

Name (first and last)	Address of residence or property owned	Meeting date	Agenda Item (Property address or description of agenda item)	Position on Agenda Item (as applicable)	How would you like to make your public comment?	If you are providing a written comment, please leave here:	Are you representing yourself as an individual or speaking on behalf of a group?	Please name the group of people for whom you are the designated speaker.
Ann Langan	1730 Hinman Av	11/20/2024	LAND USE COM	Opposed	Written comm	Disagree with: Eliminate parking requirements for building project		
Ann Langan	1730 Hinman Av	12/4/2024	LAND USE COM	Opposed	Written comm	Land Use Commission: DO NOT SUPPORT: 1. Eliminate parking requirements for building projects; 2. High rise building plan in downtown; 3. Support higher density and transit-oriented development Changes the city vibe meaningfully in a negative way, increase noise pollution, increase air pollution, increase traffic, too dense of a population, higher density should equally support parking garages and transit-orientation development. Continue to require bldings to have parking.		
Michael Martin	108 Keeney Stre	11/20/2024	Envision Evanst	In favor	Written comm	For working class individuals and families, housing affordability has reached a crisis point in Evanston. Middle class and poor households, retirees looking to downsize, disabled people reliant on fixed income, and long-time residents of Evanston are being priced out of our homes and neighborhoods. Allowing a mix of housing to be built that is affordable for all income levels is an imperative for the future vitality of our city. Without allowing more housing to be built, these groups will continue to be pushed out of Evanston for the foreseeable future.		
Mike Broscio	1720 Maple Ave	12/4/2024	Zoning rule char	Opposed	Written comm	From my view at 1720 Maple, I see 11 large/tall buildings all within a few blocks. A few were recently built and you can add the proposed Legacy on Chicago to that list. Are we really desperate to add buildings at the expense of common sense regulations for height, parking, etc.? This changes the feel of Evanston (been to Des Plaines or Mt. Prospect recently). Many of these cited buildings and proposed buildings are rentals. Transient clientele and not people committed to making Evanston a better place to live. Please consider these factors in your decisions. If new buildings are to be added, think about a smaller scale.		
Melodye Buskin	1720 Maple Ave, Apt 630, Evans		High rise propos	Opposed	Written comm	The high rise will ruin the skyline and the quaint, historical ambience of the town. I am opposed to the building of such an enormous structure also because of its environmental impact.		
Melodye Buskin	1720 Maple Ave	12/4/0024	High rise propos	Opposed	Written comm	The high rise will ruin the skyline and the quaint, historical ambience of the town. I am opposed to the building of such an enormous structure also because of its environmental impact.		
Karl Nystrom	835 Judson Ave	12/4/2024	819 Judson Ave	Opposed	In person		Self	
Lee Schwartz	1640 Maple Ave	12/4/2024	1640 Maple Ave	Opposed	Written comm	I disagree with downtown buildings with no height limit and little parking. Personally we moved to Evanston to have a city atmosphere without the tall building density of Chicago. Very tall buildings all around us will create more housing for people with higher incomes mostly. Owners of condos will be looking into their neighbors' bedrooms. Tall buildings ecologically are not helpful. They have greater need for electricity and gas. We are unable to have more than 3 electric cars in our garage because getting the electricity needed is too costly. We are fortunate to be able to sell and move back to Wilmette, if downtown Evanston goes downhill, and I do think it will be selling at a loss. But our condo was supposed to be our forever home. It saddens me, and the idea of buildings without height limits in downtown Evanston disappoints me		
Richard Buskin	1720 Maple Avenue, Apt. 630, E		1720 Maple Ave	Opposed	Written comm	I am against the proposed new construction on Maple Avenue for multiple reasons: environmental, ecological, practical, visual, financial. It's a bad, greed-based idea steeped in generating extra local government income without any consideration for the needs and desires of existing local residents. And it is short-sighted because, ultimately, it will devalue the surrounding neighborhood, not add to it culturally or aesthetically.		
Tom Zanussi	2305 Ridgeway	12/4/2024	Text Amendmen	Opposed	Written comm	I've lived here in Evanston with my family for over 20 years, and like most people I know who live here and who didn't grow up here, we moved to Evanston after living in the city (Chicago) for many years. We came here specifically because we had grown into a different stage of our lives, namely, the one where we had outgrown the 'hustle and bustle' of the city and wanted to live in a quiet suburban family neighborhood with architectural character and good schools for our children. I'm opposed to the new zoning proposal, specifically the removal of single-family districts, because I think it will result in the destruction of Evanston as that place we moved to and that we thought we'd be able to enjoy through all of our future 'life stages'. The new zoning statements say they're designed to meet the needs of community members at all different stages of life, but by removing single-family zoned neighborhoods, they're almost literally pulling the rug out from under current residents like us, and telling us and anyone else who isn't in an 'acceptable' stage of life, as defined by the small group pushing this initiative: 'You're not welcome here, go to Wilmette or somewhere else if you want that outmoded quiet suburban kind of lifestyle'. They claim to champion diversity but are trying to explicitly remove a large section of a diverse population that they don't like through what is essentially 'zoning violence'. Our house is one of six side-by-side modest bungalows featured in the book 'Evanstoniana'. They were all built a hundred years ago as 'starter family homes'. They even had 'ping pong rooms' in the basement to underline the fact that they were meant to be bought and used by young families. They're all still pretty much the same as they were one hundred years ago - they haven't changed in size or purpose since that time; these are all modest homes that are still suitable for young families. What has changed since then however, is the rapaciousness of the real estate business. With the proposed zoning changes, I can guarantee you that within the 2045 plan's time span, they will all be torn down and replaced with characterless 4-plexes. To see that, all you need to do is walk around our neighborhood and see what's going up in place of the older housing stock it's replacing - big featureless rectangular boxes taking up the maximum allowable space in the lot, at maximum 35-foot height, with no sense of design or purpose other than to maximize the profits of the developers. The other thing you can see is the low quality of these new replacement buildings. Some of the recently constructed buildings have obvious buckling of the exterior walls (more obvious because the whole side of the house simply forms one large plane), and invasive mold, which is never going to get better, and which is due to substandard construction methods and materials. The new zoning will just incentivize this kind of teardown building much more extensively. The result will be an Evanston in 2045 filled with big ugly deteriorating boxes where there once stood beautiful, well-built, architecturally interesting homes, all being driven by a small group who stand to benefit politically and financially. Finally, the plan also mentions the need for more diversity, especially in the much-maligned northwest Evanston neighborhood. Again, I would urge people to walk around this neighborhood and see for themselves how diverse it actually is. For instance, my family is Hispanic, my next-door neighbor is Black, my other next-door neighbor is Asian, and in the house directly across the street lives a young Black family. This is representative of the neighborhood as a whole, and there are many young families here as well as young entrepreneurs, and many other residents of multifarious diversity. For the 2045 plan to claim otherwise is just plain disingenuous and uninformed, and again, trying to further some other agenda. I would hope the Land Use Commission would be able to see through all of these things, and make the informed decision to not recommend these zoning changes to the City Council.		
Leslie Oberholtz	1129 Cleveland	12/4/2024	Zoning Text & M	Opposed	Written comm	https://drive.google.com/file/d/11bEQidkf8E5KtcWQdzPCR32AL09tPh2/view?usp=drive_link https://drive.google.com/file/d/1AJ0VQXP6ku8shodQAVdAd2vtlqK4cwZ/view?usp=drive_link		

Karen Appleby	1720 Maple Ave	12/4/2024	Envision Evanston	Opposed	Written comment	<p>While I agree with the general direction suggested by the zoning districts and maps, I am very concerned about how they will be managed. In particular, I don't know what "a lot of tall buildings" means. I own a condo and live in downtown Evanston. I don't want to live in a skyscraper canyon with no open space (I can do that in Chicago). In Chicago, if you move into a tall building with nothing next door, you can't complain when you wake up one day finding yourself looking at a brick wall. But I expect Evanston to manage the light and the air around buildings, and to make sure there is open and green space. I am fine with filling up our existing garages but what happens when those are full? My North Shore friends already don't like coming here because they find the parking challenging. I want a mix of different sizes of apartments -- some larger and some small. And I want a mix of ownership -- some condos and some rental. I want new owners in this neighborhood who are equally invested in the long-term quality of the living space. What I don't see in the materials we have been provided thus far is how the City of Evanston plans to manage this going forward. It reads like let's open the floodgates and see what happens. We are sitting on prime real estate in a large metropolitan area and we have to manage access to that. It would be exceedingly naive to expect developers who are managing nothing but their bottom lines to do this in a way that works for long-term residents. I paid a lot of money to live here, pay taxes, and expect Evanston to manage this on an ongoing basis. Open zoning without any ongoing management is not the answer.</p>		
Anna Luce	1208 Monroe	12/4/2024	Zoning Code am	Opposed	Written comment	<p>Please delay this project until more information is made available to the community and more engagement can happen. I am concerned about removing parking minimums and losing green space in our already densely populated neighborhood.</p>		
Paul Turilli	2438 Jackson Ave	12/4/2024	24PLND-0043	Opposed	Written comment	<p>The current City Code states "The R1 single-family residential district is intended to provide for single-family development at the lowest density within the City, and to preserve the present physical character of that area while allowing for infill development." Further, minimum lot sizes are 14,000SF.</p> <p>The proposed R1 zoning change aims to allow up to 4 units on a minimum lot size of only 6,500SF. It will incentivize current and prospective property owners to demolish or modify existing single family homes and re-develop the property with a multi-family building of up to 4 units. Over time, a significant portion of the R-1 district would look and function similar to Rogers Park or Andersonville. This is the only logical conclusion to be made if the City approves the zoning amendment. I have not heard that any of my neighbors want this change. Why does the City want to encourage such a drastic change?</p> <p>I am opposed to the proposed zoning map and text amendment for R-1 district</p> <p>Thank you</p>		
Maggie Waldron	1104 South Blvd	12/4/2024	Land Use Comm	Opposed	Written comment	<p>Based on analysis so far, I am requesting that the zoning project be continued with further study that is specific to our city and neighborhoods, and according to the recommendations of Evanston resident Leslie Oberholtzer. I strongly urge the committee not to adopt any zoning changes before further study is completed.</p>		
Craig McClure	2507 Princeton Ave	12/4/2024	Envision Evanston	Opposed	Written comment	<p>Many of us who live in areas of the city that are currently zoned single family are not clear on what the new zoning means. We hear things like "fourplex on any lot in the city with no parking minimums, and yet the EE2045 information packet included for this meeting is not clear.</p> <p>In our neighborhood in the northwest corner of Ward 6, the majority of homes are zoned R2. In the new proposed zoning map, most appear to become R1 except for a small number of homes along the South side of Central Street that appear to become R4 along with the Unity Church lot.</p> <p>In one part of the draft document, it is mentioned that duplexes, triplexes and fourplexes can be built in R1 zoned areas. However, in Chapter 3 Zoning Districts, the language seems to indicate that R1 is single family.</p> <p>Which is it? We need clarity on what exactly R1, R2, R3 and R4 mean in the proposed zoning map. And at a minimum, an individual communication to each property owner with specific information on how their current zoning would change under the proposal is needed.</p> <p>My partner and I bought this home in a single-family neighborhood in 2004 with the expectation that we would continue to live in a single-family neighborhood.</p> <p>At a recent meeting for Ward 6, one of the city officials made the comment "You don't have to sell your home" -- meaning that if I don't sell my home, then a fourplex won't be built on my lot. That may be true, however what about my neighbor? What is to stop them from selling and a new fourplex going up next door? Some might be okay with that. My partner and I are not.</p> <p>In the Envision Evanston 2045 documents, renderings of what development could look like under the new zoning have been included. If Evanston were a "Greenfield development" like The Glen in Glenview was about 25 years ago, then construction depicted in those renderings could occur. Unfortunately, the new zoning overlaid on top of the existing residential and commercial building stock will most likely result in many sub-standard homes created through the sub-division of existing homes and buildings.</p> <p>Finally, it is unfortunate that the historically low mortgage interest rates in the past few years combined with a shortage of new housing construction across the country have created much higher home prices than many can afford in some areas. However, Evanston is far too small to solve this problem on its own.</p>		
Marion Buckley	2606 Princeton Ave	12/4/2024	Residential zoning	Opposed	Written comment	<p>I could not be MORE OPPOSED to the proposal to change residential zoning in Evanston. I moved from the South Loop to southeast Evanston 20 years ago to escape the overbuilding in that area, only to see Evanston build far too many high rises and midrises, adding vehicular traffic and stresses on the infrastructure that changed the tenor of the communities in that area. Now living in a quiet area in far northwest Evanston, my husband and I do not want to see the same overbuilding occur here. Putting 3- and 4-unit structures on single-family lots will irretrievably alter the quality of life in this community. We have quiet streets, space between the houses, and room to breathe. Adding density will add vehicles and put additional stress on infrastructure designed for single-family dwellings.</p> <p>Moreover, the plan is NOT CLEAR! Please reject this proposal.</p>		
Janet Halstead	3320 Culver St	12/4/2024	rezoning Propos	Opposed	Written comment	<p>I am very concerned that the current rezoning proposal will alter some of the things that make Evanston so special and a pleasant place to live. Allowing 3-story multi-unit buildings in ANY residential area by right disrupts the residential environment. Now more than ever a pedestrian-friendly walkable human scale environment is very important. The complexes at 2951 - 2953 Central are illustrative of what Evanston should NOT allow -- with a monolithic street wall, cheap materials and no setbacks -- this creates a very depressing, unfriendly streetscape. I actually cross the street to avoid the unpleasant pedestrian experience of walking on the sidewalk in front of that looming intruding structure. Evanston should not allow such buildings, even half that facade length, to pop-up whenever a developer gets hold of a property in a residential area -- which is apparently what the proposed rezoning would allow.</p> <p>also I live close to the Crawford - Gross Point intersection and that corner is dangerous for pedestrians and traffic. We don't need unrestrained development and building heights and density that would exacerbate the problem.</p> <p>Increasing housing density in controlled areas with zoning limits is important -- but not wholesale anything goes, which is what this proposal seems to encourage. Evanston should preserve what makes it desirable and special while allowing progress but by making use of judicious zoning limitations. The current proposal does not do that.</p>		

J Patrick White	2763 Broadway	12/4/2024	Text Amendmen	Opposed	Written comm	I am a Chicago real estate attorney and former legal counsel to the Zoning Administrator for the District of Columbia. I am opposed to expanding permitted uses in the R1-R3 districts to include up to four units and decrease minimum lot sizes. As you well know, this is a drastic change with consequences (intended or unintended) that are not fully known. It will almost certainly fail to achieve the stated goal of making housing in Evanston more affordable. Housing affordability is dependent on a multitude of factors and is not an issue that can be solved at the local level. While the likelihood of success is low, the risks to the city's residential areas are quite high. Evanston is a desirable place to live, in large part due to its tree lined streets of single family homes of varying architectural styles. Evanston's desirability is also a result of the variety of neighborhoods from urban to single family within a short distance. The uniformity of these zones contributes to the aesthetic appeal of the city, making it a desirable place to live. When we allow that to change we threaten to alter the character of the city in a way that makes it less desirable. The negative impacts would be significant and would be borne by existing single family homeowners. There are many less drastic alternatives, including text amendments and map amendments that the city could undertake to try to achieve greater housing density without completely altering every residential zone. The proposed agenda items need more thought and input from the public. This process is being rushed through with inadequate public awareness. I urge you not to recommend the passage of these items.		
Peter Hoppock	2309 Hartrey Av	12/4/2024	Land Use—Rez	Opposed	Written comm	I oppose the Zoning change proposition!		

The proposal to remove all limitations and setback requirements to build "lots of high-rises" in downtown Evanston is preposterous on the face of it and seems little more than a brazen giveaway of a once valued urban location. Below are excerpts from a handful of dozens of studies that indicate clearly the danger to urban life and citizen mental health of unfettered high-rise development. At the least, there is widespread consensus that high-rise development needs to be carefully planned, thoughtfully designed and integrated into other housing that is purposefully not high-rise.

I implore the Commission to carefully consider the following and other similar studies/papers. This is an area with long-standing scholarship and there is no reason to (a) re-invent the wheel or (b) ignore the wheel for the sake of appeasing developers.

The Consequences of Living in High-Rise Buildings – Robert Giffords, 2007

Abstract: A full account of architectural science must include empirical findings about the social and psychological influences that buildings have on their occupants. Tall residential buildings can have a myriad of such effects. This review summarizes the results of research on the influences of high-rise buildings on residents' experiences of the building, satisfaction, preferences, social behavior, crime and fear of crime, children, mental health and suicide. Most conclusions are tempered by moderating factors, including residential socioeconomic status, neighborhood quality, parenting, gender, stage of life, indoor density, and the ability to choose a housing form. However, moderators aside, the literature suggests that high-rises are less satisfactory than other housing forms for most people, that they are not optimal for children, that social relations are more impersonal and helping behavior is less than in other housing forms, that crime and fear of crime are greater, and that they may independently account for some suicide

From Building the skyline: The growth of Manhattan's skyscrapers, Jason Barr, 2018:
Says high rises can be experienced as positive, but there are many factors to consider, including the health of the surrounding community.

Architects, engineers, and developers must work with government officials to find rules and inducements that can create highrises that satisfy people's needs. Take child rearing, for example; as discussed above, many studies have shown that children have a harder time in highrises, presumably, because, by living higher up, they are farther away from the things they need for healthy development. Problems like this, through good design, could be mitigated, such as having community and play rooms spread throughout the building or encouraging mixed-use buildings that have schools and child-friendly resources on the lower (or upper) floors.

Does building luxury condos create more affordable housing? Brian Hanlon, Ned Resnikoff, John Washington and Tara Raghuveer, The Nation, 7/8/22

Trickle-down housing policy is a farce. In a highly speculative housing market, increasing the supply does not automatically reduce housing costs. When cities permit more market-rate development, developers build more market-rate housing, because that is what will yield the highest return on investment. Especially when labor productivity lags in the construction sector, the profitability of housing production depends on rising rents. Rents are set not based on the quality of a home but on whatever the market will allow. This is why most "luxury" housing is so ugly and poorly built.

Psychological and social impacts of high-rise buildings: a review of the post-occupancy evaluation literature. Saleh Kalantari & Mardelle Shepley, Housing Studies, Volume 36, 2021, Issue 8
The overview suggests that certain negative psychological and social impacts have been consistently associated with high-rise environments, particularly for lower-income populations. At the same time, however, the literature provides evidence that many of these impacts can be reduced or eliminated through responsible design innovation.

From SmartCitiesDive.com newsletter
7 Reasons Why High-Rises Kill Livability.
High-Rises separate people from the street
High-rise scale is not human scale
High-rises radically reduce chance encounters and propinquity
High-rises are vertical sprawl
High-rises=gentrification and inequality; Low/Mid-rises=resiliency and affordability
Are high-rises even green?
High-rises are not good for your (mental) health

High-Rise Apartments and Urban Mental Health—Historical and Contemporary Views
Danica-Lea Larcombe, Eddie van Etten, Alan Logan, Susan L. Prescott and Pierre Horwitz., Challenges, 10(2), Article 34

6. Conclusions
Inequitable approaches to urban design have a powerful influence in perpetuating social disadvantage and mental adversity. The socioeconomic status of intended residents remains a dominant undercurrent in divergent approaches to high-rise building design in high-density urban cities. With increasing urban migration, this will amplify health inequities, stress, crime and poverty, making cities increasingly "unhealthy" unless new approaches are mandated. Our investigation of the relationships between high-rise living and social and mental wellbeing revealed clear evidence that location plays a key role in the socioeconomic structure of the building. Poorly thought-out placement of high-rise buildings can have an adverse socioeconomic effect on city areas with a flow-on effect to the people living in those areas. In addition, a concentration of disadvantaged residents in one high-rise building increases the risk of adverse mental health outcomes.

We suggest a series of feasible strategies that may be considered—ideally with urban planners working closely with the communities they serve to co-create healthier environments. Preferably these strategies, wherever applied, should be evaluated for their impact on mental health outcomes. One strategy is to encourage a mixed tenancy of affluent and disadvantaged residents or a mix of privately owned and rented apartments with a view to maintaining this mixed quota. Another is using relocation of residents of high-rise buildings in poor socioeconomic areas to either detached homes or perhaps other high-rise buildings in more affluent areas. A strategy that encourages exposures to environmental biodiversity (natural environment consisting of trees, plants, grass and species richness) may enhance urban design to benefit the mental health of high-rise dwellers in low socioeconomic areas. This is particularly important in cities with land and resource scarcity that inhibit designing new green spaces or new lower density suburban hubs. It would also help to bridge the gap between wealthy and low socioeconomic areas of a high-density city and can be achieved retrospectively by utilising greening strategies such as streetscaping, redesigning unused grey spaces, living walls, or communal rooftop gardens. For high-rise apartments without balconies, it is advised to develop communal green space around the apartment building and encourage indoor plants. Finally education for strata corporations is also suggested to allow residents to keep pets and grow plants themselves.

Overall, our review shows that social justice has a part to play in redefining equitable high-rise apartment living for better mental health outcomes. For strata corporations is also suggested to allow residents to keep pets and grow plants themselves. Overall, our review shows that social justice has a part to play in redefining equitable high-rise apartment living for better mental health outcomes.

The Effects of High-rise Residential Construction on Sustainability of Housing Systems
Tayyab Ahmad, Ajibade Aibinu and Muhammad Jamaluddin Thaheem,
Procedia Engineering, Volume 180, 2017, Pages 1695-1704

From the abstract: This study used about 54 building aspects majorly found in high-rises. The findings show that the aspects affect sustainability in both the positive and negative ways. Linking the various building aspects together has also resulted in a cause-effect diagram visually explaining how constructing high-rise for a residential purpose can pose a fairly complex problem in terms of sustainable development. The findings show that most of the high-rise related aspects positively affect the effectiveness property of both the building and natural systems while also creating a

Michael Losoff	1720 Maple Ave	12/4/2024	Evanston Envisi	Opposed	In person			Self
Erin Buechler	2604 Highland A	12/4/2024	Draft Re-zoning	Opposed	Written comm	Plan and zoning goals of ensuring light and air, and avoiding crowding, congestion, and excess traffic, historic ideals of almost all U.S. zoning, are missing from City draft documents. The Plan does not nod to open space, sustainability, and affordability, but there has been scant evidence that the changes proposed will accomplish that. Rear upper-story setbacks currently required to prevent "looming over" effect on nearby residences would disappear. Requirements of street-friendly detailing and active use are not in the Plan. We'd also lose protections for front pedestrian space and openness, making sidewalks unwelcoming and sometimes impassable. In the case of the Crawford-Gross Point intersection, that buildout would increase traffic danger from loss of sight lines.		
Melanie Hanna	2228 Grant St	12/4/2024	Zoning Code - E	Opposed	Written comm	We live in Evanston because it is the perfect mix of quirky, human-scale livability -- the definition of a 15-minute city. Nowhere else can you walk through towering trees on one street and then find yourself in a bustling district of small businesses in the next. I live near Central Street and shop there or in the surrounding area for most of my needs. It's such an inviting business district that truly feels part of the community. The proposed changes would endanger the viability of this retail space in an age of encroaching internet sales and competition from other towns. Evanston is a gem in Chicagoland, and the re-zoning changes threaten what makes this city unique. Please oppose this initiative!!		
William Rice	2400 Lincolnwo	12/4/2024	Zoning Code - E	Opposed	In person			Self
Constance Porte	3600 Central Str	12/4/2024	re-zoning	Undecided	Written comm	The Envision Evanston issue involves rezoning areas that have a certain character and also traffic issues. When Unity Church decided it needed to sell its property, the buyer was a franchised Early Childhood School. To build on that site it required the property to be rezoned to R4. The building and the decision to add a traffic pattern that involved Grosse Pointe Rd was determined not to be suitable for the area. The Building was too big and the traffic of the three streets- Crawford, Central and Grosse Point Road was and is too heavy to take an additional number of cars in and out for the area. Now you are considering re zoning the same area , to change the traffic and the pattern of housing. I do think that the re zoning for housing on the church property is possible if limited to townhouses, similar to others east on Central. This area has changed, more diverse, and more families with young children and many dogs. There are no side walks to walk on, just in the street. In addition, we try to keep drivers at a reasonable pace as they come off Old Orchard road. That is hard enough now. Add more cars and too many housing units it will be impossible. In the long run, I welcome affordable housing units to fit an area. It is needed but added not in haste but with careful planning and openness to the community. One last note, Putting an expensive school for little children on property that might be used for affordable housing in time , does not fit the Envision Evanston Plan. Thank you for the opportunity to express my opinion and Thank you to the Land Use Commisioners for the time they are devoting to the issues at hand. Sincerely and Respectfully, Constance E. Porteous		

Andrea Liss	496 Sheridan Rd	12/4/2024	Zoning	Written comm	<p>Dear Land Use Commissioners:</p> <p>I live and work in Evanston. My comments relate to both my residential and commercial properties, in two different zoning districts.</p> <p>470-498 Sheridan Road, Lake Shore Condominiums, a Historic Landmark Building, 3rd Ward</p> <p>R5 to New R4 The new zoning plan classifies our neighborhood as "Urban Living" – a residential district that may include small ground-floor food and beverage establishments and retail goods and services. Such a change to our strictly residential area would drastically change the character, look, and feel of our neighborhood. The addition of businesses is not compatible with the existing environment and would have an adverse effect on our property values and quality of life. While I understand the desire to streamline the number of districts throughout the City, this one does not make sense. Ours is not an "Urban Living" neighborhood such as the corner of Main and Hinman. The proposed change in zoning does not reflect our current way of life, nor is it a direction we should be going. Convenience stores and coffee shops as potential aspects of future development do not belong here. Please correct this mistake in the suggested zoning code.</p> <p>800 Greenwood Street, Commercial Property with Design Studio and New Banquet Facility currently in development, 4th Ward</p> <p>Historical Note: My building was built in 1911. It was owned by the Evanston Art Center from the 1940s to 1960s, before they sold it and moved to Harley Clarke in 1966. The building originally had a storefront façade and has been remodeled several times over the years. It has a long history of being a space for craftspeople, makers, and artists of which I am the current one.</p> <p>C2 to New M3 The new zoning plan has my property, located at the Southwest corner of Sherman Avenue and Greenwood Street, in the same category as the East side of the tracks and Chicago Avenue. This ignores that my street is of moderate height with 1-, 2-, and 3-story buildings, and that it backs up to a residential neighborhood with single family homes. My street and those that run West of the tracks are transition blocks and height and setbacks should be zoned accordingly.</p> <p>I fully support transit-oriented development. At the same time, this value must be weighed along with other neighborhood considerations. The change in zoning and subsequent development at the proposed scale could negatively affect property values in the area without allowing for input from neighbors in close proximity and thus most affected. I am also concerned about what this change in zoning could do to property tax rates for those of us who do not plan to redevelop our properties.</p> <p>In planning for future development on the West of the tracks, the new Tapestry Station and Custer Avenue developments seem to be more appropriate examples of proper scale for streets along the embankment that back up to single family homes. Conversely, larger 100-foot developments directly adjacent to existing smaller structures will significantly and negatively impact the surrounding neighborhood.</p> <p>New development should be limited in size to provide a balanced transition. I notice that in the University 1 (U1) District zoning description, this value is addressed on page 23: "Where this district is located across a street or alley from residential uses, sensitive site design is required to minimize impacts on the surrounding neighborhood." This standard is appropriate here as well.</p> <p>M3 Transparency Requirement I am concerned about the Transparency requirement as written for this new M3 district. While I understand and appreciate the desire for designing buildings that are welcoming from the streetscape, I think the requirement is too directive. Storefronts are not appropriate for all commercial businesses, and there should be other options allowed. In the case of my 1-story property, there are windows all along the upper third of the building. This is perfect for our office, workshop and venue uses. We have an abundance of natural light, along with the privacy to conduct business and special events without a storefront showcase. Under the proposed zoning, my building would not be in compliance with the standards, and buildings designed for business uses other than storefronts would not be within standards for development. The directive should be changed to include more options and creative architectural solutions.</p> <p>Other General Observations</p> <ol style="list-style-type: none"> 1. "The map is not the territory" and streamlined zoning ignores variations on the ground. 2. Having gone through a robust zoning process with my commercial building in order to add a Special Use, I have some experience with the process and considerations involved, including taking input from neighbors and adjusting plans accordingly. I don't see Permitted and Special Uses listed in the new codes. While I appreciate the simplification, there are reasons to take a more nuanced approach. Neighbors, quality of life, and property values must be taken into consideration as developments are planned. Evanston is a rich and varied place with intricacies and complexities that should be contemplated in the zoning code. 3. Reuse, remodeling and repurposing of existing structures is an option that will maintain the character and history of Evanston and should be encouraged. I hope some consideration will be provided for such developments that have less impact on the environment and surrounding neighborhoods than new construction. 4. I appreciate the move to less dependence on cars, but they are, and will continue to be, a part of life and need to be planned for. I am concerned about parking and want to be sure that new developments will have sufficient parking to avoid over-crowding the streets. Not all residents are young, able-bodied, and work in Evanston. People need cars to get to work, take kids to sports practices, doctor visits, grocery shop, visit family etc. Consideration should also be taken of our winters when bicycles are not a viable option. <p>Timing</p> <p>I believe it is fundamentally wrong to make sweeping citywide zoning code changes that will affect existing property owners in deep and profound ways in such a short time frame without sufficient time for discussion and compromise. By changing the codes "by right" the new codes as listed deprive property owners from situational input down the line. While perhaps unintentional, the plan seems weighted to favor developers and not residents. An engagement rate of 3% seems very small when the changes are so big.</p> <p>I strongly request that more time be given to review and assess the new zoning plan so that additional citywide input and discussion can take place. Something this large and with as much change built into it needs to be more thoroughly reviewed by the Commission and the community to avoid unintended consequences.</p> <p>In Conclusion</p> <p>Evanston is wonderfully complex place with a rich history and intricate range of homes, businesses, neighborhoods and architecture. Please work to preserve as much of the character and charm of our town as possible while preparing for the future. Please lead the way without destroying what we have.</p> <p>Many thanks for your efforts on behalf of all Evanstonians.</p> <p>Andrea Liss</p>		
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Peter Donati	2319 Pioneer Rd	12/4/2024	Public Hearing	Opposed	Written comm	<p>I am a resident of the Seventh Ward, and I am writing to voice my strong objections to the City-initiated changes that are being proposed to the Zoning Ordinance. These changes, according to the Land Use Commission's Agenda for its meeting on Wednesday, would result in the removal "of all existing zoning and overlay districts and replace them with new districts." In place of the building restrictions in the existing districts, the new zoning apparently would permit multi-family housing to be built on any lot in the City. In addition, setbacks currently required under the Ordinance would be reduced, making room for new multi-family housing that towers over neighboring lots and, perversely, for the building of more "McMansions." The new zoning also would have the potential to radically alter the Central Street commercial district.</p> <p>How on earth are any of these changes in the interest of current residents of Evanston? These new zoning rules basically would destroy Evanston's unique character and turn it into a duplicate of Chicago -- too crowded, too much traffic, and too little greenspace. Furthermore, radical changes of this kind, if they are to be made at all, should be made the subject of a special referendum or ballot proposal, not pushed through in a series of low profile meetings of the LUC during the holiday season. I can't imagine that the changes would have the support of even 10% of the residents in the City if put to a proper vote. I strongly hope the City's proposal will be rejected by the LUC in its entirety.</p>		
Lynn Gendelman	806 Milburn Street	12/4/2024	R-1 zoning change	Opposed	Written comm	<p>My husband and I are vehemently opposed to what will essentially be the abolishing of R-1 zoning. A small minority coalition of alderpersons and city employees want to impose their misguided agenda on the vast majority of Evanston residents. Because Envision 45 is so radical, this coalition has chosen to ram it through as quickly as possible before Evanston residents realize what has happened. Our property values will plummet once it becomes clear that 4-flats and similar forms of housing will be allowed to exist next to beautiful single-family homes. Many will move elsewhere and Evanston will be in worse financial condition than it already is now. We hope that city council members (even the ones who are retiring) will put the brakes on this rush to voting in an end to R-1 zoning. Lynn & Mark Gendelman</p>		
Brigitte Petersen	2757 Ridge Ave	12/12/2024	Proposed zoning	Opposed	Written comm	<p>I am opposed to the rushing of the: Proposed zoning changes to expand permitted uses in the R1-R3 districts to include up to 4 units and decrease minimum lot sizes. Slow down this decision-making process and let's make a smart, community-backed decision. The way this is getting pushed through during the holidays only leads to distrust from the community.</p>		
John Cooper	3614 Hillside	12/4/2024	Zoning	Opposed	Written comm	<p>Dear Mr. Suffredin, Below is a quote from the Land Use Commission on November 20th.</p> <p>"The proposed zoning districts and zoning map were released on November 20, 2024. Community members and several City Boards, Commissions, and Committees, including the Land Use Commission, will take the next three months to review the draft before providing feedback and making recommendations to the City Council for their consideration in February 2025."</p> <p>Aside from not quite understanding all of the implications, it appears that the approval process may be headed in an authoritarian and undemocratic way. The Envision Evanston project has had a year to think through this. Only in NOVEMBER were the specific zoning recommendations released. These recommendations (and others from the project) have global impact on Evanston. Key stakeholders NOW need to be invited to be involved, but many of them only learned about the specifics in the past few weeks. It appears like there were a smallish group of people who created this. (Even if several hundred - Evanston has 75,000 residents). AT MINIMUM THIS DESERVES A PUBLIC REFERENDUM. If not, I will end up believing that this is the product of coalition of several interest groups. And, finally, what is the rush? Again, what is the rush??? The working groups had a year, with this size of change, why not give the rest of us some time to consider... It has only been about 14 days since the final zoning map was released.</p> <p>I may be wrong about this, and hope that I am. I love Evanston for its inclusiveness and respect for diversity – and that means getting the input from all of those who will be impacted.</p> <p>Thank you, John Cooper 3614 Hillside Rd.</p>		
Katherine Sheppard	1730 Chancellor	12/4/2024	Text Amendment	Opposed	Written comm	<p>I love the idea of multi-unit/multi-family living. We started out in Evanston in a three-flat, and I loved the egalitarian feel of it; there was no "apartment ghetto," and we were side-by-side gorgeous Lake Shore homes. BUT, we had a garden, and front a rear setbacks, and some garage parking. The kind of architecture proposed actually leads to anxiety and depression, with the lack of space and greenery. Five or 6 stories with no step-backs = a terrible feel for a neighborhood. I would never object to a three-flat next door; it's the Evanston way! But this is oppressive, what is proposed. Also, flooding is coming to a neighborhood near you! This is the way of the future, with large precipitation events. We MUST keep as much permeable surface as possible, or everyone suffers. We are not a NIMBY's - - there is a middle way. The original developers of Evanston showed us this way.</p> <p>Thank you for your time and consideration - Katy and Rob Sheppard/1730 Chancellor St.</p>		
Robert Guritz	736 Judson	12/4/2024	Evanston Land Use	Opposed	In person		Self	
Gul Agha	1720 Maple Ave	12/4/2024	Zoning Code	Opposed	In person		Self	



Meagan Jones <mmjones@cityofevanston.org>

For an Equitable Zoning Code

1 message

Anika Wilsnack - anika.wils@gmail.com <anika.wils@ujoin.co>

Mon, Nov 25, 2024 at 12:13 PM

Reply-To: anika.wils@gmail.com

To: Land Use Commissioners <mmjones@cityofevanston.org>

Dear Commissioners,

I am emailing today to urge you to support the City's efforts to create a more equitable zoning code during the Envision Evanston 2045 process.

Evanston's zoning code hasn't been updated in over 20 years, meaning many of our laws are outdated (such as, defining what a family is through zoning) and a source of many of the inequities we see in our community. Evanston has grown, and so our zoning laws must grow as well. We deserve a zoning code that prioritizes the safety and wellbeing of residents, encourages affordability and prosperity through innovation in design and development, and embraces our many diverse communities.

As the Land Use Commission begins to hold hearings on zoning revision, we urge you to prioritize and push for policies that promote housing affordability, encourage housing abundance, and embrace our City's vision for equity.

Sincerely,

Anika Wilsnack

Evanston, Illinois



Meagan Jones <mmjones@cityofevanston.org>

Equitable Zoning Code Now

1 message

Evgeny Stolyarov - evgenystolyarov2026@u.northwestern.edu

Mon, Nov 25, 2024 at

<evgenystolyarov2026@ujoin.co>

7:40 PM

Reply-To: evgenystolyarov2026@u.northwestern.edu

To: Land Use Commissioners <mmjones@cityofevanston.org>

Dear Commissioners,

I am emailing today to urge you to support the City's efforts to create a more equitable zoning code during the Envision Evanston 2045 process.

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Sincerely,

Evgeny Stolyarov

Evanston , Illinois



Meagan Jones <mmjones@cityofevanston.org>

Zoning for Affordability

1 message

Harriet Fardon - hjanefardon@gmail.com <hjanefardon@ujoin.co>

Mon, Nov 25, 2024 at 1:46 PM

Reply-To: hjanefardon@gmail.com

To: Land Use Commissioners <mmjones@cityofevanston.org>

Dear Commissioners,

I am emailing today to urge you to support the City's efforts to create a more equitable zoning code during the Envision Evanston 2045 process.

Evanston's zoning code hasn't been updated in over 20 years, meaning many of our laws are outdated (such as, defining what a family is through zoning) and a source of many of the inequities we see in our community. Evanston has grown, and so our zoning laws must grow as well. We deserve a zoning code that prioritizes the safety and wellbeing of residents, encourages affordability and prosperity through innovation in design and development, and embraces our many diverse communities.

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Sincerely,

Harriet Fardon

Chicago, Illinois



Meagan Jones <mmjones@cityofevanston.org>

Zoning for Affordability

1 message

Lucia Barnum - lucyibarnum@gmail.com <lucyibarnum@ujoin.co>

Tue, Nov 26, 2024 at 11:00 AM

Reply-To: lucyibarnum@gmail.com

To: Land Use Commissioners <mmjones@cityofevanston.org>

Dear Commissioners,

I am emailing today to urge you to support the City's efforts to create a more equitable zoning code during the Envision Evanston 2045 process.

Evanston's zoning code hasn't been updated in over 20 years, meaning many of our laws are outdated (such as, defining what a family is through zoning) and a source of many of the inequities we see in our community. Evanston has grown, and so our zoning laws must grow as well. We deserve a zoning code that prioritizes the safety and wellbeing of residents, encourages affordability and prosperity through innovation in design and development, and embraces our many diverse communities.

As the Land Use Commission begins to hold hearings on zoning revision, we urge you to prioritize and push for policies that promote housing affordability, encourage housing abundance, and embrace our City's vision for equity.

Sincerely,

Lucia Barnum

Evanston , Illinois



Meagan Jones <mmjones@cityofevanston.org>

Make Evanston Affordable

1 message

Raya Young - rayabryantyoung2025@u.northwestern.edu <rayabryantyoung2025@ujoin.co>

Mon, Nov 25, 2024 at
5:55 PM

Reply-To: rayabryantyoung2025@u.northwestern.edu

To: Land Use Commissioners <mmjones@cityofevanston.org>

Dear Commissioners,

I am emailing today to urge you to support the City's efforts to create a more equitable zoning code during the Envision Evanston 2045 process.

Evanston's zoning code hasn't been updated in over 20 years, meaning many of our laws are outdated (such as, defining what a family is through zoning) and a source of many of the inequities we see in our community. Evanston has grown, and so our zoning laws must grow as well. We deserve a zoning code that prioritizes the safety and wellbeing of residents, encourages affordability and prosperity through innovation in design and development, and embraces our many diverse communities.

As the Land Use Commission begins to hold hearings on zoning revision, we urge you to prioritize and push for policies that promote housing affordability, encourage housing abundance, and embrace our City's vision for equity.

Sincerely,

Raya Young

Evanston, Illinois



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission | written public comment

1 message

Andrea Liss <andrea0624@gmail.com>
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Tue, Dec 3, 2024 at 1:27 PM

Hi Meagan,

I just uploaded my written comments for the Land Use Commission meeting tomorrow evening, but when I received the form back, all the formatting was removed. This makes my detailed comments hard to read, so I am resending them to you below and also attaching as a pdf.

Please forward to the Commissioners so they have a more readable format for my thoughts.

Many thanks,

Andrea Liss

Andrea Liss

Hannah Handmade | HH Design | Eight Hundred

[800 Greenwood Street](#)
Evanston, Illinois 60201
Studio: 847-864-8292

Cell: 847-971-7406

hhdesign.com

Dear Land Use Commissioners:

I live and work in Evanston. My comments relate to both my residential and commercial properties, in two different zoning districts.

[470-498 Sheridan Road, Lake Shore Condominiums, a Historic Landmark Building, 3rd Ward](#)

R5 to New R4

The new zoning plan classifies our neighborhood as “Urban Living” – a residential district that may include small ground-floor food and beverage establishments and retail goods and services. Such a change to our strictly residential area would drastically change the character, look, and feel of our neighborhood. The addition of businesses is not compatible with the existing environment and would have an adverse effect on our property values and quality of life. While I understand the desire to streamline the number of districts throughout the City, this one does not make sense. Ours is not an “Urban Living” neighborhood such as the corner of Main and Hinman. The proposed change in zoning does not reflect our current way of life, nor is it a direction we should be going. Convenience stores and coffee shops as potential aspects of future development do not belong here. Please correct this mistake in the suggested zoning code.

800 Greenwood Street, Commercial Property with Design Studio and New Banquet Facility currently in development, 4th Ward

Historical Note: My building was built in 1911. It was owned by the Evanston Art Center from the 1940s to 1960s, before they sold it and moved to Harley Clarke in 1966. The building originally had a storefront façade and has been remodeled several times over the years. It has a long history of being a space for craftspeople, makers, and artists of which I am the current one.

C2 to New M3

The new zoning plan has my property, located at the Southwest corner of Sherman Avenue and Greenwood Street, in the same category as the East side of the tracks and Chicago Avenue. This ignores that my street is of moderate height with 1-, 2-, and 3-story buildings, and that it backs up to a residential neighborhood with single family homes. My street and those that run West of the tracks are transition blocks and height and setbacks should be zoned accordingly.

I fully support transit-oriented development. At the same time, this value must be weighted along with other neighborhood considerations. The change in zoning and subsequent development at the proposed scale could negatively affect property values in the area without allowing for input from neighbors in close proximity and thus most affected. I am also concerned about what this change in zoning could do to property tax rates for those of us who do not plan to redevelop our properties.

In planning for future development on the West of the tracks, the new Tapestry Station and Custer Avenue developments seem to be more appropriate examples of proper scale for streets along the embankment that back up to single family homes. Conversely, larger 100-foot developments directly adjacent to existing smaller structures will significantly and negatively impact the surrounding neighborhood.

New development should be limited in size to provide a balanced transition. I notice that in the University 1 (U1) District zoning description, this value is addressed on page 23: “Where this district is located across a street or alley from residential uses, sensitive site design is required to minimize impacts on the surrounding neighborhood.” This standard is appropriate here as well.

M3 Transparency Requirement

I am concerned about the Transparency requirement as written for this new M3 district. While I understand and appreciate the desire for designing buildings that are welcoming from the streetscape, I think the requirement is too directive. Storefronts are not appropriate for all commercial businesses, and there should be other options allowed. In the case of my 1-story property, there are windows all along the upper third of the building. This is perfect for our office, workshop and venue uses. We have an abundance of natural light, along with the privacy to conduct business and special events without a storefront showcase. Under the proposed zoning, my building would not be in compliance with the standards, and buildings designed for business uses other than storefronts would not be within

standards for development. The directive should be changed to include more options and creative architectural solutions.

Other General Observations

1. "The map is not the territory" and streamlined zoning ignores variations on the ground.
2. Having gone through a robust zoning process with my commercial building in order to add a Special Use, I have some experience with the process and considerations involved, including taking input from neighbors and adjusting plans accordingly. I don't see Permitted and Special Uses listed in the new codes. While I appreciate the simplification, there are reasons to take a more nuanced approach. Neighbors, quality of life, and property values must be taken into consideration as developments are planned. Evanston is a rich and varied place with intricacies and complexities that should be contemplated in the zoning code.
3. Reuse, remodeling and repurposing of existing structures is an option that will maintain the character and history of Evanston and should be encouraged. I hope some consideration will be provided for such developments that have less impact on the environment and surrounding neighborhoods than new construction.
4. I appreciate the move to less dependence on cars, but they are, and will continue to be, a part of life and need to be planned for. I am concerned about parking and want to be sure that new developments will have sufficient parking to avoid over-crowding the streets. Not all residents are young, able-bodied, and work in Evanston. People need cars to get to work, take kids to sports practices, doctor visits, grocery shop, visit family etc. Consideration should also be taken of our winters when bicycles are not a viable option.

Timing

I believe it is fundamentally wrong to make sweeping citywide zoning code changes that will affect existing property owners in deep and profound ways in such a short time frame without sufficient time for discussion and compromise. By changing the codes "by right" the new codes as listed deprive property owners from situational input down the line. While perhaps unintentional, the plan seems weighted to favor developers and not residents. An engagement rate of 3% seems very small when the changes are so big.

I strongly request that more time be given to review and assess the new zoning plan so that additional citywide input and discussion can take place. Something this large and with as much change built into it needs to be more thoroughly reviewed by the Commission and the community to avoid unintended consequences.

In Conclusion

Evanston is wonderfully complex place with a rich history and intricate range of homes, businesses, neighborhoods and architecture. Please work to preserve as much of the character and charm of our town as possible while preparing for the future. Please lead the way without destroying what we have.

Many thanks for your efforts on behalf of all Evanstonians.

Andrea Liss

Andrea Liss

Hannah Handmade | HH Design | Eight Hundred

[800 Greenwood Street](#)
Evanston, Illinois 60201
Studio: 847-864-8292

Cell: 847-971-7406

hhdesign.com



Andrea Liss Land Use Commission Letter.pdf
46K



Meagan Jones <mmjones@cityofevanston.org>

Envision - Fundamentally Flawed

1 message

hammeleff@comcast.net <hammeleff@comcast.net>

Tue, Nov 26, 2024 at 2:46 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>

Cc: Ikenga Ogbo <iogbo@cityofevanston.org>, Tom Suffredin <tsuffredin@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dan,

Envision is fundamentally flawed in at least three ways:

1) Envision Parking -

As for four unit envision parking, how can the city allow parking for four units on R1 residential streets without also requiring a comprehensive plan for parking in the affected R1 areas? That is a fundamental flaw in envision even among supporters (and of course I am not one of them, as you know).

It may be that, per your words, four units would only be allowed in R1 areas on larger lots, but that in itself doesn't provide for additional parking without a also having a specific parking review and requirement. That's irresponsible.

At least in DTE the city does a thorough job of reviewing parking with any new high rise that is being permitted. And if a parking review is required in DTE, why wouldn't it also be required in R1 residential areas if four units were to be built?

2) Envision Affordability -

As for envision affordability, allowing for four units in R1 areas doesn't lead to greater affordability. It only leads to higher prices for smaller units that don't serve like-sized families (in the broadest DEI sense of that word); all other things equal. All you do is create a new Lakeview. That's not transformational progress in affordability. That's just sad. And wrong.

3) Envision Environmentally -

Environmentally, envision benefits are also dubious at best and could perhaps lead to even higher pollution if four units are served by more cars than were used by existing residents in the affected R1 areas.

In closing -

- Single family homes have been a corner stone of Evanston for more than a hundred years.
- Building four units in R1 areas is nothing short of a Trojan horse that essentially eliminates the meaning of R1 altogether. What good is R1 if four units can be built there anyway; even if limited by lot size and even if required parking were considered?
- Please, please preserve the Evanston we have come to enjoy.

- Once the damage is done it's too late.

Ben



Meagan Jones <mmjones@cityofevanston.org>

If Envision R1 isn't R1-as-we-know-it - how is that even close to being transparent?

1 message

hammeleff@comcast.net <hammeleff@comcast.net>

Wed, Nov 27, 2024 at 1:30 PM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>

Cc: Ikenga Ogbo <iogbo@cityofevanston.org>, Tom Suffredin <tsuffredin@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, "jeff@jefflaw.com" <jeff@jefflaw.com>

Dan,

- If envision R1 going forward will permit four units on larger lots in R1-zoning-as-we-know-it, how is that right or even meaningful to continue to call it R1 without full disclosure?

- To boot, why will envision R1 allow four units in R1-zoning-as-we-know-it without new parking requirements?

- If Envision R1 isn't any longer R1-zoning -as-we-know-it - how is envision even close to being transparent without full disclosure?

Ben



Meagan Jones <mmjones@cityofevanston.org>

Against four units in R1!

1 message

hammeleff@comcast.net <hammeleff@comcast.net>

Tue, Dec 3, 2024 at 10:01 AM

To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>

Cc: Ikenga Ogbo <iogbo@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, Tom Suffredin <tsuffredin@cityofevanston.org>

Dan,

Not only am I against four units in R1 on any lot -- large or small -- I also think it is wrong that supporters of four units in R1 aren't requiring four unit projects to demonstrate that parking would be adequate after a four unit project got built in an R1 area.

Ben

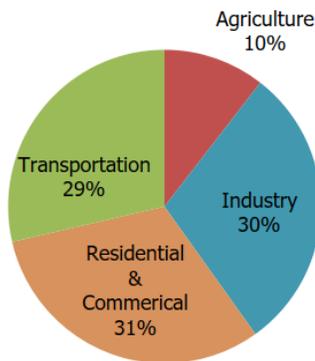
Comment on the Envision Evanston 2045 Draft Plan Sustainability and High-rise Buildings

Gul Agha
1720 Maple Ave., Unit 2610
Evanston, IL 60201

On p29, the Draft Plan states:

"There should be a lot of tall buildings in the central downtown area, while the edges should transition to shorter buildings as they approach nearby residential neighborhoods."

The goal is to increase density and reduce the carbon footprint from transportation. Unfortunately, this fails to consider the carbon footprint from buildings. According to the EPA, while transportation accounts for 29% of greenhouse gas emissions (GHG) in the US (of which passenger cars are 20%), buildings account for 31%.



Total U.S. Greenhouse Gas Emissions by Economic Sector Including Electricity End-Use Indirect Emissions in 2022: *Buildings use 75% of electricity generated in the US* (Source: EPA)

The ‘High-Rise Buildings: Energy and Density’ project at University College London, funded by the UK Engineering and Physical Sciences Research Council, did a thorough study of buildings of all heights. Comparing buildings with 6 or less stories buildings to those with 20 or more stories, researchers find:

- *Electricity use, per square meter of floor area, is nearly two and a half times greater in buildings 20 stories or more than in buildings 6 stories or less.*
- *Gas use increases by around 40% in the taller buildings (with electrification, this would translate to greater electricity use for heating).*
- *Overall, the total carbon emissions from gas and electricity from high-rise buildings are twice as high as in low-rise.*
- *Concrete has a carbon footprint that is far greater than that of brick or cement.*
- *A taller structure also requires stronger foundations and proportionally more steel per square meter of floor space.*

The same conclusions were reached in another international study by sustainability researchers in Edinburgh, Cambridge University and University of Colorado Boulder. Their findings were published in a paper entitled "*Decoupling density from tallness in analyzing the life cycle greenhouse gas emissions of cities*" in a peer-reviewed, top scientific journal, *Urban Sustainability*. Their conclusion:

"We test this method on case studies of real neighbourhoods and show that taller urban environments significantly increase life cycle GHG emissions (+154%) and low-density urban environments significantly increase land use (+142%). However, increasing urban density without increasing urban height reduces life cycle GHG emissions while maximising the population capacity."

The difference is not due to the age of the buildings or how efficiently they are designed. Researchers note that it is likely "that much of the increase in energy use with height is due to the greater exposure of taller buildings to lower temperatures, stronger winds and more solar gains." The researchers point out that the results contradict the claim that building taller is the most efficient way to meet growing demand for urban space. They instead show that denser urban environments achieved with low-rise buildings save land use while reducing GHG emissions significantly.

In order to further the goals of sustainable development in Evanston, I strongly urge a ban on new tall buildings. A height restriction of 6 stories would be best.

References

1. [Sources of Greenhouse Gas Emissions | US EPA](https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions)
<https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>
2. [High-rise buildings much more energy-intensive than low-rise | news.myScience / news / news 2017](#)
3. Pomponi, Francesco, et al. "Decoupling density from tallness in analysing the life cycle greenhouse gas emissions of cities." *Npj Urban Sustainability* 1.1 (2021): 33.
<https://www.nature.com/articles/s42949-021-00034-w>
4. Godoy-Shimizu, Daniel, et al. "Energy use and height in office buildings." *Building Research & Information* 46.8 (2018): 845-863. <https://doi.org/10.1080/09613218.2018.1479927>
<https://www.tandfonline.com/doi/pdf/10.1080/09613218.2018.1479927>



Meagan Jones <mmjones@cityofevanston.org>

Fw: Feedback on draft 2045 Comprehensive Plan

Graham, Jill <Jgraham@luc.edu>

Wed, Dec 4, 2024 at 12:30 PM

To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dear Ms. Jones:

In recent correspondence with Sue Loellbach of Connections for the Homeless, Sue suggested I forward to you and the Commissioners of the Land Use Commission a letter I wrote last month to Mayor Biss. I appreciate the hard work you and the Commission are doing to assess the details of the recently released zoning map proposal and other changes in the draft 2045 Comprehensive plan. It is especially commendable that there are so many open hearings for the public to weigh in. Regrettably, I have a standing commitment to a Bible study class on Wednesday evenings, so I am submitting my thoughts in writing.

Thank you again for your work on these important matters for our community going forward. (I've lived in Evanston since moving here as a young bride in 1968.)

Grace and peace,
Jill Graham

From: Graham, Jill**Sent:** Monday, November 18, 2024 3:48 PM**To:** dbiss@cityofevanston.org <dbiss@cityofevanston.org>**Subject:** Feedback on draft 2045 Comprehensive Plan

Dear Mayor Biss,

Encouraged by your inclusion of "continued efforts to build affordable housing" in your State of the City address last May, I started writing you this letter shortly thereafter. It includes an appendix summarizing some affordable housing innovations in cities elsewhere in the country that Evanston may want to consider.

Over the summer, opportunities arose to give input for Evanston's new comprehensive plan, and I participated both at a 7th ward meeting and by completing the online survey. I addressed two important issues that concern me both locally and globally: affordable housing and environmental sustainability. As someone who taught value-driven strategic management for a quarter century (mostly at Loyola University Chicago's School of Business), I'm a big fan of value-driven long-term planning.

Last week I was pleased to see the first draft of Evanston's new 2045 Comprehensive Plan, and especially the section on affordable housing. There is much to admire in the consultants' analysis of existing conditions, key challenges and opportunities, and their recommended policies and actions. Its specific recommendations include the zoning code changes you proposed last summer to expand permitted uses in R1-R3 districts up to four units and decrease minimum lot sizes. I enthusiastically support all those proposals. From the perspective of a long-term strategic planner, my only concerns are the surprising

absence of any specific target outcomes and a method to assess progress toward desired outcomes over time. To address those oversights, I have a suggestion modeled on Evanston's Climate Action Plan (CAP).

Over twenty years ago, during the process leading to Evanston's first CAP (adopted in 2005), I served on the Transportation and Land Use Task Force that drafted proposals for CAP 2005. One of the task force's proposals that made it into CAP 2005 and was adopted by the City Council (but not, to the best of my knowledge, ever implemented) concerned adopting public land use policies in order to match a profile of the city's housing stock (in terms of its affordability) to the profile of incomes earned by all those who are employed in Evanston. The rationale was and is that when employees live locally, their commutes are minimized, which limits the use of fossil fuels required for longer commutes and also its associated air pollution. The higher the proportion of those who work in Evanston who can afford to live in Evanston, the cleaner the environment. City land use policies (including zoning and permitting) can be designed and administered to create and maintain a supply of homes that are affordable to the full range of those who work within the city limits. The target outcome is a municipal housing stock of sufficient diversity, in terms enough homes of all sizes, at all affordable levels, both for sale and to rent, that workers at all income levels can find an affordable place to house their families in Evanston, if they choose to do so. Progress toward that goal can be assessed by measuring what proportion of Evanston's workforce lives in Evanston, and for those who live elsewhere, their reasons for doing so.

Perhaps that is what the 2045 Comprehensive Plan consultants intend with their recommendation to "Implement a comprehensive housing strategy." Certainly H1.2 ("Complete a housing needs assessment to determine the types and qualities of housing needed for Evanston's population") is a critical component of building a strategic housing plan. My suggestion is that the needs assessment be guided by data-gathering from Evanston's public and private employers (both profit and nonprofit) about the incomes earned by their respective workforces. Data about the current home addresses of workers, method and length of commute, and interest in/desire to move to Evanston (for those who do not already live here) also could be gathered. Using all that data, an "Employee Affordable Housing Gap" could be calculated. Closing that gap between the affordability of Evanston's current housing stock and the profile of what those who work in Evanston can afford could then become a measurable outcome target for the new comprehensive plan. A schedule for measuring progress toward closing that gap (perhaps at five-year intervals) could be incorporated in the plan as a built-in assessment feature.

Let me point out some additional benefits of a workforce that lives close to work, beyond environmental protection by means of limiting fossil fuel pollution from long commutes to and from work. Employees who live nearby are more able to arrive at work on time, a benefit to employers. Workers and their families benefit from the many assets of living in Evanston, (schools, parks, lake, culture, etc.), raising employee satisfaction, which in turn may reduce worker turnover, another benefit for employers. And the City of Evanston maintains the economic diversity of its population, avoiding becoming another north shore community accessible only to wealthy residents.

Grace and peace,
Jill Graham
Professor Emerita
Quinlan School of Business
Loyola University Chicago
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Evanston, IL 60201
847-328-5612

APPENDIX: SOME PUBLIC LAND USE POLICIES THAT PROMOTE AFFORDABLE HOUSING

1. 1. Traverse City, MI: Opened in late 2023, Commongrounds “is at full occupancy and consists of 18 income-based apartments (rent below market rate based on income), five hotel-like rooms for short-term rentals, a restaurant, three commercial kitchens (for the restaurant and to be used for events and classes), a food market, a coffee training center, a co-working space, offices and a Montessori pre-school....Commongrounds is the latest and largest example of what developers of similar projects across the U.S. call ‘community-owned cooperative real estate.’ The strategy was developed a decade ago by a nonprofit legal group and a nonprofit neighborhood group in Oakland, CA, and has been refined by legal and development groups in Atlanta, Boston, Minneapolis, Philadelphia, Portland, OR, and other cities.” (“Housing Their Own,” by Keith Schneider, *The New York Times*, May 23, 2024, B1 & B5).

2. New York City, NY: “A handsome new library branch in Inwood, at the northern tip of Manhattan, had its soft opening recently. It’s the second library in New York during the past year or so to try something clever and innovative partnering with a 100% affordable housing development. New subsidized apartments occupy a 12-story tower above the library....The financial logic is simple. Libraries pairing with housing developers can trim construction costs. Developers can leverage city-owned property to finesse the not-in-my-backyard types and the byzantine economics of affordable development....In addition to the library and apartment tower, which has its own entrance, [the Inwood] development includes a pre-K school, a STEM study center, a teaching kitchen and community spaces.” (“Pairing Affordable Housing with Public Libraries,” by Michael Kimmelman, *Chicago Tribune*, July 14, 2024, Success 1 & 4).

3. Palisades Park, NJ: Palisades Park shows that a little more density can deliver big benefits. A quirk in the town’s zoning code, which dates back to 1939, allows two homes on most residential lots – but no more than two. The reasons for that unusual provision are lost to history, and for a long time it didn’t really matter. But in the 1980’s, Korean immigrants began moving to the area, and as demand increased, developers discovered that they could turn a single house into two homes....Versions of this idea [‘light-touch density’] are increasingly popular in other parts of the U.S. While the specifics vary, the common theme is allowing the construction of a little more housing in areas previously reserved for single-family homes. California passed a law in 2021 allowing the construction of up to four units on single-family lots, although local governments found other ways to stymie development. California has been more successful in allowing homeowners to add an apartment to any residential property. More than 80,000 of these ‘accessory dwelling units’ have been permitted since 2016. The cities of Minneapolis and Charlotte, NC, and the states of Washington, Montana and Maine are among those that eliminated most single-family zoning in recent years. Communities across the country have made it easier to build accessory dwelling units.” (“New Jersey Has a Lesson for New York’s Housing Crisis,” by Binyamin Appelbaum, *The New York Times*, March 31, 2024, [SR 9](#).)

4. Atlanta, GA: “In a dreary party of downtown Atlanta, shipping containers have been transformed into an oasis for dozens of previously unsheltered people who now proudly call a former parking lot home. The gated micro community known as ‘The Melody’ doesn’t look like a parking lot anymore. Artificial turf is spread across the asphalt. Potted plants and red Adirondack chairs abound. The shipping containers have been divided into 40 insulated studio apartments that have a single bed, HVAC unit, microwave, small refrigerator, TV, desk, sink and bathroom....Faced with years of rising homelessness and failed solutions, city officials across the U.S. have been embracing rapid housing options emphasizing three factors: small, quick, and cheap. Officials believe micro communities, unlike shelters, offer stability that, when combined with wraparound services, can more effectively put residents on the path to secure housing. Denver has opened three micro communities and converted five hotels for people who used to be homeless. Austin, TX has three villages of ‘tiny homes.’ In Los Angeles, a 232-unit complex features two three-floor buildings of stacked shipping containers.” (“Micro Communities Sprout Up,” by R.J. Rico and Jesse Bedayn, *Chicago Tribune*, June 30, 2024, Success 1 & 2.)

5. New Orleans, LA: “The affordable housing complex, which has 192 apartments... is a joint project of Alembic Community Development and the Gulf Coast Housing Partnership, an affordable housing developer formed in the wake of Hurricane Katrina.... The complex seeks to be a model for communities nationwide by linking stable housing to better health. Artna...invested \$26.7 million in the \$80 million project, called H3C, whose “H” stands for health and the “3C” represents Commerce, culture, and community. Tenants and others in the community will have access to a medical clinic operated by DePaul Community Health Centers on the ground floor. Researchers at the Louisiana Public Health Institute will study patients’ health outcomes, and consultants at Health Management Associates will use anonymized data to determine more effective ways that health systems can work with developers. H3C is just one of many examples showing that health care systems are increasingly starting to see benefits in building affordable and safe housing, from the improved health of local communities to how much managed care groups benefit financially from those healthier populations. Those factors and others, including a shortage of housing for their own workers, have pushed health systems to become partners and investors in affordable housing....[A] shortage of available housing for hospital employees has also pushed for more developments....[G]etting health care workers to move to [St. Cloud, MN] had been difficult and the network had been exploring” (Hospitals Team Up with Affordable Housing,” by Patrick Sisson, *The New York Times*, March 15, 2024, B5.)

6. Houston, TX: “The PadSplit [modern S.R.O.] model is to take a house that is near public transportation, convert the living room to a bedroom, put locks on each bedroom door and then rent out each room by the week. This typically means a shared bathroom and kitchen....Now operating in 18 cities[and housing 22,000 people], PadSplit provides an online platform for low-income workers to find furnished rooms offered by landlords. Sometimes the landlords rent out the entire house, room by room; others rent out just a room or two....” Founded in 2017, after founder Atticus LeBlanc entered a competition for ideas to provide affordable housing and won foundation funding, PadSplit is a public benefit corporation. That means it is for profit, but also aims to advance a social purpose. (“The Old New Way to Provide Cheap Housing,” by Nicholas Kristof, *The New York Times*, December 10, 2023.)



Meagan Jones <mmjones@cityofevanston.org>

Fwd: Text and Map Amendment - Zoning Code Envision Evanston

Melissa Klotz <mklotz@cityofevanston.org>
 To: Meagan Jones <mmjones@cityofevanston.org>

Mon, Dec 2, 2024 at 9:07 AM

Meagan - FYI public comment below

Melissa Klotz

Zoning Administrator

Community Development Department/Planning & Zoning Division
 City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153
mklotz@cityofevanston.org | cityofevanston.org

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

From: **Leslie Oberholtzer** <leslieinchicago@gmail.com>

Date: Sun, Dec 1, 2024 at 2:43 PM

Subject: Text and Map Amendment - Zoning Code Envision Evanston

To: <lstowe@cityofevanston.org>, <dbiss@cityofevanston.org>, Juan Geracaris <juan.geracaris@gmail.com>, Sarah Flax <sflax@cityofevanston.org>

Cc: <tkerr@cityofevanston.org>, <citymanagersoffice@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>, Melissa Klotz <mklotz@cityofevanston.org>

Please review the attachment.

Mayor Biss, Alderperson Geracaris, City Manager Stowe, and Director Flax:

As a resident of Evanston, I am writing to you today to oppose the text and map amendments going before the Land Use Commission this week as well as the comprehensive plan already in process. As a zoning consultant working across the country, I am very aware of the modern planning and zoning world (and associated fees), and this work does not meet expectations.

Please note that I fully support updating our comprehensive plan and zoning ordinances. I also heartily support density around transit, in our downtown, and a mix of housing throughout our community. I am not against change, but, I also very much value the character and charm of Evanston, which is why we chose to make Evanston our home. None of those items are mutually exclusive: a comprehensive plan and zoning update can help infuse our community with more housing and still maintain much of our community's physical character. This is our opportunity.

I am, however, disappointed at the lack of effort produced for the cost of this project. Reviewing and commenting on the work of colleagues was not what I had hoped I would need to do. (Believe me, this is uncomfortable.) I am sure the team is a professional and capable group — my sole concern is that Evanston can grow appropriately and our community character is protected.

I am out of town next week and cannot attend the upcoming hearing. In an effort to make my points, I created a few slides attached to this email. I also submitted my information to the Land Use Commission. Please do not ignore my comments as I spent a good deal of my Thanksgiving vacation reviewing this material and producing these comments, although it is not an in-depth review of all documents. This is the beginning level of analysis for each area

of our community that should have occurred for this project, either by the comprehensive plan consultants or the zoning consultant.

This project needs more time, analysis, and effort from the consultants. I am happy to discuss anything at any time in my free time.

Thank you for your service.

Respectfully,

Leslie

P.S. I did volunteer my services back in January and was never invited to a meeting. I also never considered submitting for the project as I assumed the level of effort would be beyond my capabilities as a sole proprietor and felt it was a conflict of interest. I am familiar with ZoneCo's work and they are fully capable, so I was confident we would get a reasonable product from the process.

Leslie Oberholtzer (she/her)

phone [773.680.7130](tel:773.680.7130)

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Comments on Proposed Zoning Code2.pdf

995K

- **Comp Plan + Zoning.** Contracting the comprehensive plan with the zoning code rewrite is not ideal. The comprehensive plan should be adopted and understood prior to the community engaging in the zoning code update. Further, these two items are typically two separate consulting firms. Why pay the prime to oversee the zoning consultant?
- **Cost.** A \$750,000 (or even \$350,000) contract should result in much more than what has been produced thus far (and the project is at the adoption stage?). There are very few documents on the website and none after phase 2 until the hearing drafts. See comments on the Comprehensive Plan Content and Zoning Code Analysis and Content pages following. This contract, thus far, appears to amount to less than \$200,000 for the level of effort from the consultants, unless the public is not seeing the majority of the work.
- **Outreach.** The outreach process was apparently very limited. In polling our neighborhood via our Facebook group, the only people who knew about the project were those I had told. Community outreach in the planning field today should include active requests for participation and multiple meetings, whether virtual or in-person. I am well aware of how difficult it is to engage the community, but this project should have included multiple mailers. This process was far below par, especially for a project of this fee.
- **Adoption.** The adoption process is poorly timed. As already stated, there should be time between the comprehensive plan and the zoning code. The zoning code should not be written, let alone adopted until after the comprehensive plan is adopted. Further, it is unheard of in planning/zoning circles to proceed with such a major adoption process during the holidays. The draft comprehensive plan was released on national election day, an already overwhelming time.

- **Boiler-Plate.** The draft comprehensive plan is very much a boiler-plate, off-the-shelf document. There is no evidence that our city was studied to the degree a contract of this scale warrants. The plan even uses Adobe Stock images (!) with no images of our beautiful city or its neighborhoods.
- **Explanations.** The plan has little explanation of any issues. For example, H 2.2 says to “remove parking minimums” in order to allow more housing units, but nowhere else in the document discusses this gigantic issue/recommendation. *Does it mean remove them everywhere (in all neighborhoods?)? Why is this important -- parking takes up valuable land? Why will it work -- car ownership in Evanston is lower than most places? We have access to both CTA and Metra trains? High student population? Many of us work from home (numbers?)? Lyft and Uber is easy to use in our city? How will it work-- is on-street parking underutilized? What about the neighborhoods? Will we become Chicago where you have to park your one car on the street two neighborhoods away?* These questions will be raised -- where are the answers?
- **Analysis.** For this kind of money, the comprehensive plan should include a significant amount of analysis. Perhaps much of this is located in the appendix that we don't have access to, but this is important information that would go a long towards explaining key issues (see above) and supporting proposed zoning changes. *Where is the analysis of the number of units throughout our city? Where is the map of housing age within our community? Housing value? Rental units? Where is the figure-ground showing the density of each neighborhood and the relationship of open space to buildings within the neighborhoods? Where is the map of vacant property?* All of this information is easily available in GIS, but it can tell a story of our neighborhoods.

- **Land Use Categories.** The mapped land use categories in the comprehensive plan provide the potential of helping guide rezonings and other approvals. The categories, however, provide very limited information. Where is the description, the photos of the actual locations? (Really, Adobe Stock photos? Nothing in Evanston looks like the photo on the top of page 28, much less the downtown and mixed-use photos. Unlike other communities, Evanston already has excellent examples of these places.)
- **Business Districts.** Why does the “Business Districts” land use category include our cherished main streets (Main, Dempster, Central) as well as the big box centers at Main and the river, Target on Howard, and the interesting warehouse business district at Green Bay and Payne.
- **Residential Land Use Categories.** Where are the descriptions of the building forms throughout the community? The Low Impact Residential designation often includes a rich mix of building types, but some locations are mainly single-unit houses. I’m not sure what the difference is between those portions of the Low Impact areas with the Moderate Size Residential? Further, the action H 2.1 suggests allowing “townhomes, small flats, and cottage clusters by right in all neighborhoods.” What does that mean? What is considered a townhome, small flat, and cottage cluster? Those terms are not mentioned anywhere else in the plan.
- **Neighborhood Centers.** Further, what are Neighborhood Centers? Does that include Neighborhood Pockets and Business Districts? Where is the clarity on expectations for these locations in the plan? The Urban Mixed-Use category actually barely exists: the mapped locations for this category appear to be primarily located on the railroad track parcels.

- **Cost.** Again, given the contract approved, the zoning code work should be between \$150,000 and 250,000. The level of effort thus far appears to equate closer to \$50,000.
- **Analysis.** The analysis of the current zoning in the comprehensive plan document amounts to 2 paragraphs. One paragraph is a general zoning definition, boiler-plate language. The second paragraph has very little detail and does not explain any of the specific issues of the zoning code, nor any recommendations.
- **Lack of Explanation.** The short action items for zoning updates throughout hint at these issues, but, again, there are statements such as in H 2.2 “reduce minimum lot and dwelling sizes” and in H 2.5 “streamline zoning approval and entitlement processes.” Where should minimum lot sizes be reduced? Across the city? This is a standard action item in every city, but is most appropriate in places where suburban lot sizes are applied to urban places. In Evanston, our lot sizes need to be right-sized to match the existing fabric. For example, in R-2 the minimum lot size is 35 feet, where many lots (in my neighborhood) are 30 feet wide. How do you reduce dwelling sizes? The zoning code does not have minimum dwelling sizes, as far as I find, except to allow efficiency homes that are smaller than 600 square feet. Is this a funding or development issue? How then can it be addressed? What does streamlining look like? Is there enough information in our zoning code to approve projects by right?
- **Lack of Explanation.** The zoning analysis paragraph actually states that “the existing rules also support exclusionary practices,” but then never explains how? Is it our approval process? Current zoning map?

- **Code in Pieces.** Zoning updates are often presented to the public in sections, modules, or installments. But rarely does a zoning adoption proceed for partial code sections. How can anyone actually approve a new zoning map without seeing the standards? How can you approve standards without allowed uses and number of units? or without parking?
- **Code.** I am appalled at the lack of study done to update the code and the limited amount of updates proposed for this fee. How is the city supposed to streamline approval processes when the code does not create predictable development standards nor does it address the issues typically raised by residents or officials during the approval processes? These updates are not at all what I expected both for this fee and from this consultant team. Why is this update mostly a reformatting?

The City's zoning code needs updating. Modern codes are formatted, structured, and illustrated for ease of use. Modern codes include design standards and well-thought out building envelope standards to result in more predictable outcomes, thus allowing for streamlined approvals. We need to allow more housing -- one way to do this is to make our current mixed-housing neighborhoods legal. Adding new housing types by right must be done without damage to the physical character of the neighborhoods. This type of zoning can be done.

On the following pages, I quickly analyzed my neighborhood area to illustrate a key issue. I don't believe the consultant team even looked at the neighborhoods. But, first a few words on the downtown districts.

- **Downtown Approval Process.** Currently our city manages much of new development through planned developments, a discretionary process that results in frustration for all parties involved: neighbors, officials, staff, designers, and developers. The overuse of planned developments is a sign in all communities (and there are many today) that the zoning code is broken. This code does nothing to address this major issue.
- **Planned Developments.** Planned developments are permitted to be used in all of the proposed districts, allowing any developer to come in with any proposal to be reviewed and potentially approved by the city council. This is a dangerous situation where council has more power than the zoning code. In my mind, the whole purpose of this comprehensive planning process and zoning update was to address this situation and develop a clear set of zoning regulations that would streamline approval processes and not rely on this discretionary process. Many communities across the country are doing just that.

Where is the information on the planned development process? Is it intended to be the same as it is now?

- **Downtown Districts.** The update held the potential to create a set of regulations for the downtown that would preserve the historic character and increase development potential in exchange for high quality, well-designed buildings. The new districts absolutely do nothing to assist with this. The use of FAR is not at all predictable: an FAR of 9 could result in a 9 story building or an 18 story building or even taller. There are no illustrations to show how the stepbacks along the street would work.

Example of EXISTING R-2 NEIGHBORHOOD

COMMENTS

December 1, 2024

1-UNIT HOUSES

2-FLAT



1-UNIT HOUSES

5-UNIT BUILDING ON WIDER CORNER LOT

2-FLAT

2-FLAT

EXISTING R-2 NEIGHBORHOOD

- MIX OF HOUSING TYPES
- DENSER HOUSING IS OFTEN ON CORNERS
- GREEN BACKYARDS THROUGH MIDDLE OF BLOCKS
- GARAGES AT BACK OF LOTS

COMMENTS

December 1, 2024



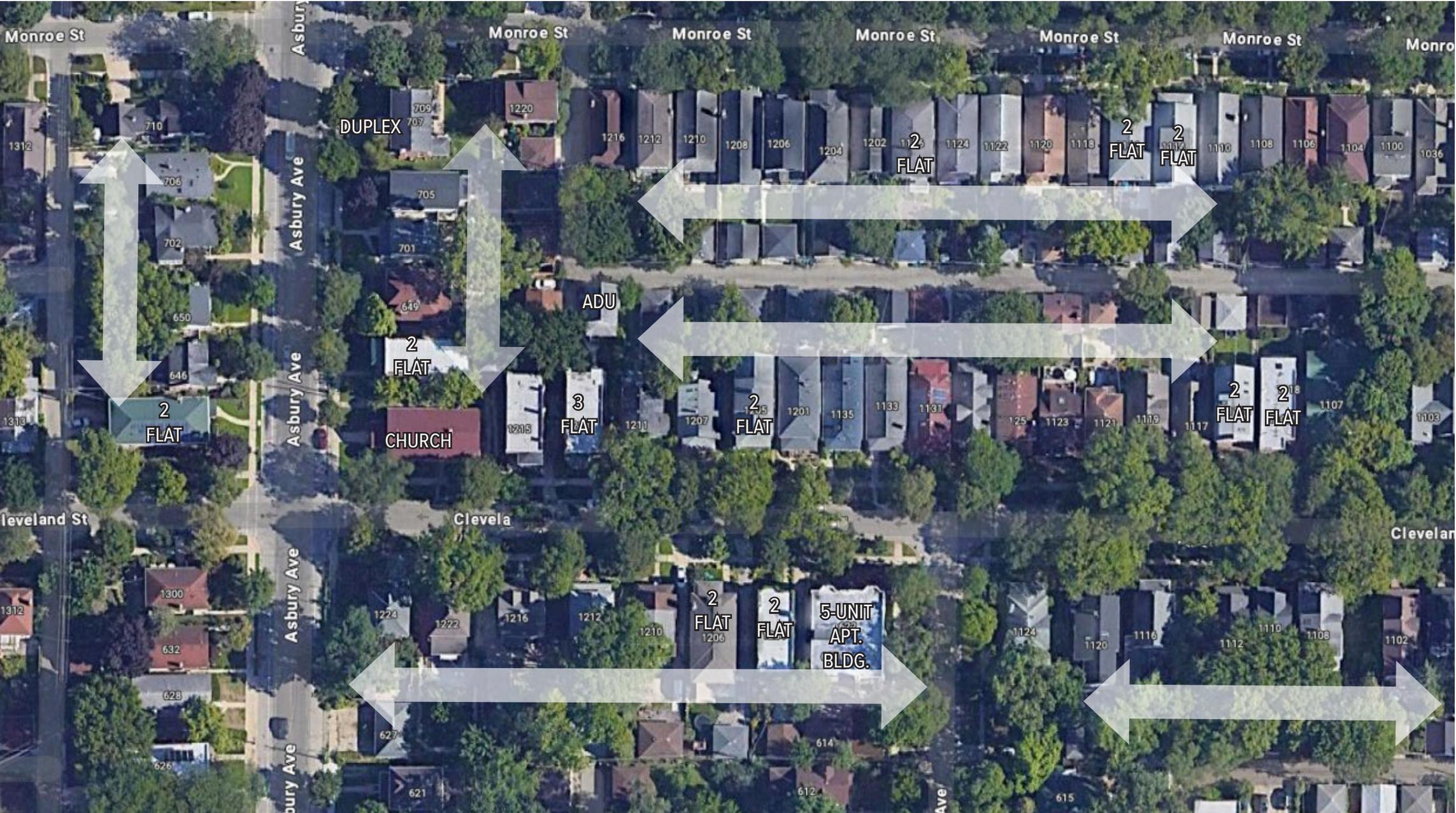
EXISTING R-2 NEIGHBORHOOD

Rear Yards, Alley, Garages, Mix of Units

- ALLOWS LIGHT AND AIR TO FLOW THROUGH BACKYARDS
- PREVENTS WINDOWS LOOKING DIRECTLY INTO BACKYARD
- ALLOWS TREE CANOPIES TO EXPAND BEYOND LOT LINES
- GARAGES BUFFER REAR YARDS FROM ALLEY

COMMENTS

December 1, 2024



EXISTING R-2 NEIGHBORHOOD with Proposed Zoning

COMMENTS

December 1, 2024

LOTS:

- 30 ft. wide x 135 ft. deep
- 4,000 sf approx. area (4,500 required)
- 3 ft. side setbacks (conforming with new code)

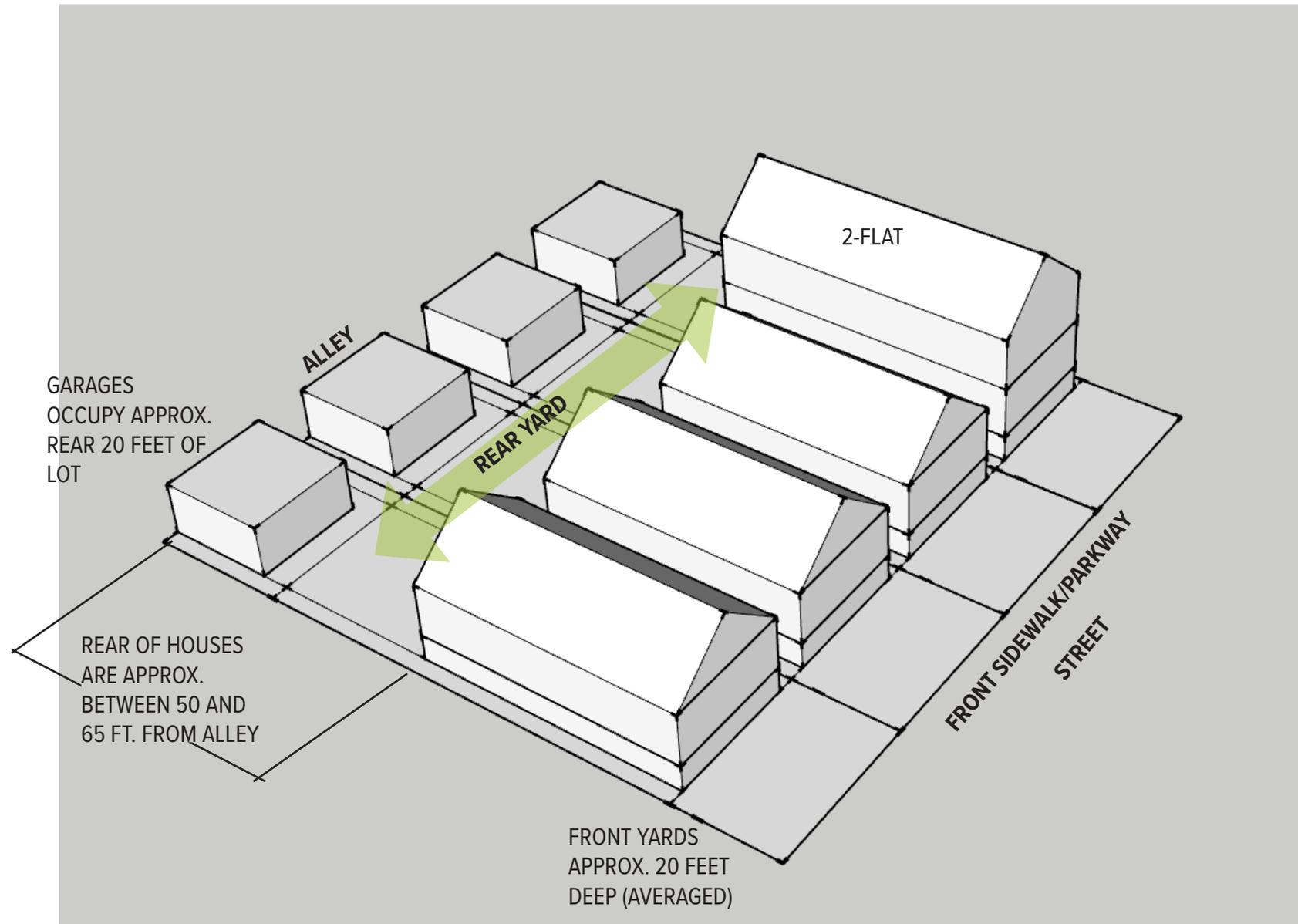
* Proposed code would still result in nonconforming lots for minimum lot size even though these lots accommodate 2- and potentially 3-flats (with one unit in basement or attic).

* Existing lot layout allows for ADUs on rear of lot.

* With no parking requirements, garages can be converted to ADUs, retained as a single or double garage, converted to office, or torn down so the area used for additional backyard area (for growing food in my case).

*Rear yard setback for houses is actually between 50 and 65 feet as opposed to 30 feet in current code and 25 feet in proposed code.

*Building coverage is currently between 35% and 40%, not including garages. (Current 40%, proposed 45%)



R-2 NEIGHBORHOOD Effect of Proposed Zoning

LOTS:

30 ft. wide x 135 ft. deep

4000 sf approx. lot area

3-foot side setbacks

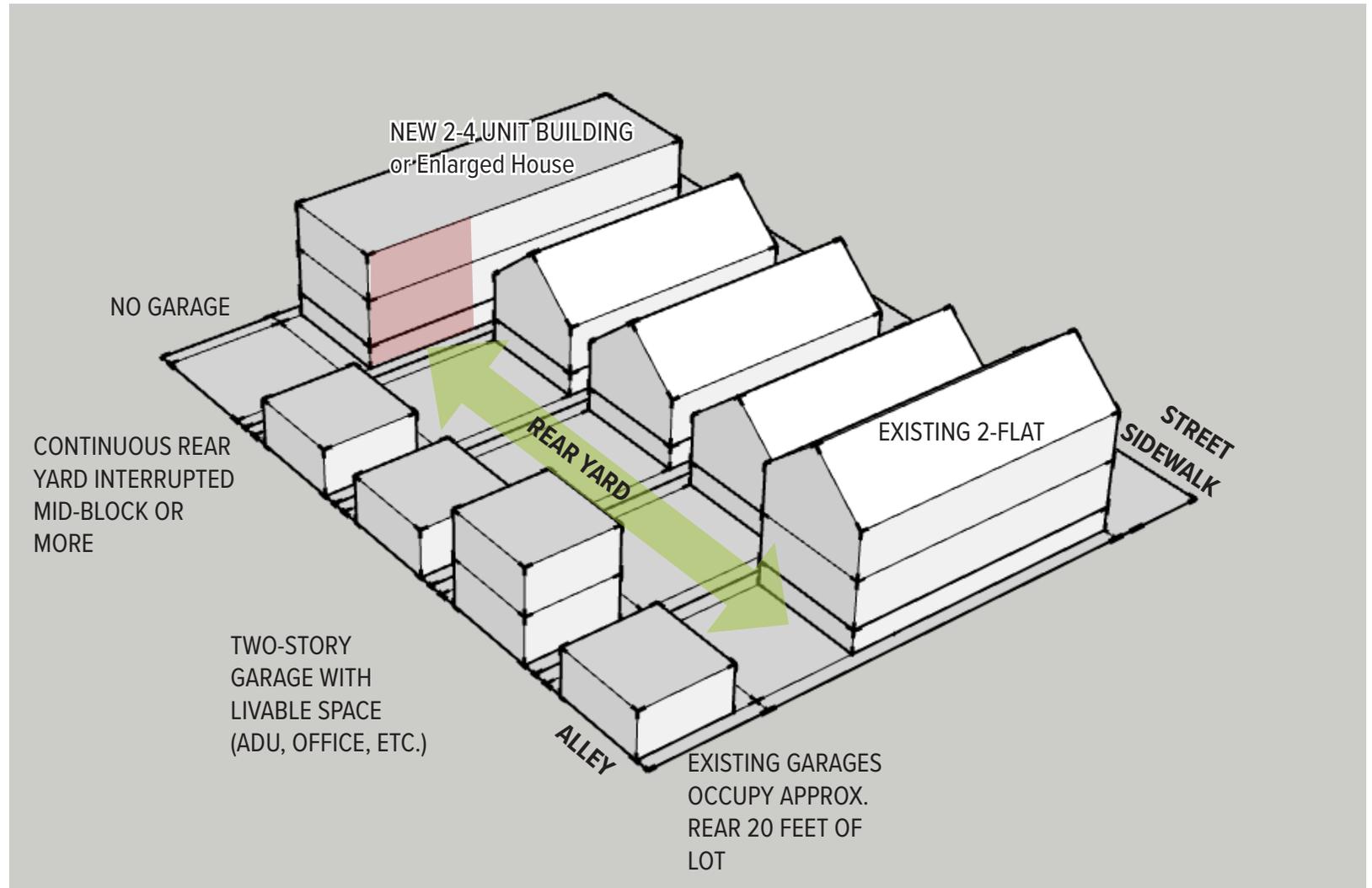
* New building could be built to cover 45% of lot area, pushing the open space to the rear of the lot with no parking requirement and minimum 25-foot rear yard setback.

* Mid-block rear yard is interrupted and windows from new building face neighbor's rear yards.

*If multiple houses are extended, the neighborhood feel in the rear yard would be destroyed.

**Rear yards could easily be managed with a deeper rear setback for the principal building, minimum 45-55 feet, allowing accessory structures to be built along the alley.

****Neighborhood typologies should be created and sample lot configurations should be studied to write appropriate code for each neighborhood type.**



4-6 APARTMENT BUILDINGS CAN BE ACCOMMODATED ON CORNER LOTS, SUCH AS THE ONE ON THE FIRST PAGE. IT FITS INTO THE NEIGHBORHOOD, HAS ITS OWN SETBACKS, IS ON A LARGER LOT, AND IS TALLER.

A **BUILDING-TYPE-BASED CODE** COULD TREAT SMALL APARTMENT BUILDINGS AND TOWNHOUSES WITH SHALLOWER STREET SETBACKS, WIDER LOT REQUIREMENTS & STREET FRONTAGE, AND MORE HEIGHT.

RECOMMENDATIONS FOR NEXT STEPS

- **Table the Hearings/Postpone the Project.** Both the comprehensive plan and the zoning rewrite need more work. I recommend not moving forward with either until the consultants produce more analysis and the zoning drafts are updated to include more information. Also, the full zoning code should be moving forward for adoption at the same time.
- **Comprehensive Plan.** The comprehensive plan needs significant work to flesh out the recommended actions. The city should be well documented -- please refer to the mapping that should be done, explanations noted as needed, and character analysis needed for the neighborhoods. Then the plan should be adopted prior to completion of the zoning code.
- **Zoning Code.** The analysis in this document focused on the R-2 and downtown districts, but all of the districts should be reviewed. Key characteristics should be identified and coded in order to ensure that future administrations implement the plan. The processes should be revisited to ensure that it is clear and effective and variances and planned developments are not needed to achieve the goals of the plan.
- **Outreach.** Now that actual drafts have been released, the community should be engaged in informal meetings. The comprehensive plan, zoning code, and presentations to the community should be well-illustrated (these fees should easily accommodate that) so that everyone has a level of understanding of expected built results. Once revisions have been completed, the community should be re-engaged to understand the changes that were made, prior to the public hearing process.