



Cade Sterling <csterling@cityofevanston.org>

## Fwd: Zoning Map Amendment Application

**Katie Ashbaugh** <kashbaugh@cityofevanston.org>  
To: Cade Sterling <csterling@cityofevanston.org>

Thu, May 4, 2023 at 1:09 PM

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From: <noreply@formstack.com>  
Date: Mon, May 1, 2023 at 6:16 PM  
Subject: Zoning Map Amendment Application  
To: <zoning@cityofevanston.org>



### Formstack Submission For: **Zoning Map Amendment Application**

Submitted at 05/01/23 6:16 PM

<b>Address:</b>	<a href="#">504 S Blvd</a> Evanston, IL 60202
<b>Permanent Identification Number (PIN) 1:</b>	11-19-419-010
<b>Permanent Identification Number (PIN) 2:</b>	11-16-419-009
<b>Name:</b>	Eugene Hu
<b>Organization:</b>	Pirhl
<b>Address:</b>	<a href="#">637 W Belmont</a> 3w Chicago, IL 60657
<b>Home or Office Phone Number:</b>	(206) 310-7603
<b>Cell Phone Number:</b>	
<b>Email:</b>	<a href="mailto:ehu@pirhl.com">ehu@pirhl.com</a>

**Please choose primary means of contact:** Home or Office Phone

**Is applicant also the property owner?:** Yes

**Name:**

**Organization:**

**Address:**

**Home or Office Phone Number:**

**Cell Phone Number:**

**Email:**

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

**Address:** 504 S Blvd

**PIN:** 11-19-419-010

**1) Are more properties affected?:** Yes

**Address:** 510 S Blvd

**PIN:** 11-19-419-009

**2) Are more properties affected?:**

**Address:**

**PIN:**

**3) Are more properties affected?:**

**Address:**

**PIN:**

**4) Are more properties affected?:**

**Address:**

**PIN:**

**5) Are more properties affected?:**

**Address:**

**PIN:**

**6) Are more properties affected?:**

**Address:**

**PIN:**

**7) Are more properties affected?:**

**Address:**

**PIN:**

**8) Are more properties affected?:**

**Address:**

**PIN:**

**9) Are more properties affected?:**

**Address:**

**PIN:**

**10) Are more properties affected?:**

**Address:**

**PIN:**

**Are more properties affected?:**

**Please list all additional properties affected with address along with PIN.:**

**Please list the contact information (Name, address, phone, email) of all property owners affected by this amendment.:**

Housing Authority Cook County  
Tina Pourroy  
[175 W. Jackson Blvd. Suite 350](#)  
Chicago IL, 60604

**Zoning Districts of Properties Subject to this Application:**

General Residential District R4

**Current Overlay District(s) (if any):**

**Proposed Zoning Districts of Properties Subject to this Application:**

General Residential District R5

**Proposed New Overlay District(s) (if any):****Describe the current land use of the properties subject to this petition.:**

Current land use is a surface parking lot for private vehicle storage, and 4 townhouse units, currently 1 unoccupied.

**Describe the development, proposal, or other reason(s) for this amendment.:**

The minimum lot size requirements are 1,500 square feet for the first 4 units and 800 square feet for each additional unit. The maximum increase as a development allowance is +25%. The existing lot size is 34,950.

The maximum number of units based on lot size is 34,950-6000 (1500x the first 4 units) / 800 or 40 (36+4) plus the PD allowance of 25% or +10 units plus the IHO bonus (+2 for the first 20% of units proposed or +24) for a total of 40+10+24 or 74 units where 60 are proposed.

The maximum permitted height in the R5 District is the lesser of 5 stories or 50' + an additional 12' as a site development allowance for a total of 62' where 62' is proposed at the peak below proposed parapet walls.

**How is the proposed amendment with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council?:**

Tuesday April 20th, 2021; The City of Evanston put forth a request for proposals to develop a project with the Housing Authority of Cook County to develop a site close to the S Blvd L station in Evanston. The proposal was to develop a mixed income residential development project, with units affordable to a wide range of households including market rate, and 30 – 100% of area median income. While the site was currently zoned R4, the project would be a planned development which provided some flexibility and would allow for a R5 zoning limits established in the City Code. The city has also mandated that any new proposals would adhere to the City's Climate Action and Resilience Plan, providing a property with net-zero greenhouse gas emissions, that would also include improved waste diversion services, electric charging access, and ecologically beneficial landscaping. This building is designed with those restrictions in mind, building without any gas appliances, and utilizing renewable sourced materials, that are low in carbon emissions and insulated materials that increase

**In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?:**

efficiency with the building systems. The site redevelops a property known as Lot 1, approximately 27,000 sqft in total, provides offstreet parking for up to 69 permit holders, and occasionally snow emergency parking and vacationing residents. The city believes the site to be underutilized, as the only residential component on the site are 4 townhome units, of which only 3 are occupied, that are underutilized for the site of its size. They are currently owned by HACC and the property developer as part of the Intergovernmental Agreement.

Recent market survey has indicated that the immediate area has a high density of mixed single family homes, and multi-tenant buildings. The unit sizes in the new project will match the rest of the representative market norms for similar properties. Upon completion the project will be a new fixture for the neighborhood. The quality and condition of the subject will be consistent with or superior to the existing supply of competitive multifamily properties. The parking ratio of 0.77 spaces per unit (excluding the 20 City of Evanston permit spaces) is reasonable for an affordable apartment property, especially considering the TOD location. There is also additional off-site parking along the adjacent streets.

**Will the proposed amendment have an adverse affect on the values of adjacent properties and why?:**

No, added residential opportunities will not have an adverse affect on the adjacent properties. The improved site enhancements will not have an adverse affect to the properties and will add to the existing neighborhood aesthetic.

**What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?:**

Expansion of water and storm water detention vaults will be implemented into the development. an expansion of the electrical services will also be required to accommodate the 60 new homes being built.

**Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.:**

[View File](#)

**Date of Survey:**

Feb 13, 2023

**Legal Descriptions of all properties as**

[View File](#)

**shown on Plat of Survey:**

**Date of Descriptions:** Feb 13, 2023

**Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:** [View File](#)

**Document Submitted:** Certificate of Disclosure of Ownership

**Additional Documentation:**

**Additional Documentation -:**

**Quantity:** 1

**Price:** 1100

**Credit Card:** Card number: \*\*\*\*\*2003 Expiration: 03/26

**I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.:** [View Signature](#)

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**Katie Ashbaugh, AICP**  
**Planner**

Planning & Zoning Division  
Community Development Department  
City of Evanston  
She, Her, Hers

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