



Cade Sterling <csterling@cityofevanston.org>

Initial thoughts and questions regarding Envision Evanston

Cade Sterling <csterling@cityofevanston.org>
 To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Jan 14, 2025 at 3:27 PM

Hi Meagan,

Can you include this in the public record for Wednesdays meeting. I received it this afternoon. These are primarily zoning related concerns.

Cade W. Sterling Planner

Community Development Department
 Planning & Zoning Division
 City of Evanston

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

From: **Pat Mulhern** <spartanpatrick@gmail.com>
 Date: Tue, Jan 14, 2025 at 11:27 AM
 Subject: Re: Initial thoughts and questions regarding Envision Evanston
 To: <csterling@cityofevanston.org>
 Cc: Kathy Shaw <kashawis@mac.com>

Cade--

This morning I sent a note to the Land Use for their meeting tomorrow. (pasted below)
 Would you be willing to pass along/forward that note to Matt? I do not have his email.
 Also, attaching our petition and signatures from 3 blocks of Hinman collected in the last week!!!

For the record, our call with you, and then hearing Matt last night inspire confidence that the city can get it right if they listen to you all, the residents, and give it all the right amount of time.
 Pat

Thanks for filling out [Public Comment Sign-up Form](#)
[Evanston Land Use Commission](#)

Here's what was received.

Nearly all residents (70 plus and growing) of 3 blocks of Hinman Ave. have signed a petition that we would like on the record. We are asking the Land Use commission to do the work necessary to address the un-vetted Envision Evanston zoning changes affecting Chicago Avenue and Hinman Avenue from Dempster to Lee. We do not believe the infrastructure is sufficient for adding up to 3000 new residents in high density housing units. As the most dense area of Evanston today, this will further stress/tax our infrastructure. Traffic and new traffic patterns, pedestrian friendliness and safety, parking, water runoff and sewer, alley use and maintenance, emergency access, sunlight, tree removal, and snow removal to list a few. We also ask that prior to your recommendations, the Preservation committee recommendations, be part of the record. Last, the homeowners here have not yet

been heard. Our neighbors, like all in Evanston, are expert in their neighborhoods, and their homes for most are their nest eggs. We appreciate the Land Use commission and believe that you are the body best suited to enhance our city and that you should be informing the staff as we grow forward, not consultants. The data, the answers to residents' questions, documentation and a proper timeline to get this done form a more complete plan that we all can rally toward. Thank you for your leadership and please do not let this council and mayor proceed without your commission having the time, data and information necessary to do great work for the community. Through Alderman Wynne, we will request a meeting for our 3 blocks today, as we have some of the most radical proposed zoning changes in the city. Thanks again for your service and work. You are trusted and doing the important work for the future of this terrific city.

Pat Mulhern
847-868-4222
Spartanpatrick@gmail.com

 **Petition signers Hinman.pdf**
37K

Hinman Avenue

1012	1100	1203
1014	1108	1206
1015	1109	1209
1022	1111	1216
1025	1112	1217
1027	1114	1221
1028	1115	1224
1032	1119	1225
1040	1120	1228
1049	1121	1229
	1122	1231
	1126	1235
	1130	1236
	1133	1240
	1134	1241
423 + 433	1135	
Greenleaf	1142	

Voters - Homeowners - Taxpayers of Hinman Ave

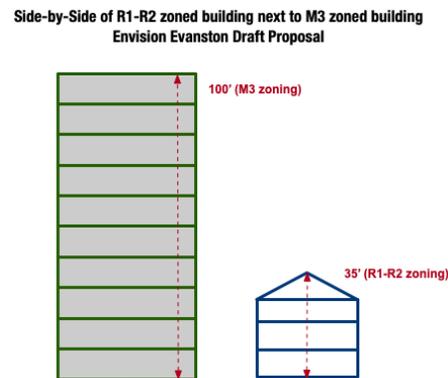
Gilit Abraham	Chantal Healy	Tricia Russo
Chi Brady	John Horstman	Saralyn Sacks
Katie Brady	Ashley Humphreys	Dave Sage
Josh Chernoff	Dave Kames	Aneesha Sahu
Julie Chernoff	Julie Kames	Anirban Sahu
Carol Clements	Amanda Karciglu	Jenna Scheftel
Michael Davis	Zeynal Karciglu	Chris Schmidt
Joel Drouillard	Lissa Karron	Erin Schmidt
Maggie Drouillard	John Kennedy	Jake Schtevie
Shirley Dugdale	Lucy Knisely	Katie Schtevie
Jeff Epstein	Ben Kurtz	Kathy Shaw
Jeff Filippi	Royce Kurtz	Barney Straus
Patrick Formann	Andrea Lang	Nancy Straus
David Foster	Paul Lang	Eric Swan
Meg Foster	Peter Laundry	Minna Swan
Irene Freeman	Bob McDonald	Craig Taylor
Jeff Glover	Lisa Meyerowitz	Michelle Taylor
Anu Goel	Kimberley Michaelson	Carol Test
Mita Goal	Pat Mulhern	Steve Test
Robert George	Jim Myers	Rick Tulsy
Daniel Greene	Shawna Myers	Karen Weiland
John Greene	Sara O'Mara	Rick Weiland
Anna Guillemin	Jim Orrico	Becca Weiss
Isaac Hacker	Mike Osborne	Judy Weiss
Adam Haliwell	Valeria Piaggia	Jeff Wootton
Carol Hammerman	Brenda Repsold	Regina Wootton
Brad Harvey	Jim Repsold	Melissa Wynne

To: **Evanston City Council Members; Evanston Land Use Commission; Envision Evanston; and Evanston Preservation Commission**

I am a homeowner in the 1200 block of Hinman in Evanston (Lakeshore Historic District) and previously a condo owner in the 600 block of Hinman in Evanston. I'd like to express my concern and objections to the current proposed and dramatic up-zoning across Evanston that is being considered without balancing proposals for requirements in scale and livability.

In particular, the permission of M3 zoning (with maximum building heights of 100 ft.) outside of the Downtown Evanston district is not compatible alongside of existing Residential (R1, R2) districts in any way. At most, it would be more appropriate to situate M2 zoning next to Residential districts, with a maximum of 6.5 stories situated next to 2-3.5 story structures outside of the Downtown District.

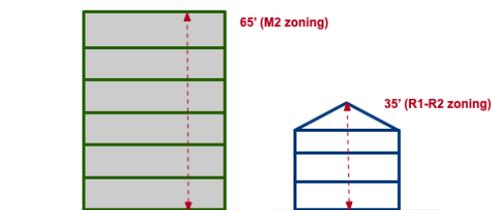
Currently, the Envision Evanston Draft Plan allows multiple M3 zoned buildings (maximum height 100') to be built side-by-side with R1 and R2 residential buildings (maximum height 35') outside of the Downtown District. If approved, this plan would allow for building variances as so:



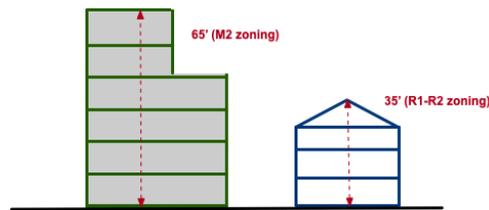
For the benefit of residents, while maintaining visual continuity AND increasing density, a more reasonable maximum height bordering R1-R2 areas would be capped at 65', the maximum for M2 zoning. Also, developers should be required to use generous setbacks, deeper sidewalks and terraces for optimal sun access and pedestrian gathering, lingering and outside use.

A better proposal that would increase density and maintain the quality of human experience in the built environment would be as follows (especially if the use of terraces and setbacks maintain as much current sun exposure as possible for surrounding properties):

Side-by-Side of R1-R2 zoned building next to M2 zoned building
Envision Evanston Draft Proposal



Side-by-Side of R1-R2 zoned building next to M2 zoned building
Envision Evanston Draft Proposal



To quote architecture critic and journalist [Ingra Saffron](#) in her 2015 article, [What Champions of Urban Density Get Wrong](#), “**just because it’s physically possible to squeeze more buildings and people [and height] into a city doesn’t mean you should.**”

We should be avoiding the “vertical suburbs” described by Saffron that other cities have stumbled into, where the construction of “*more and bigger high rises...are plopped onto garage podiums...an endless parade of modern high-rises, but little of density’s promised quality of life benefits.*”

Instead, we need to follow the lead of community-oriented urbanists such as [Jan Gehl](#), who explains that urban design and increasing density must start with “human senses and experiences.” That stepping up, stepping down, and providing measured variance in building height along a street, as well as increasing setbacks/wider sidewalks with increases in building heights are critical in maintaining “a human sense of scale”, the gathering/lingering/play that spaces should provide, and psychological/physical comfort.

We should be seeking to increase density AND livability. If we do not, we risk creating an urban environment the increasingly warehouses people while sacrificing the inclusive and livable community that the Mayor and other advocates of this proposal speak of.



It IS important for areas with lower building heights to uncover ways to increase livable units within their neighborhoods. Examples of this include increasing the number of ADU's and re-purposing single family homes into duplex, triplex, or multiple unit homes alongside of single-family homes. We see many examples of this currently in South Evanston, east and west of Chicago Avenue. Incentives for increasing the implementation of MORE of this type of development is imperative.

If this is our once-in-a-century opportunity to increase density for Evanston, why are we rushing towards a dangerously oversimplified proposal that benefits developers and potentially decreases the quality of life for residents and visitors based upon an arbitrary timeline? Why aren't we “leaning in” and holistically envisioning a more populated and still enjoyable/livable Evanston, versus one that simply warehouses more bodies, increases the rents of storefronts (which then remain empty), and creates charmless/featureless panels of glass and brick facades overshadowed (literally) by looming skyscrapers along which fewer pedestrians seek to stroll or linger?

I think we can do better for Evanston residents, current and prospective, as well as visitors.

Respectfully,

Jeanne M. Olson



Cade Sterling <csterling@cityofevanston.org>

Preservation Commission Public Comment Sign Up Form

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: csterling@cityofevanston.org, cruiz@cityofevanston.org

Sun, Jan 19, 2025 at 4:53 PM



Formstack Submission For: **Preservation Commission Public Comment Sign Up Form**

Submitted at 01/19/25 4:53 PM

Name: Michael Davis

Address: [1109 Hinman Ave](#)

Phone: (847) 529-3572

Provide Written Comment Here: We, homeowners on the 1000, 1100 and 1200 blocks of Hinman Avenue in the Lakeshore Historic District of Evanston, are writing to express our concerns and objections to the proposed abrupt and dramatic upzoning of the Chicago Avenue corridor between Lee Street and Dempster Street under Evanston 2045.

We are concerned about the impact of these historic changes on the already densely populated 3rd ward. Any change to the current zoning building height on Chicago Avenue would upset the fragile balance of multi-family homes, single family homes and businesses that fit together harmoniously along our three blocks of Hinman Ave.

Our homes are our nest eggs. For years we have invested in our homes under the strict guidelines of the Evanston Preservation Commission with the understanding that the diverse character of our semi-urban neighborhood would be maintained by the City of Evanston.

After meeting with Envision Evanston, city officials and elected officials, we are left with significant, unanswered questions about Envision Evanston's proposal for the Chicago Avenue corridor. We look forward to discussing our questions and objections with you in detail.

We therefore object to any changes in zoning by increasing building heights along this section of Chicago Avenue.

Hinman Avenue Homes - Lee St. to Dempster St.
Signatories of the petition

1012
1014
1015
1019
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1025
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1032
1037
1040
1049

423+ 427 Greenleaf

1100
1108
1109
1111
1112
1114
1115
1119
1120
1121
1122
1126
1130
1133
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[1241](#)

Hinman Ave Homeowners Signatories

Lee St. to Dempster St.

Gilit Abraham

Rachel Ahn

Chip Brady

Katie Brady

Josh Sheriff

Julie Chernoff

Carol Clements

Michael Davis

Ying Deng

Joel Drouillard

Maggie Drouillard

Jeff Epstein

Jeff Filippi

David Foster

Meg Foster

Irene Freeman

Jeff Glover
Anu Goel
Mita Goel
Robert George
Daniel Greene
Jon Greene
Isaac Hacker
Adam Haliwell
Carol Hammerman
Brad Harvey
Chantal Healy
John Horstman
Ashley Humphreys
Dave Karnes
Julie Karnes
Amanda Karcioglu
Zeynal Karcioglu
Lissa Karron
John Kennedy
Michael Klearman
Lucy Knisley
Ben Kurtz
Royce Kurtz
Andrea Lang
Paul Lang
Peter Laundry
Irene McDonald
Lisa Meyerowitz
Kimberley Michaelson
Pat Mulhern
Jim Myers
Sara O'Mara
Matthias Moser
Jim Orrico
Mike Osborne
Valeria Piaggia
Brenda Repsold
Jim Repsold
Tricia Russo
Saralyn Sacks
Dave Sage
Aneesha Sahu
Anirban Sahu
Jenna Scheftel
Chris Schmidt
Erin Schmidt
Jake Schtevie
Katie Schtevie
Kathy Shaw
Jeremy Solomon
Barney Straus
Nancy Straus
Eric Swan
Minna Swan
Craig Taylor
Michelle Taylor
Carol Test
Steve Test
Rick Tulsy
Karen Weiland
Rick Weiland
Becca Weiss
Judy Weiss
Jeff Wootton

Regina Wootton
Melissa Wynne

**Agenda Item (or
comment on item
not on the
agenda):**

6A. Envision Evanston 2045 - Draft Zoning Code

**Position on
Agenda Item:**

Opposed

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