligns with this administrative interpretation and provides clarity and consistency for applicants, community members, and staff.

The proposed text amendment would impact Sections 6-8-1-10(D), 6-9-1-9(D), 6-10-1-9(D), 6-11-1-10(D), 6-12-1-7(D), 6-13-1-10(D), and 6-15-1-9(D), Mandatory Planned Development Minimum Thresholds and read as follows:

2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.

The proposed text amendment helps support the City's affordable housing goals by eliminating regulatory disincentives for compliance with IHO. Counting IHO units and associated bonus units toward the Planned Development threshold may discourage smaller-scale developers from moving forward with their projects due to the risk, time, and complexity associated with the Planned Development process.

Department Recommendation

Staff recommends that the Land Use Commission recommend approval of the proposed text amendment to the City Council. The amendment clarifies administrative intent, supports affordable housing goals, and aligns with the standards of approval for text amendments under the Zoning Ordinance.

Standards for Approval

The proposed text amendment must follow the Standards for Amendments (Section 6-3-4-5) and the Land Use Commission must find them met to recommend that the City Council approve the proposed text amendment:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.

- a. *The amendment supports the Comprehensive General Plan's housing objectives. It also supports the City Council's goal of increasing access to affordable housing and removing barriers to compliance with the Inclusionary Housing Ordinance. This ensures alignment with policies that encourage a diverse housing stock and equitable development.*
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
 - a. *The proposed amendment does not alter the overall scale or intensity of development permitted under current zoning. It simply clarifies that affordable units mandated by ordinance do not push a project into a more burdensome review process.*
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
 - a. *The amendment does not permit additional dwelling units beyond what is already allowed under current zoning. Therefore, no adverse impacts on adjacent property values are anticipated.*
4. The adequacy of public facilities and services.
 - a. *Developments subject to the Inclusionary Housing Ordinance are already evaluated for adequacy of infrastructure and services during the permit review process. Exempting IHO units from the Planned Development threshold does not alter the requirement for projects to meet applicable codes and service standards.*

Action by the Commission

After making findings of fact as to whether or not the requested text amendment meets or does not meet the aforementioned Standards for Amendments, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie). The Land Use Commission is the recommending body and the City Council is the determining body (Zoning Code Section 6-3-4-6).

Attachments

Proposed Text Amendment Language

6-8-1-10. PLANNED DEVELOPMENTS.

- (D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.
1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
 2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
 3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
 4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
 5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

6-9-1-9. PLANNED DEVELOPMENTS.

- (D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.
1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
 2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are

not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.

3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

6-10-1-9. PLANNED DEVELOPMENTS.

(D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1)

roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. No. 43-O-93; Ord. 59-O-04; Ord. No. 66-O-15, § 16, 6-22-2015; Ord. No. 52-O-22, § 59, 6-27-2022)

6-11-1-10. PLANNED DEVELOPMENTS.

(D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

6-12-1-7. PLANNED DEVELOPMENTS.

(D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new

construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

6-13-1-10. PLANNED DEVELOPMENTS.

(D) *Mandatory Planned Development Minimum Thresholds:* Any proposed development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.

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4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
 5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

6-15-1-9. PLANNED DEVELOPMENTS.

- (D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located, except for the OS, U3, the properties in the T1 and T2 zoning districts listed in Table 15-B of this Subsection, meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.
 1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
 2. The development provides for the construction of more than twenty-four (24) new residential units. The required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty-four (24) dwelling unit threshold when determining whether a planned development is required.
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 5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.