

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?		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.
Michael Notton	2425 Noyes Street	10/25/2023	Major Variations 2420 & 2422 Grant Street	Opposed	Written comment	<p>If you are providing a written comment, please leave here:</p> <p>We are opposed to splitting the lot into two for several reasons:</p> <p>First, splitting the lot will only permit construction of a narrow home that is out of character with the remaining homes in the area, impacting the privacy and property values of the surrounding homes.</p> <p>Second, the lot currently fills with water during heavy rains (i.e. looks like a large puddle). If an additional structure is put on the lot, we are concerned it will lead to flooding of the neighboring lots and the alley.</p> <p>Third, it seems likely an additional garage would be added on the alley at some point if the lot is split. Currently, the "small lot" is essential to clearing snow during the winter from the alley to allow access to the garages and parking pads immediately surrounding the lot. If another garage is added, the current garages are likely to be inaccessible following heavy snows because a) the garages will be located directly across from one another rather than staggered and b) there will be no way to effectively clear snow from the alley without pushing it all the way to McDaniel. Further, there will now be limited space to place the garbage, recycling, and yard waste cans, making it difficult to navigate the alley or pull into the existing garages.</p>		
Jeff Vestal	2424 Grant St	10/25/2023	MajorVariations 2420&2422GrantStreet 23ZMJV-0054	Opposed	Written comment	<p>The proposed variations present several immediate and long-term problems:</p> <p>1. Sunlight Deprivation: The adjusted dimensions and setbacks would result in a building that would significantly block sunlight to our property, adversely affecting both our quality of life and potential property value.</p> <p>2. Spatial Intrusion: The proposed variations would result in uncomfortably close spacing between the houses and disrupt the existing aesthetic.</p> <p>3. Environmental Concerns: At the front of this lot is a very large Oak tree that contributes significantly to the neighborhood's environment and aesthetic appeal. This tree would most likely need to be removed to accommodate new construction, a loss to the the neighborhood.</p>		



Melissa Klotz <mklotz@cityofevanston.org>

Fwd: Request to deny Major variation for undersized lot - Land Use meeting 10.25

1 message

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

Tue, Oct 24, 2023 at 7:07 AM

FYI

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

From: **Thomas Suffredin** <tsuffredin@cityofevanston.org>
 Date: Mon, Oct 23, 2023, 6:47 PM
 Subject: Re: Request to deny Major variation for undersized lot - Land Use meeting 10.25
 To: Jeff Vestal <jeffvestal@gmail.com>, Meagan Jones <mmjones@cityofevanston.org>

Hi Jeff,

I'm forwarding this to Meagan Jones. Meagan staffs the Land Use Commission.

Tom
Thomas M. Suffredin (he/him/his)
 Councilmember, 6th Ward
 Morton Civic Center
 City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | (847) 859-7810

tsuffredin@cityofevanston.org | cityofevanston.org

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

On Mon, Oct 23, 2023 at 2:24 PM Jeff Vestal <jeffvestal@gmail.com> wrote:

Dear Councilman Thomas Suffredin,

I hope this letter finds you well. My name is Jeff Vestal, and I reside at 2424 Grant St. with my wife and two young children. I am writing to bring a pressing concern to your attention: the proposed major variations to the zoning of the adjacent lot.

The lot next door is a spacious double lot that is currently on the market. The real estate agent handling the sale has applied to have it rezoned into two lots, both requiring major variations for reduced setbacks and undersized dimensions. One of these lots would house an existing structure, while the other would remain vacant, likely to be sold to a developer planning to construct a disproportionately large house.

The proposed variations present several immediate and long-term problems:

1. **Sunlight Deprivation:** The adjusted dimensions and setbacks would result in a building that would significantly block sunlight to our property, adversely affecting both our quality of life and potential property value.
2. **Spatial Intrusion:** The proposed variations would result in uncomfortably close spacing between the houses, disrupting the existing aesthetic and sense of community on our block.
3. **Environmental Concerns:** At the center of this lot is a majestic Oak tree that contributes significantly to the neighborhood's environment and aesthetic appeal. This tree would most likely need to be removed to accommodate new construction, a loss that would be deeply felt by the community.

We chose to live in Evanston, and specifically on this block, because of its neighborhood charm, proximity to Lincolnwood Elementary, and balanced spatial arrangement between properties. These crucial aspects of our living situation would be jeopardized if the proposed zoning changes were approved. The loss of these features could lead us, and potentially others, to seek alternative living arrangements, thus disrupting the social fabric of our community.

We understand the seller's desire to maximize the value of their property and are not opposed to development per se. We are more than willing to work in collaboration with the Land Use Commission and the seller to reach a consensus on a plan that aligns with both our long-term living goals and the seller's objectives. We believe that an equitable solution is possible—one that respects the character of the neighborhood while also acknowledging market realities.

Therefore, we kindly request that you consider the significant implications of this major variation and advocate on our behalf to the Land Use Commission. A neighborhood is more than a collection of houses; it's a carefully constructed ecosystem that thrives on stability and mutual respect. The proposed zoning changes threaten to upend that balance, and we hope you will support us in preserving the integrity and character of our street.

Best regards,

Jeff Vestal

Major variation information:

Oct 25, 2023 - <https://www.cityofevanston.org/home/showpublisheddocument/92529>

B. PublicHearing:MajorVariations|2420&2422GrantStreet|23ZMJV-0054

Mark Larsen, real estate agent, Baird & Warner, submits for Major Variations to split one zoning lot into two zoning lots in the R1 Single Family Residential District. The applicant requests a lot size of 6,003 square feet where 7,200 square feet is required (Section 6-8-2-5) and an interior side yard setback of 4 feet where 5 feet is required (Section 6-8-2-8) for 2420 Grant Street. The applicant also requests a lot size of 4,953 square feet where 7,200 square feet is required (Section 6-8-2-5) and a lot width of 33 feet