



LAND USE COMMISSION

Wednesday, December 13, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

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

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: November 29, 2023

III. OLD BUSINESS

B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000. ***Due to an initial vote of 4-2 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.***

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

IV. NEW BUSINESS

A. Public Hearing: Text Amendment | Efficiency Homes | 23PLND-0060

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the definition of efficiency homes (Section 6-18-3) and the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

B. Public Hearing: Special Use | 1915-1917 Grant Street | 23ZMJV-0046

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 12 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-family Residential District. The request requires the following zoning relief: 1.) 12 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), and 2.) An open parking setback of 0 ft. where 3 ft. is required. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-309-020-0000, 10-12-309-021-0000.

V. OTHER BUSINESS

A. Adoption of 2024 Meeting Calendar

B. Election of Chair and Vice-Chair

VI. COMMUNICATION

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, January 10, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



MEETING MINUTES

LAND USE COMMISSION

Wednesday, November 29, 2023

7:00 PM

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

Members Present: Brian Johnson, John Hewko, Kristine Westerberg, Myrna Arevalo, Jeanne Lindwall and Matt Rodgers

Members Absent: Max Puchtel, George Halik and Kiril Mirintchev

Staff Present: Assistant City Attorney Brian George, Neighborhood and Land Use Planner Meagan Jones, and Zoning Administrator Melissa Klotz

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:03 PM. A roll call was then done and a quorum was determined to be present.

Approval of November 8, 2023 Meeting Minutes

Commissioner Lindwall made a motion to approve the Land Use Commission meeting minutes from November 8, 2023. Seconded by Commissioner Westerberg. A voice vote was taken, and the motion passed 4-0-2 with members Rodgers and Hewko abstaining.

New Business

A. Public Hearing: Major Variations | 1002 Asbury Avenue | 23ZMJV-0062

Michael McMahon, applicant and property owner, submits for Major Variations for the construction of a 1-car attached garage. The applicant requests building lot coverage of 30.7% where 30% is the maximum permitted coverage (Section 6-8-2-7) and for a rear yard setback of 3.0 feet where 30.0 feet is the minimum required rear yard setback (Section 6-8-2-8.A.4) in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-24-219-029-0000

Mike McMahon, 1002 Asbury Avenue, described the attached single car garage proposed to be located on the site of the home's former carport and the support received from adjacent neighbors.

Commissioner Questions

Commissioner Rodgers asked how the plan differs from a previous owner's plan from 2012. Mr. McMahon said that the main difference was increasing the interior side yard setback to be compliant.

Commissioner Westerberg inquired about the neighbor's garage setback. Mr. McMahon said that there is a three feet setback to the property line and a total distance of six feet between the neighbor's existing garage and his proposed garage. There are no windows on the side of the neighbor's existing garage adjacent to his proposed garage.

Public Comment

Chair Rodgers called for public comment. There was none.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Lindwall expressed support for making the single-family use more functional by adding the attached garage.

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

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The Chair stated that the applicant has provided testimony that the neighbors are in favor of the garage, there was a previously approved garage plan (which was not built), and there was a carport in the proposed garage location in the past which all together indicate that the garage will not create an adverse impact so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The Chair stated that the project meets zoning objectives of off-street and enclosed parking, so the standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property: The Chair reviewed that it is a corner lot with no alley access and that its size makes it difficult to accommodate parking, so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The Chair reiterated the objective to provide a garage where possible, that there was a previously approved plan to have a garage at the location, and any other location on the lot would be difficult so the standard is met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the

variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: The Chair reviewed that it is a single-family occupied home with no garage rental so the standard is met.

6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The Chair summarized that the applicant is the new owner and the lot's historical subdivided configuration has existed, so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: The Chair noted that the homeowner was trying to limit the number of variations requested and they are seeking a reasonably sized one-car garage, so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 1002 Asbury Avenue, zoning case number 23ZMJV-0062, with the following condition:

- 1. The stormwater collected from the garage addition drains on-site and in a manner that does not adversely affect neighboring properties.**

Second by Commissioner Westerberg. A roll call vote was taken, and the motion carried, 6-0.

Ayes: Johnson, Hewko, Westerberg, Arevalo, Lindwall and Rodgers

Nays: None

Absent: Puchtel, Halik and Mirintchev

B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000

Lisa Gendel and Peter Panayiotou, 2505 McCormick Blvd., provided an overview of the application noting that they do not have a rear alley or space at the rear of the house to

store a recreational vehicle. It was shared that they contacted the Police Department to ask if parking the vehicle was allowed and were told that it was; they were not directed to Zoning staff. They stated that the proposed parking location will not impact their neighbors who also provided a letter of support.

Commissioner Questions

Commissioner Rodgers inquired about the recreational vehicle usage. Mr. Panayiotou responded that they had stored it on-site from May through October (about 6 months) to prepare, maintain the interior and use it for long trips. It was then taken to off-site storage for the remainder of the year.

Commissioner Westerberg asked when the recreational vehicle is hitched to the truck. Mr. Panayiotou responded that it is only hitched when in use for a trip.

Commissioner Hewko asked about visibility. Mr. Panayiotou responded that some of the recreational vehicle is visible driving northbound but not southbound primarily due to a fence and landscaping.

Chair Rodgers asked for final statements.

Mr. Panayiotou asked the commissioners to consider the unique location along McCormick Avenue versus other single-family neighborhoods and Ms. Gendel added that they were open to screening the recreational vehicle.

Public Comment

Chair Rodgers called for public comment. There was none.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Hewko asked if the variation were approved would it run with the property or the owner. Ms. Klotz responded that variations typically run with the property and are associated with structures. Ms. Klotz said that a condition could be added that would prevent this variation from continuing with a different property owner. Commissioner Lindwall stated her support for such a condition as well as limiting the on-site storage to six months of the year.

Commissioner Westerberg asked if approval would set precedence. Ms. Klotz said that it would depend on the unique characteristics of each lot if a case was brought in the future.

Commissioner Hewko asked if there were any areas in Evanston where recreational vehicles can legally be parked in driveways. Ms. Klotz responded that most are parked

in rear yards with alley access. Rare driveway occurrences have been seen only when the owner is preparing for or returning from a trip.

Commissioner Johnson asked about other recreational vehicles uses. Ms. Klotz noted that some doctors and nurses would use them during Covid to quarantine from their families. She stated that there have not been any official zoning violations for parking a recreational vehicle in the front yard. Commissioner Johnson stated that Covid was a particular hardship that is not present in this variation request.

Chair Rodgers commented that the location is unique compared to other single-family districts, which also factors into the future difficulty in arguing that it would set precedence. Also, the applicant claimed to seek guidance from city staff but was not directed to the department that could analyze and provide direction on the approval process at the time.

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

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The Chair summarized that the applicant provided testimony that the neighbor most directly impacted is not opposed to the variation request, there are no homes across the street, and it is on a street where homes face on and away from the recreational vehicle so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The Chair reviewed the intent of the applicable section of the zoning ordinance to prevent large visible vehicles in the front yard as well as seen from a distance. The proposed recreational vehicle location is as hidden as possible when compared with other similar districts, so he believes the standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property: The Chair reviewed that the lot layout with no alley access prevents the recreational vehicle to be located other than where it is proposed and that no parking pad enlargement is proposed, so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The Chair reviewed that the applicant provided testimony regarding ongoing maintenance and conducting these activities from off-site storage could be a hardship, so the standard is met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-

6-3 of this Chapter: The Chair reviewed that there is no rental of the recreational vehicle so the standard is met.

6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The Chair summarized that it was the homeowner's choice to purchase a recreational vehicle however, they did attempt to do due diligence which led to an incorrect conclusion, so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: The Chair said there is no other option for the property owner, so he believes the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Johnson noted that he believes standards 2, 4 and 6 are not met. Commissioner Hewko stated that believes standard 4 is not met as there may be other closer off-site storage locations and standard 6 is not met as the hardship was created with the purchase of the recreational vehicle.

Commissioner Lindwall said she agrees that all conditions are not met but could consider approval with conditions to mitigate the issues. The applicant and the Chair agreed to a term of six months from May 1 through October 31 to store the recreational vehicle on-site. Ms. Klotz advised that it is permissible to temporarily park on a driveway during the winter months, but the Zoning Ordinance does not specify the number of days and therefore requested that commissioners consider a condition specifying the number of days. Commissioners discussed the need for having the condition as an enforcement mechanism and the potential duration for loading and unloading the recreational vehicle. Commissioners Hewko and Lindwall concurred with adding winter month dates and duration to clarify any potential enforcement conditions. Commissioners Westerberg and Johnson were not in favor of adding another condition with winter dates in combination with approving the summer months condition.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 2505 McCormick Blvd., zoning case number 23ZMJV-0064, with the following conditions:

- 1. The variation runs with the current property owner only.**
- 2. The recreational vehicle is on the property no more than 6 months out of the year, May 1 through October 31.**
- 3. Temporary parking of the recreational vehicle in the front yard is limited to 2 consecutive days at a time, for purposes of loading and unloading, between November 1 through April 30.**

Second by Commissioner Arevalo. Commissioner Hewko made a motion to add an amendment to eliminate condition number 3. Seconded by Commissioner Westerberg. After discussion of what driveway parking was allowed by right and the enforcement process through administrative adjudication, Commissioner Hewko withdrew the amendment.

A roll call vote of 4-2 was recorded. Due to a concurring vote of five (5) Commissioners being necessary to decide any matter upon which the Commission is the determining body, the matter was continued to the December 13, 2023 meeting, with the votes so far recorded standing, to allow additional commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion at the hearing, until a concurrent vote of 5 commissioners is obtained.

Ayes: Hewko, Arevalo, Lindwall and Rodgers

Nays: Johnson, Westerberg

Absent: Puchtel, Halik and Mirintchev

Communications

There was none.

Adjournment

Commissioner Westerberg motioned to adjourn, Commissioner Lindwall seconded, and the motion carried, 6-0.

Adjourned 8:13 PM.

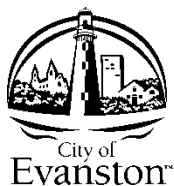
The next meeting of the Evanston Land Use Commission is to be held on **Wednesday, December 13, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

Reviewed by,
Meagan Jones, AICP, Neighborhood and Land Use Planner

LAND USE COMMISSION

23PLND-0060
Text Amendment
Efficiency Homes



Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner

CC: Sarah Flax, Community Development Director
Elizabeth Williams, Planning Manager/ Interim Housing & Grants Manager

Subject: Zoning Text Amendment, Efficiency Homes, 23PLND-0060

Date: December 13, 2023

Request

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the definition of efficiency homes (Section 6-18-3) and the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Code

Notice

The Application cited above has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on November 23, 2023.

General Information

Applicant: David Wallach
BluePaint Development LLC
909 Davis Street, Suite 500
Evanston, IL 60201

Analysis

Background

A definition and corresponding regulations for efficiency homes were adopted in 2021 to provide a different type and size of housing that could be constructed on irregularly sized lots. Provisions within the regulations in Section 6-8-1-14 (attached) limit the number of efficiency homes per zoning lot to one unless a planned development is sought and approved by the City Council as outlined per Section 6-4-1-6 (also attached). The current definition for efficiency homes is the following:

A small residential building, with a ground floor area of five hundred (500) square feet or less, containing not more than one (1) dwelling unit entirely surrounded by

open space on the same lot and permanently affixed to a foundation. A mobile home or recreational vehicle shall not be considered an efficiency home.

The attached regulations for efficiency homes state requirements for the maximum number of principal structures permitted on a zoning lot, outline minimum setbacks, maximum building height, maximum lot coverage, and clarify that zoning relief sought from bulk regulations in conjunction with new construction of an efficiency home is considered as one special use. Efficiency homes may request zoning relief by major or minor variation following the completion of the initial development construction. Proposed efficiency homes that are zoning compliant are permitted by-right in all residential zoning districts.

Ordinances Identified for Requested Relief

Zoning Text Amendment

As mentioned above, to construct more than one efficiency home on a zoning lot, current regulations require that an applicant apply for a planned development. The proposal would amend the following:

- Update Section 6-18-3.- Definitions to increase the maximum square footage of the ground level to 600 square feet

Efficiency Home: A small residential building, with a ground floor area of ~~five hundred (500)~~ six hundred (600) square feet or less, containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot and permanently affixed to a foundation. A mobile home or recreational vehicle shall not be considered an efficiency home.

- Update Section 6-4-1-6. – Number of Buildings or Uses on a Zoning Lot. also limits the number of principal buildings on a lot to one within the R1-R4 Zoning Districts and would need to be amended to add a subsection (C) to require a Special Use if more than one efficiency home is sought on for a property. Specifically:

(C) Except when authorized as a special use, approved pursuant to Section 6-3-5. -“Special Uses” of this Title, not more than one efficiency home shall be located on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts.

- Update Section 6-8-1-14. – Efficiency Homes to reference the new subsection stated above. The applicant proposed to repeat the language created for Section 6-4-1-6 (C), however, staff believes a simple reference to the revised section will suffice.

(A) Number of Dwelling Units Per Zoning Lot: One (1) efficiency home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 (C) of this Title.

Department Findings

With regard to the proposed changes, staff notes that the legislative review process for special uses and planned developments is similar, however, submittal requirements are more stringent for planned developments, and thresholds for a typical planned

development are significantly higher than what is currently required for more than one efficiency home on a zoning lot. For example, minimum thresholds that trigger a planned development in residential districts include the construction of more than 24 new residential units, the area of a zoning lot being over 30,000 square feet, and new construction of more than 20,000 square feet of gross floor area under one roof for any commercial, business, retail or office use among other thresholds. Maintaining the need to obtain a special use would still ensure their impact to adjacent properties and the surrounding neighborhood would be mitigated.

The proposed increase in ground floor area would enable modest additional living and bedroom space for efficiency homes, especially for those properties that do not construct an additional story. This can help to maintain the intent of providing a variety of housing types available at more attainable price points. The increase in the ground floor area of an efficiency home is not anticipated to cause any negative impacts concerning the availability of utilities and services. Any new construction would be required to meet stormwater regulations as required by Public Works and MWRD where applicable.

Standards for Approval - Zoning Text Amendment (23PLND-0060)

The proposed text amendment must follow the Standards for Amendments listed in Section 6-3-4-5 of the Zoning Code, specifically:

- A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.
- B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
- C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
- D. The adequacy of public facilities and services.

Action by the Commission

After making findings of fact as to whether or not the proposed text amendment meets the aforementioned standards, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to approve, approve with modifications, or deny the proposed text amendment. The Commission must first consider and make a motion on the proposed text amendment before considering zoning case 23ZMJV-0046. The Land Use Commission is the recommending body and the City Council is the determining body pursuant to Section 6-3-4-6 of the Evanston City Code.

Attachments

- 1. Zoning Text Amendment Application
- 2. Applicable Zoning Code Excerpts



ZONING ORDINANCE TEXT AMENDMENT Application

ZONING OFFICE USE ONLY

Date Received:
Ward:
Zoning District:
Preservation:
Case Number:

1. PROPERTY, IF APPLICABLE

Address 1915/1917 Grant Street, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 10-12-309-021-0000 PIN 2: 10-12-309-020-0000

Plats of survey for all properties that are subject to this petition **must** be included. Surveys must be accurate as of the current date

2. APPLICANT

Name: David Wallach

Organization: Blue Paint Development, LLC

Address: 909 David Street, Suite 500

City, State, Zip: Evanston, IL 60201

Phone: 312-617-9018 Cell: 312-617-9018

E-mail: dwallach@bluepaintdevelopment.com

Please circle the primary
means of contact.

3. PROPERTY OWNER (if different than applicant), if applicable

Name: Trisha Steiglitz Patricia Steiglitz

Address: 2221 Grant Street City, State, Zip: Evanston, IL 60201

Phone: 847-902-0808 Cell: 847-902-0808

E-mail: trish.stieglitz@comcast.net

Please circle the primary
means of contact.

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

☐ same

☐ builder/contractor

☐ potential purchaser

☐ potential lessee

☐ architect

☐ attorney

☐ lessee

☐ real estate agent

☐ officer of board of directors ☒ other: Buyer/Seller

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

Patricia Steiglitz
Property Owner(s) Signature(s) -- **REQUIRED**

10-12-23
Date

4. SIGNATURE OF APPLICANT

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

David Wallach
Applicant Signature -- **REQUIRED**

10/12/2023
Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this petition:

- ☒ **(This) Completed and Signed Form**
- ☒ **Legal descriptions of all properties as shown on Plat of Survey**, if applicable.
- ☒ **Plat(s) of Survey**, if applicable. Date(s) of Survey(s): July 17, 2023
- Plats of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc., that is currently on the property. Copies must be legible for all dimensions and details.
- ☒ **Proof of Ownership**, if applicable. Document(s) Submitted: Development Agreement
- Accepted for proof of ownership includes: deed, mortgage, contract to purchase, closing documents, (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- ☒ **Application & Mailing Fee** Amount \$ 1,100 (Previously Paid)
- Application & Mailing Fees may be paid by cash, check, or credit card. Please contact Community Development for number of required mailings and mailing fee.
- ☐ **Additional Documentation**
- Any other documents as may be required by the Community Development Director. Please contact the Community Development Department for any additional requirements.

Zoning Ordinance Text Amendment Applications take approximately 10 business days for initial review. Alterations or modifications that require re-review may take longer. Please contact the Zoning Office at 847.448.4311 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Office, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

6. ZONING TEXT AMENDMENT

Please complete the following section indicating the specific sections of the Zoning Ordinance for which you are seeking a text change, or which new sections of the Zoning Ordinance you are seeking for the City to add to the text.

Zoning Ordinance Section Number	This section presently states the following (this does not apply to a new section):	I request the Zoning Ordinance text to be amended in the following manner:
6-8-1-14	Number of Dwelling Units Per Zoning Lot: One (1) efficiency home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.	Except when authorized as a special use, approved pursuant to Section 6-3-5, "Special Uses," of this Title, one (1) principal building shall be located on a zoning lot, regardless of lot size, width, or shape within all residential zoning districts. A special use shall be required for more than one Efficiency Home on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts.
6-4-1-6	(No language for Subsection (C))	ADD: Subsection (C): Except when authorized as a special use, approved pursuant to Section 6-3-5, "Special Uses," of this Title, one (1) principal building shall be located on a zoning lot, regardless of lot size, width, or shape within all residential zoning districts. A special use shall be required for more than one principal building on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts.
Section 6-18-3	Definitions	Change Maximum Square Footage from 500 sq. ft. to 600 sq. ft.

Copy this form if necessary for a complete listing.

8. PROPOSED AMENDMENT

Please describe the reason for the proposed zoning ordinance text amendment.

To update the provisions of the Code to meet the needs of the Community and facilitate the objectives of the Code by adopting these text amendments.

9. STANDARDS

The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy (§6-3-4-1 of City Code). The Zoning Ordinance establishes standards that “the City Council should ... consider, among other factors.” (§6-3-4-5)

Explain how the petitioned amendment relates to or satisfies each of the following standards.

- (A) How is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan¹, as adopted and amended from time to time by the City Council?

Evanston is in need of quality attainable housing. Providing housing for people who work in the Community is a goal of the City. Providing unconnected housing is the most desirable form of housing. In addition, mitigation of utility costs further reduces the costs of home ownership and reduces the carbon footprint, further aligning goals of the City of Evanston. These text amendments are consistent with the Ordinance and the goals and needs of the City of Evanston.

¹ Available from the Planning and Zoning Division.

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

The neighboring properties are multi-family. However, their lot coverage as town homes and multi-family homes does not lend itself to the landscaping our development proposes. This development will add to the character of the neighborhood by increasing the permeable space and foliage present on Grant Street. The text amendment allows a less dense project than can otherwise be built while providing significantly more parking than required. The reduction of impervious material will decrease storm water issues in a neighborhood that does not have a storm water drainage system proximate to the property.

(C) Will the proposed amendment have an adverse affect on the values of adjacent properties and why?

No. The amendment and project will have a positive impact on the values of the adjacent properties and the City of Evanston writ large. Evanston is a leader nationally of progressive zoning, understanding the needs of the Community and the Country as a whole. Homeownership, four walls, unconnected, is the American Dream. Archaic zoning limiting the most desirable form of homeownership at attainable pricing is antithetical to the goals of the Community and over the longhaul will hurt values Citywide.

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

None.

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.

David Wallace

10/12/2023

Applicant's signatureDate

Applicant's signatureDate

6-4-1-6. - NUMBER OF BUILDINGS OR USES ON A ZONING LOT.

- (A) Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, "Planned Developments," of this Title, not more than one principal building shall be located on a zoning lot within the R-1, R-2, R-3, and R-4 single-family zoning districts. For all other districts more than one principal building may be located on a zoning lot provided development of the buildings shall adhere to the requirements of the specific district and this zoning ordinance.

(Ord. No. 43-O-93)

- (B) Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, "Planned Developments," of this Title, and involving an Evanston designated landmark structure, not more than one (1) principal use shall be established on a zoning lot within the R-1, R-2, R-3 and R-4 single-family zoning districts. For all other districts, except where approved as a mixed use development, not more than one (1) principal use shall be established on a zoning lot.

(Ord. 39-0-08)

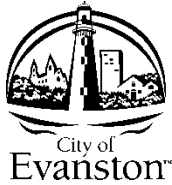
6-8-1-14. - EFFICIENCY HOMES.

- (A) *Number of Dwelling Units Per Zoning Lot:* One (1) efficiency home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.
- (B) *Zoning Relief:* Any zoning relief requested in conjunction with the initial new construction of an Efficiency Home development shall be considered as one (1) special use and shall not require major variation approval. Efficiency homes may request zoning relief by major or minor variation following the completion of the initial development construction.
- (C) *Yard Requirements:*
- Residential Structures:
1. Front yard: Twenty-seven (27) feet; parking prohibited.
 2. Side yard abutting a street: Ten (10) feet; parking prohibited.
 3. Side yard: Three (3) feet.
 4. Rear yard: Three (3) feet.
- (D) *Maximum Building Height:* The maximum building height for any Efficiency Home shall not exceed twenty-eight (28) feet, measured from grade to the highest point of said structure, or two (2) stories, whichever is less.
- (E) *Building Lot Coverage and Impervious Surface:* The maximum building lot coverage and impervious surface coverage shall comply with the maximum allowable amount in the underlying zoning district.

(Ord. No. 13-O-21, § 2, 3-22-2021)

LAND USE COMMISSION

23ZMJV-0046
Special Use
1915-17 Grant St.



Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner

CC: Sarah Flax, Community Development Director
Elizabeth Williams, Planning Manager/ Interim Housing & Grants Manager

Subject: Special Use with Zoning Relief, 1915-17 Grant Street, 23ZMJV-0046

Date: December 13, 2023

Requests

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 13 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-Family Residential District. The request requires the following zoning relief: 1.) 12 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), and 2.) Open parking setback of 0 ft. where 3 ft. is required. The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-309-020-0000, 10-12-309-021-0000.

Notice

The Applications cited above have been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on November 23, 2023.

General Information

Applicant: David Wallach
Blue Paint Development
909 Davis Street, Suite 500
Evanston, IL 60201

Owner: Trish Steiglitz
2221 Grant Street
Evanston, IL 60201

Property Address: 1915-17 Grant Street
Evanston, IL 60201

PINs: 10-12-309-020-0000, 10-12-309-021-0000

Analysis

Existing & Surrounding Conditions

The site, 1915-17 Grant Street, is an approximately 0.68 acre (29,714 s.f.) lot located on the north side of Grant Street, east of the intersection of Grant Street and Brown Avenue. It comprises two parcels, one vacant lot that at one point consisted of a single-family home, and the other with a single-family home and a single-car garage off of Grant Street and a two-car garage off of the alley. The parcels are currently under common ownership.

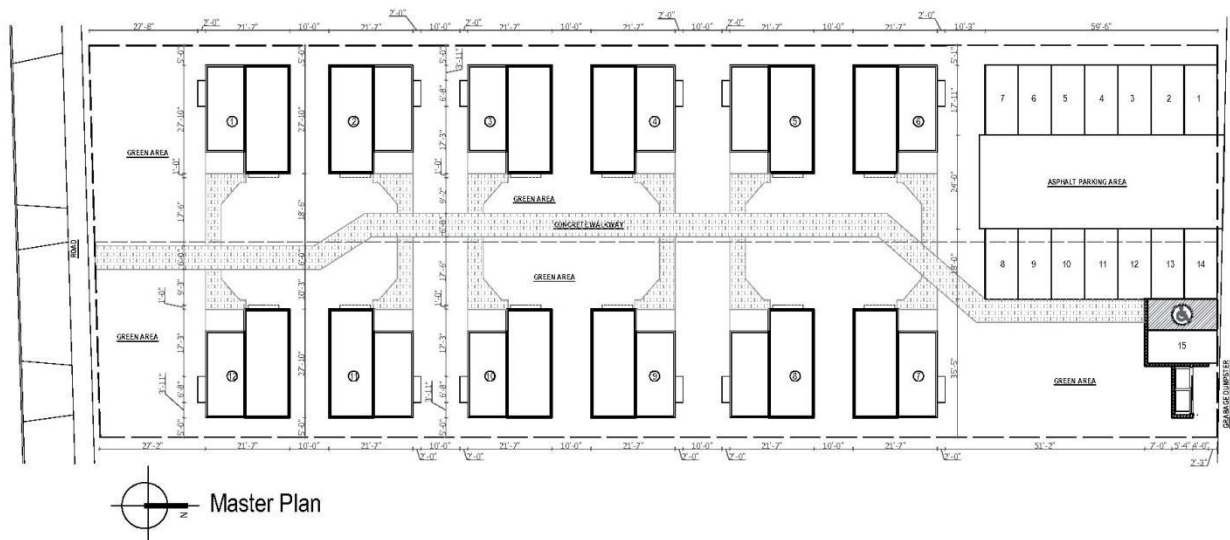


The surrounding neighborhood has a small mix of housing types, including single-family homes, townhomes, and two-family homes. To the immediate east are 5 townhomes that are oriented facing east. To the immediate west are multiple lots, with a single-family home, multiple two-family homes, and several townhomes.

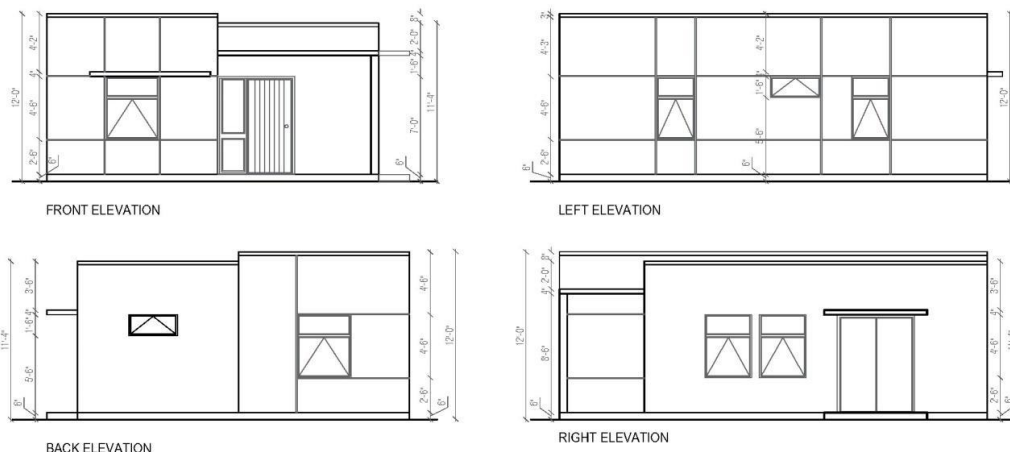
Surrounding Zoning and Land Uses	Zoning District	Land Use
North	R3 Two-family Residential R1 Single-family Residential	Single-family residential, Townhomes
South	R1 Single-family Residential	Single-family residential
East	R3 Two-family Residential	Townhomes, Single-family residential
West	R3 Two-family Residential R1 Single-family Residential	Single-family residential, Townhomes. Two-family residential

Proposal

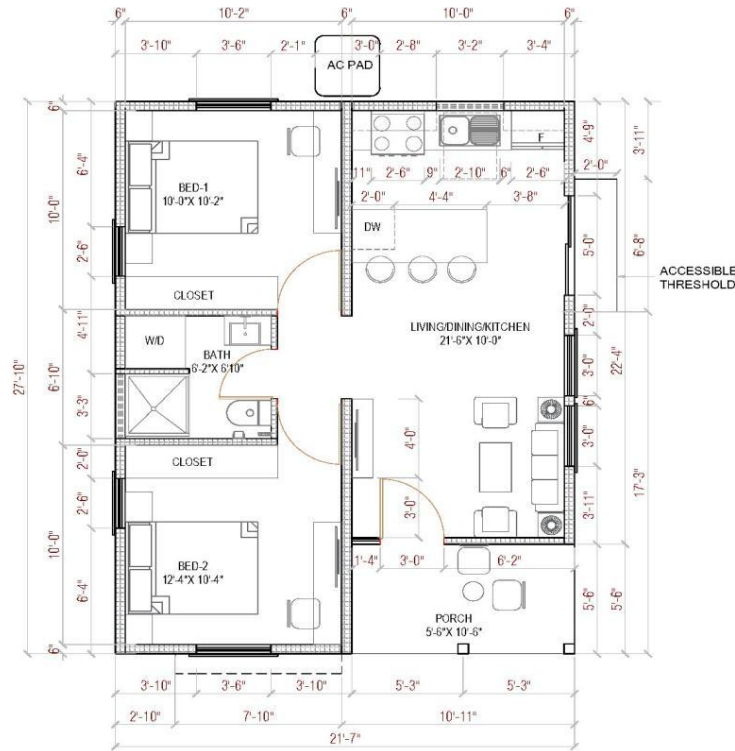
The applicant is proposing to tear down the existing home and garages to construct 12 two-bedroom efficiency homes, each with ground floor areas just under 543 sq. ft. (approximately 600 sq. ft footprint with a covered porch). A 6 ft. wide walkway stretches up the middle of the lot, providing access to each of the homes. In the rear of the lot are 15 parking spaces located off of the alley (including a single ADA parking space). Just east of those spaces is a trash enclosure that will serve all of the efficiency homes. There is a small open grassy area at the northeast corner of the lot and interspersed throughout the lot.



Each of the homes is a single-level structure with a small 5'6" X 10'6" covered porch that faces the interior of the lot. On the side of each home, are sliding glass doors that provide both additional light and egress to open areas between the home. Each of the efficiency homes will have a facade of Hardie board with a membrane roof. The applicant has expressed some flexibility and willingness to continue discussions relating to building materials and design moving forward.



Proposed efficiency home elevations



Proposed floor plan, 1915-17 Grant Street



Rendering with Proposed Facade, 1915-17 Grant Street

Staff notes that the earlier iteration of the development for this site that was to be reviewed at the November 8, 2023 meeting proposed 13 smaller efficiency homes and requested zoning relief for the number of dwelling units, front yard setback, parking drive aisle width, parking space width and open parking setback. The applicant revised his plans and the current proposal reduces the amount of zoning relief sought to two items.

Inclusionary Housing Ordinance

The proposed development is covered under the requirements of the Inclusionary Housing Ordinance (IHO) and must provide at least 10% on-site affordable units. 12 for-sale dwelling units are proposed for the site which means that at least one of the units must be affordable. The applicant is proposing to sell one of the efficiency homes at an affordable rate. Providing this on-site affordable unit activates bonuses for the development as they relate to the number of dwelling units on-site, specifically 2 additional bonus units are possible for each affordable unit provided on-site. Based on the size of the zoning lot, 6 dwelling units are permitted. With two bonus units possible, this brings the total number of permitted units up to 8. The applicant is seeking zoning relief to permit 12 units on the lot.

Additional bonuses that could be pursued for providing on-site affordable units relate to parking spaces for the on-site affordable unit, building height, building lot coverage and impervious surface coverage; however, these bonuses are not needed for the site as the development meets zoning requirements in these areas.

Ordinances Identified for Requested Relief

Special Use

Should the text amendment to increase the maximum square footage of the ground floor of efficiency homes and enable more than one efficiency home on a lot to be a special use, Sections 6-18-3.- Definitions, 6-4-1-6.- Number of Buildings or Uses on a Zoning Lot, and 6-8-1-14.- Efficiency Homes of the Zoning Code, be approved by the City Council, the applicant's subsequent application for a Special Use to allow said use may be considered.

Per section 6-8-4-3, efficiency homes requesting zoning relief are considered to be special uses in the R3 District. Additionally, per Section 6-8-1-14, "any zoning relief requested in conjunction with the initial new construction of an efficiency home development shall be considered as one (1) special use and shall not require major variation approval. The applicant requests a Special Use Permit to allow more than one efficiency home on the zoning lot along with the following associated zoning relief:

1. 12 efficiency homes where 6 are permitted on the zoning lot (8 permitted with an IHO bonus as described above).
2. An open parking rear yard setback of 0 ft. where 3 ft. is required.

Based on the size of the zoning lot at roughly 29,700 square feet, a maximum of 6 dwelling units would be permitted on the property (5,000 square feet per single-family or two-family home). As stated above, the applicant is proposing to provide one on-site affordable unit, which activates a development bonus of 2 additional units per on-site affordable unit, bringing the total number of maximum units to 8.

As it relates to the number of parking spaces, one parking space is required per efficiency home; however, no parking is required for efficiency homes that are on lots located within one thousand five hundred (1,500) feet from a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station. The site is within 1,500 feet of a CTA transit stop on Green Bay Road and near an entry point of the Central Street Metra station, therefore no parking is required. Despite this, the applicant is proposing to

provide 15 parking spaces, including one ADA parking space, which are accessible off of the rear alley.

Staff Project Review

Staff reviewed the proposal and provided comments related to ensuring the property provides proper storm sewer, stormwater control, and fire protection per code requirements, consideration of providing composting on-site in addition to adequate waste facilities and providing electric vehicle charging capabilities for parking spaces on the property among other items. Staff comments also spoke to the site layout and how the homes present at Grant Street, specifically suggesting increased consideration of how the two southernmost homes interact with the street and how the proposed facades fit into the surrounding neighborhood. Additionally, comments were provided suggesting consideration of creating more of a courtyard feeling for the homes, which would give residents of the homes outdoor common space to utilize and interact with neighbors. Full staff comments are provided as an attachment.

Staff has identified the following items for the Land Use Commission to consider as conditions of approval for the Special Use Permit for the performance entertainment venue:

1. Provide 1 electric vehicle charging station in addition to the required EV-ready spaces.
2. Continue to work with staff on the building façade materials and layout of interior walkways for creation of an outdoor common area.

Standards for Approval - Special Use (23ZMJV-0046)

If the associated application for a text amendment for efficiency homes is approved (23PLND-0060), the proposed development at 1915-17 Grant Street must follow the Standards for a Special Use (Section 6-3-5-10). As enumerated in Section 6-8-1-14, any zoning relief sought as part of new efficiency home construction will be considered as a Special Use and not need to seek Variations. Any relief sought after construction of the efficiency home will be considered a variation.

For the Land Use Commission to recommend that the City Council grant a Special Use, the Land Use Commission must find that the proposed Special Use:

1. Is one of the special uses specifically listed in the zoning ordinance;
2. Is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Can be adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental features; and

9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

Action by the Commission

After making findings of fact as to whether or not the requested Special Use and associated zoning relief meet the aforementioned standards, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to approve, approve with conditions, or deny the Special Use as requested. The Land Use Commission is the recommending body and the City Council is the determining body pursuant to Section 6-3-5-9 of the Evanston City Code.

Attachments

1. Special Use Permit Application
2. Street View
3. Aerial Photo
4. Zoning Map
5. Plats of Survey
6. Plans
7. Staff Comments
8. Zoning Analysis
9. Comments Received



Michael Griffith <mgriffith@cityofevanston.org>

Zoning Special Use

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Jun 28, 2023 at 2:31 PM

Reply-To: noreply@formstack.com

To: mgriffith@cityofevanston.org, csterling@cityofevanston.org, zoning@cityofevanston.org



Formstack Submission For: Zoning Special Use

Submitted at 06/28/23 2:31 PM

Address:	1915 Grant Street 1917 Grant Street Evanston, IL 60201
Permanent Identification Number (PIN) 1:	10-12-309-021-0000
Permanent Identification Number (PIN) 2:	10-12-309--020-0000
Name:	David Wallach
Organization:	Blue Paint Development, LLC
Address:	909 David Street Suite 500 Evanston, IL 60210
Home or Office Phone Number:	(312) 617-9018
Cell Phone Number:	(312) 617-9018
Email:	dwallach@bluepaintdevelopment.com
Please choose primary means of contact:	Home or Office Phone
Is applicant also the property owner?:	No
Name:	Trish Stieglitz

Organization:

Address: [2221 Grant Street](#)
Evanston, IL 60201

Home or Office Phone Number:

Cell Phone Number: (847) 902-0808

Email: trish.stieglitz@comcast.net

What is the relationship of the applicant to the property owner?: Other: Contract Purchaser

Briefly describe the proposed Special Use: Applicant seeks to construct 10 New Construction Micro Homes on two zoning lots and 3 Micro Homes above parking structure in rear yard off of alley.

Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?: 13-O-21 Section 8,3-22-2021

Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?: No.

Will the requested special use be adequately served by public facilities and services?: Yes.

Will the requested special use cause undue traffic congestion?: No.

Will the requested special use preserve significant historical and architectural resources?: The development will be New Construction. There is only a single family home on the site and is neither historical or have architectural significance.

Will the requested special use preserve significant natural and environmental features?: Yes.

Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned Yes.

development process or the grant of a variation?:

Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?:

No

List the name, address, phone, fax, and any other contact information of the proposed user of the land.:

Does the proposed land user own or control the land for which this application for zoning relief is made?:

Yes

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.:

Does the proposed land user hold the title to the subject property?:

No

Is the person or entity that holds the title the same as the one listed in the previous question?:

Yes

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property.:

Is the Applicant or Proposed Land User a Corporation?:

Yes

A. Names and addresses of all officers and directors.:

David Wallach
[650 Waukegan Road, #117](#)
Glenview, IL 60025

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

David Wallach
[650 Waukegan Road, #117](#)
Glenview, IL 60025
100%

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

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately

[View File](#)

reflects current conditions.:

Date of Survey:

Jun 06, 2003

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc.:

[View File](#)

Date of Drawings:

Jun 15, 2023

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:

[View File](#)

Document Submitted:

Development Agreement

Quantity:

1

Price:

660

Credit Card:

Card number: *****1437 Expiration: 02/27

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

[View Signature](#)

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



BINDING LETTER OF INTENT

To: Trish Stieglitz

Re: 10 Micro Homes/3 ADU's Grant Street Property

Dear Trish:

The purpose of this **binding** Letter of Intent ("LOI") is to set forth the general terms and conditions pursuant to which BluePaint Development, LLC or its assignee ("Developer") will agree to develop the above-referenced Project with Trish Stieglitz ("Owner"). The following terms and conditions are subject to the negotiation and execution of a mutually satisfactory Operating Agreement and Purchase and Sale Agreement by and between Developer and Owner ("this Letter of Intent, the Purchase and Sale Agreement and the Operating Agreement shall be collectively referred to as the "Development Agreement").

1. **TRANSACTION**: Developer agrees to develop together the property commonly known as Micro Home-Grant Street Development, Evanston, subject to the terms and conditions contained herein, (collectively, the "Property" or "Project") together will all rights situated as part of the Property, including, but not limited to: (a) the real property comprising the Site (the "Land"); (b) all other improvements situated on the Land (collectively, the "Improvements"); (c) all of Owner's right, title and interest in and to (i) all rights of way, easements, rights, and interests, and (ii) all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers, wells, retention ponds and public ways (collectively, the "Appurtenant Rights"); (d) all equipment, fixtures and personal property owned by Developer which are located at, or used in connection with the ownership, operation and maintenance of the Land or the Improvements (collectively, the "Personal Property"), including without limitation all heating, lighting, air conditioning, ventilating, plumbing, electrical or other mechanical equipment; (e) to the extent in Owner's name and assignable, all leases, tenancies and rental or occupancy agreements (collectively, the "Leases") and security deposits; and (f) to the extent assignable, all of Owner's right, title and interest in and to all plans, models, drawings, specifications, blueprints, surveys, engineering reports, environmental reports and other technical descriptions or materials relating in any way to the Land, Improvements, Appurtenant Rights, and Personal Property.

2. **DEVELOPMENT OPERATING AGREEMENT:** The Parties shall form a Single Purpose Entity (“SPE”) to develop the Property as discussed *infra*:

A. The Owner shall own a Preferred Membership Interest (the “A Shares”) in the SPE made up of the deferred closing payment of [REDACTED] to Owner from the \$1MM acquisition price of the Property. The Owner shall be repaid the principal of [REDACTED] plus an additional [REDACTED] at any time not greater than two (2) years from the date of the Closing of the Property. If for any reason any portion of that repayment takes longer than 2 years, then any outstanding unpaid principal shall earn an additional 10% per annum (non-compounded) until fully paid.

B. Developer shall own all remaining Shares (the “B Shares”).

3. **SINGLE PURPOSE ENTITY FORMATION:** The entity shall be formed at any time prior to the Sale of the Property to Developer.
4. **TIMING.** Subject to terms and conditions of this Agreement, no later than July 31, 2023 the Parties shall agree on the Operating Agreement.
5. **CONVEYANCE.** On the Closing Date (TBD), Owner shall transfer and convey title to the Property to the Entity and subject to the the new Operating Agreement as outlined above, free and clear of all liens and encumbrances, except those previously disclosed, other than real and personal property taxes not yet due and payable and such title exceptions as Developer shall have a right to approve in writing pursuant to the Development Agreement (collectively, the “Permitted Exceptions”) and any leases or other agreement affecting the possession, use or occupancy of the Property. Within 7 days from execution hereof, the Parties shall enter into a Purchase and Sale Agreement to memorialize the Sale.
6. **INSPECTION PERIOD.** Developer shall have a thirty (30) day inspection period (the “Inspection Period”).

(a) That within three business (3) days after the execution of this Agreement, Owner shall provide Developer with—to the extent available—all information in its actual possession and control with respect to the Property, not previously provided (collectively, the “Due Diligence Materials”). Owner understands and agrees that the information obtained pursuant to such Due Diligence Materials and studies or inspections shall be kept in confidence and shall not be revealed to outside parties other than (i) to the extent such information is otherwise available in the public domain, (ii) to its agents, representatives, lenders, investors, principals, affiliates, who also agree to keep such information in confidence subject to the same terms herein, or (iii) as otherwise required by law. Should the

proposed transaction not be completed, Developer will immediately return to the Owner all Due Diligence Materials previously provided to Developer.

(b) From the "Effective Date" (the date this Agreement is fully executed) through the close of the Due Diligence Period, Developer shall have the right to review the Due Diligence Materials and inspect the Property by itself or with its agents, employees, contractors, architects, and engineers (including Phase I examination of the Property) at Developer's sole cost and expense. Developer agrees to indemnify and hold Owner harmless from (i) any damage caused to the Property as a direct result of Developer's inspection or inspection by Developer's agents and (ii) all death, personal injury or property damage caused by or related to Developer's inspection hereunder, including court costs, expert witness and attorneys fees. Developer shall restore the Property to its previous condition upon the conclusion of all such inspection and testing. Developer shall show Owner that either Developer or its agents maintain commercially reasonable levels of insurance coverage and agree to name Owner as an additional insured. No "invasive" Phase II examination of the Property shall occur without Owner's specific consent.

(c) If, for any reason or no reason, Developer is dissatisfied with the Property or any matter set forth in the Due Diligence Materials or otherwise pertaining to the Property, then the Developer shall have the right to terminate this Agreement by giving written notice to the Owner prior to the end of the Inspection Period.

(d) The Developer's obligation to purchase the property is solely based on its ability to develop the Property in substantial accordance with the attached Site Plan (minimum 10 Micro Homes and 3 ADU' Units). If within the 30 days Developer has not received approval from the City, then Developer shall have the right, but not the obligation, to extend the Due Diligence Period for a commercially reasonable period of time to acquire the necessary approvals from the City. If after 365 days the approvals have not been received, and Developer does not waive the Due Diligence Period, then Owner may elect to terminate the Agreement.

7. **TITLE & SURVEY.** Within five (5) business days of execution of the Effective Date, Owner will order a title commitment and survey (or update) for its review and approval. Developer must provide any objections, within ten (10) business days of receipt of the title commitment and survey, but in any event no later than expiration of the Inspection Period. Developer shall have the right in its sole discretion to elect whether to resolve any such objections. At Closing, Owner shall convey the Property as outlined above free and clear of all liens and encumbrances, except for Permitted Exceptions and other matters previously disclosed.
8. **REPRESENTATIONS AND WARRANTIES.** The Property will be conveyed to the SPE in its "as is, whereis" condition except as otherwise set forth in the Development Agreement.

9. **OWNER'S COVENANTS.** From and after the date of the Development Agreement through the Closing Date, Owner shall use commercially reasonable efforts to cause to: (i) maintain the Property in the condition in which it existed as of the date of the Development Agreement, normal wear and tear excepted, free from mechanics' liens or other claims for liens; not commit waste of or on the Property and keep in existence all fire and extended coverage insurance policies, and all public liability insurance policies, that are in existence as of the date of this Agreement with respect to the Property; (ii) not enter into any transaction with respect to or affecting the Property which would materially and adversely affect or bind Developer following the Closing Date, without Developer's prior written consent; (iii) not enter into, amend, waive any rights under, terminate or extend any Lease, without Developer's prior written consent; (iv) pay all taxes and special assessments levied against or incurred in connection with the ownership or operation of the Property, as such taxes and special assessments become due and payable; (v) promptly advise Developer in writing of any material changes, to the condition of the Property and changes in circumstances which would render the representations and warranties, if any, made by Owner under the Development Agreement false or misleading.
10. **DEFAULT.** If Developer defaults and fails to cure such default within five (5) days after written notice of such default, Developer shall have the right to (a) terminate this Agreement and receive a return of the Earnest Money and interest thereon, in which event each of the parties hereto shall be relieved of any further obligation to the other arising by virtue of this Agreement (except for obligations which are expressly intended to survive the termination of this Agreement), (b) pursue specific performance under the Development Agreement, or (c) waive such default and proceed to closing. If Owner defaults hereunder and fails to cure such default within Five (5) days of written notice of such default, this Agreement shall have the right to (a) terminate, or (b) waive such default and proceed to closing.
11. **BROKERS.** Each of Developer and Owner represents and warrants to the other that it has not dealt with any brokers with respect to the transaction contemplated hereby.
12. **MISCELLANEOUS.** (a) Time is of the essence of each provision of this Agreement. (b) This Agreement and all provisions hereof shall extend to, be obligatory upon and inure to the benefit of the respective heirs, legatees, successors and assigns of the parties hereto. Without limitation to the foregoing, Developer shall have the right to assign its rights under this Agreement to an entity affiliated, or under-common control, with Developer, or a nominee of Developer. (c) Except as provided herein, this Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby.
13. **ACCEPTANCE.** This Agreement must be accepted by Owner and received by Developer within two (2) business days of the date first above written.

14. **EXCLUSIVITY**. At all time from the effective date of the Development Agreement through the Closing or earlier termination of the Development Agreement, Owner shall be precluded from directly or indirectly offering the Property for sale, soliciting offers for sale or negotiating for the sale or disposition of the Property with any other party than the Developer.

15. **EFFECTIVE DATE**. The Effective Date of this Agreement shall be the date on which the last party executed this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed as of the last date below.

Developer:

Owner:

Blue Paint Development, LLC or Its Assigns

Trish Stieglitz



By: _____

By:

Name: _____

Name: David T. Wallach

Its: _____

Its: Managing Member

Blue Paint Development, LLC

909 david Street, Suite 500

Evanston, IL 60201

(312) 617-9018

Date: June 21, 2023

Date: _____, 2023



October 25, 2023

VIA EMAIL ONLY

Meagan Jones
City of Evanston
Neighborhood and Land Use Planner
Community Development
Morton Civic Center
2100 Ridge Ave., Evanston, IL 60201

RE: Micro Homes On Grant
 1915/1917 Grant Street

Dear Ms. Jones:

We want to thank the City of Evanston for its time in helping us to quantify our requests for relief for the above-mentioned Project. In association with our Application, we are requesting the zoning relief attached to this correspondence.

We look forward to answering any questions the City may have in order to provide this relief. Again, thank you.

Most sincerely,

A handwritten signature in black ink, appearing to read "David T. Wallach". The signature is fluid and cursive, with a large initial "D" and "W".

David T. Wallach
For 1915 Grant Street, LLC

ZONING RELIEF ANALYSIS 1915/1917 GRANT STREET

Zoning Analysis Summary

Review Date:
Updated 10.13.23

Case Number:

23ZONA-0111

Case Status/Determination:

NON-COMPLIANT

Proposal:

Demolish existing single-family home and garages to construct 10 efficiency homes and 3 accessory dwelling units (ADUs) above a parking structure.

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-4-3	Efficiency homes that are requesting zoning relief are a Special Use in the R3	Apply for Special Use <i>Special Use application filed</i>
6-8-1-14	Number of efficiency homes on lot: Non-compliant More than one efficiency home proposed where one is permitted	Two options: apply for a planned development or apply for a text amendment to permit more than one efficiency home on a zoning lot as a Special Use, followed by Special Use application. <i>Text amendment application filed</i>
6-8-4-4	Lot Size: Non-compliant Standard: 5,000 sf for each single-family home or approx. 6 dwelling units Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings	Variation can be requested if number of homes is not reduced
6-8-1-14	Front yard setback: Non-compliant Standard: 27' Existing: 25' Proposed: 18" front yard setback proposed at closest point	If current configuration remains, a variation must be requested
6-8-4-7	Open parking rear setback Standard: 3' Proposed: < 0'	Eligible variation
6-16-2-7	Parking drive aisle Standard: 24'	Eligible variation, should explore widening to 24', space permitting with

	Proposed: 23'	current layout
6-16-2-4 6-16-2-7	Parking Space width Standard: 8.5' Proposed: 8'	Eligible variation, should explore widening parking spaces if possible with current layout

Additional Comments:

1. Scale provided on the site plan is inaccurate, please revise.
2. Confirm surfaces of sidewalks, patios, and parking area on the plans. Notes say impervious walkways and permeable brick pavers for the parking area but the labels on the site plan say permeable crushed stone walkways and an asphalt parking area (at least in the drive aisle).
3. Please provide updated building elevations from all sides.
4. A more detailed landscape plan including tree preservation, protection and replacement plans must be provided
5. As discussed, this project falls under our Inclusionary Housing Ordinance (IHO). A minimum of 10% on-site affordable units are required, in this case 10% of 13 units is 1.3, so at least one on-site affordable unit is required and one is proposed. Please continue to work with Marion Johnson at marionjohnson@cityofevanston.org if you have any additional questions.

Principal Use and Structure:	
<i>Zoning Code Section</i> 6-8-4-3	Use: Non-compliant Standard: One efficiency home (not requesting zoning relief) Existing: Single-family home and detached garage Proposed: 13 dwelling units
6-8-4-5	Lot width: Compliant Standard: 35' Existing 100'4" Proposed: 100'4"
6-8-4-4	Lot size: Non-compliant Standard: 5,000 sf for each single-family home or approx.. 6 dwelling units + 2 units (due to IHO bonus) = 8 total dwelling units Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings
6-8-1-14	Dwelling Units #: Non-compliant Standard: 1 Efficiency home, Special Use/PD required if more than one Existing: 1 Proposed: 13 Efficiency homes Note: Text amendment application filed to make additional efficiency homes a special use.
6-8-4-6	Building Lot Coverage: Compliant Standard: 45% + 15% (due to IHO bonus) – 17,828.4 sf Existing: approx.. 7.0% - 2,073.86 sf Proposed: 19.7% - 5,853.9 sf
6-8-4-9	Impervious Surface Coverage: Compliant Standard: 60% + 15% (due to IHO bonus) – 22,285.5 sf Existing: 11.5% - 3,414.23 sf Proposed: 45.6% - 13,545.2 sf Note: Please clarify surface materials proposed for sidewalks and parking area on the site plan. Currently, notes and labels are inconsistent. Calculation only includes credit for patio areas
Section 6-8-1-14	Building Height: Compliant

	Standard: 28' + 12' (due to IHO Bonus) = 40' Existing: 20' Proposed: 11'5"
Section 6-8-1-14	Yards: (Efficiency Homes) Front: Non-compliant Standard: 27' Existing: 25' Proposed: 18' front yard setback proposed at closest point Street Side: NA Interior Side (East): Compliant Standard: 3' Proposed: 6' Interior Side (West): Compliant Standard: 3' Proposed: 6' Rear: Compliant Standard: 3' Proposed: 28'1"
Accessory Use and Structure: Open Parking in Rear Yard	
6-4-6-2	Location (Yard): Compliant Rear Yard
6-4-6-10(G) 6-4-6-4	Height: N/A
6-4-6-4 6-8-4-7	Yards: Compliant Front: NA Street Side: NA Interior Side (East): Compliant Standard: 3' Proposed: 5' Interior Side (West): Compliant Standard: 3' Proposed: 5'

	Rear: Non-Compliant Standard: 3' Proposed: <3'
Parking Requirement:	
Section 6-16, Table 16-B	Use 1: Efficiency Homes - Compliant Standard: Efficiency Homes – 1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station. No parking needed for on-site affordable unit. Proposed: 15 (includes one ADA parking space) Total Required: None. Lot is less than 1,500 ft away from Central St. Metra Station, Pace Bus Route 213 stop (Green Bay & Lincoln), and CTA Bus Route 206 stop (Green Bay & Lincoln). However, recommend keeping proposed parking for residents of homes/visitors
6-16-2-2	Access: Compliant Ingress/Egress off of alley
6-16-2-4	Size of Parking Stalls: Non-Compliant Standard: 8.5' X 18', 24' drive aisle Proposed: 8' X 18', 23' drive aisle
	Parking Drive Aisle: Non-Compliant Standard: 24' Proposed: 23'
6-16-2-5	Vertical Clearance: N/A
6-16-2-2	Surface: Compliant
6-16-2-1 6-8-4-7	Location: Compliant Rear yard off of alley
Miscellaneous:	
6-4-1-9	Ingress and Egress canopies/awnings: Compliant

	Standard: Max. 10% of depth of required yard setback Proposed: 1'11" overhang not within required yard setback
--	---

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review August 29, 2023

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 23ZONA-0111
Address: 1915 GRANT ST
Applicant: David Wallach
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: R3 **Overlay:** **Preservation**
Reviewer: Meagan Jones **District:**

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

X New Principal Structure Change of Use Sidewalk Cafe
 New Accessory Structure Retention of Use Other
 Addition to Structure Plat of Resubdiv./Consol.
 Alteration to Structure Business License
 Retention of Structure Home Occupation

Plans Dated: 10.9.23
Prepared By: David Wallach
Survey Dated: July 19, 2023
Existing Improvements: Single family home and 2 garages

Proposal Description:
 Proposal to build 13 efficiency homes

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)

Total Elibigle
 Front
 Front Porch
 Regulatory Area

Pavers/Pervious Paver Exception (Subtract

Total Paver Area
 Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space

Open Required Spaces
 Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Dwelling - SF Detached	Other	Non-Compliant

Comments: Multiple efficiency homes needing variations proposed requires a Special Use (assuming text amendment passage)

Minimum Lot Width (LF)	35'	100'4"	100'4"	Compliant
USE: Single Family Detached				

Comments:

Minimum Lot Area (SF)	5,000 sf for each single-family home or approx. 6 dwelling units + 2 (IHO bonus) for total of 8 dwelling units	29714	29714	Non-Compliant
USE: Single Family Detached				

Comments:

Dwelling Units:	1	1	13 total	Non-Compliant
Comments: Needs a Special Use (assuming passage of text amendment)				

Building Lot Coverage (SF) (defined, including subtractions& additions):	45% + 15% (IHO Bonus) or 17,828.4 sf	2073.86 7.0%	5853.9 19.7%	Compliant
Comments:				

Impervious Surface Coverage (SF, %)	60% + 15% (IHO bonus) or 22,285.5 sf	3414.23	13545.2 45.6%	Compliant
--	--------------------------------------	---------	---------------	-----------

Comments: Please confirm proposed surface for all walkways, patios, and driveway. This number does not reflect total possible credits.

	Standard	Existing	Proposed	Determination
Height (FT)	28' or 2-stories	20'	11'5"	Compliant
Comments:				
Front Yard(1) (FT)	27'	25'	18'	Non-Compliant
Direction:				
Street:				
Comments:				
Interior Side Yard(1) (FT)	3'	19.07'	approx. 8'	Compliant
Direction: E				
Comments:				
Interior Side Yard(2) (FT)	3'	55.66'	approx. 8'	Compliant
Direction: W				
Comments:				
Rear Yard (FT)	3'	218.92	28'1"	Compliant
Direction: N				
Comments:				
ACCESSORY USE AND STRUCTURE				

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:		Open Off-street Parking	Other	Compliant
Comments:				
Permitted Required Yard:	Rear yard	Rear Yard	Rear Yard	Compliant
Comments:				
Additional Standards:				
Comments:				
Height (FT)	Flat or mansard roof 20'			
Comments:				
Distance from Principal Building:	10.00'	>10'	11'	Compliant
Comments:				
Front Yard(1A) (FT)				
Direction:				
Street:				
Comments:				
Front Yard(1B) (FT)				
Direction:				
Street:				
Comments:				
Street Side Yard (FT)				
Direction:				
Street:				
Comments:				

	Standard	Existing	Proposed	Determination
Interior Side Yard(1A) (FT) Direction: E	3'		5'	Compliant
Comments:				
Interior Side Yard(1B) (FT) Direction: W	3'		5'	Compliant
Comments:				
Rear Yard (FT) Direction: N	3'		0'	Non-Compliant
Comments:				

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Single-family Detached	1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority		15	Compliant
Comments: Site is located within 1,500' of Metra Station and CTA/PACE bus route stops				
TOTAL REQUIRED:				Compliant
Comments: Recommend keeping parking spaces available for residents/visitors				
Handicap Parking Spaces	Sec. 6-16-2-6			Compliant
Comments:				
Access:	Sec. 6-16-2-2		off of rear alley in garage	Compliant
Comments:				
Vertical Clearance (LF)	7'			Compliant
Comments:				
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments: Confirm all surfaces for parking, asphalt is labeled, brick pavers listed in notes				
Location:	Sec. 6-4-6-2		Rear yard off of alley	Compliant
Comments:				

Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8'	Non-Compliant
Comments:				
Depth(D) (FT)	18.0		18'	Compliant
Comments:				
Aisle(A) (FT)	24.0		23'	Non-Compliant
Comments: Should explore adding 1' if possible with current layout				

MISCELLANEOUS REQUIREMENTS

	Standard	Existing	Proposed	Determination
COMMENTS AND/OR NOTES				

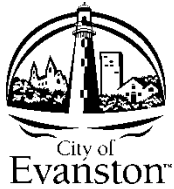
Analysis Comments

Standard	Existing	Proposed	Determination
RESULTS OF ANALYSIS			

Results of Analysis: This Application is **Non-Compliant**
Site Plan & Appearance Review Committee approval is:
See attached comments and/or notes.

SIGNATURE	DATE
-----------	------

Inclusionary Housing Application



Community Development Department
2100 Ridge Avenue
Evanston, IL 60201-2798
Ph: 874-448-4311
Email: IHO@cityofevanston.org
www.cityofevanston.org

INCLUSIONARY HOUSING PROPOSAL – EFFECTIVE 01/01/2021

Submission Date: December 5, 2024

Applicant Name: Blue Paint Development, LLC **Phone:** _____

Applicant Address: 909 Davis Street, Suite 500, Evanston, IL 60201

Applicant Phone: _____ **Cell Phone:** 312-617-9018

E-Mail: dwallach@bluepaintdevelopment.com **Website:** bluepaintdevelopment.com

Property Owner Name: Trish Stieglitz **Phone:** _____

Property Owner Address: 2221 Grant Street, Evanston, IL

Property Owner Phone: _____ **Cell Phone:** 847-902-0808

E-Mail: trish.stieglitz@comcast.net **Website:** _____

Project Name: Grant Strett Pocket Neighborhood

Project Address: 1917 Grant Street, Evanston, IL/1915 Grant Street

Parcel Identification Number (PIN): 10-12-309-021-0000;10-12-309-020-0000

Project Type:

☒ **New Construction**

☐ **Conversion/Addition of Residential Units**

☐ **Reconfiguration of Residential Units (change in # of bedrooms)**

Is the project a Planned Development, or does it require zoning variances/allowances?

☐ **Yes** ☒ **No**

Project Located in: ☐ **Downtown Zoning District** **Please list:** _____

☐ **Non-Downtown Zoning District** **Please list:** _____

Project Description: Development of 12 New Construction Micro Homes and 15 parking spaces off of alley.

Inclusionary Housing Compliance*: ☒ **On-site Units**

☐ **Fee in Lieu**

*If a project is a Planned Development or requires zoning variances/allowances, there is a mandatory requirement that 5% of the units be affordable with the exception of condominiums only.

Project Funding Type: ☒ **Private**

☐ **Public**

If publicly funded (Federal, State, Local), list all sources of governmental assistance, including TIF, low income housing tax credits, bond financing, public grants, land disposition programs and other:

Affordable Units: ☐ **Rental**

☒ **For Sale**

Market Rate Units:

☐ **Rental**

☐ **For Sale**

Residential Units

	Total # of Units	Affordable Units
Studio		
1 Bedroom		
2 Bedroom	12	1
3 Bedroom		

Unit Square Footage

	Market Rate Units	Affordable Units
Studio		
1 Bedroom		
2 Bedroom	600 sq.ft.	600 sq. ft.
3 Bedroom		

Describe general location of each affordable unit within the development (attach plans including floor plans, specify size and location of affordable units)

The Development will be a Pocket Neighborhood featuring a price point that may qualify all units as affordable. One 2bdr

is designated, it will be randomly disbursed in the Pocket Neighborhood.

Pricing Schedule – Market Rate Units (Estimated Sale Price or Rent Amount)

	Sale Price	Rent Amount
Studio		
1 Bedroom		
2 Bedroom	\$359,000+/-	
3 Bedroom		

On-site Affordable Rental Units – Number and Estimated Rents

Units at 60% AMI		
	# of Units	Rent
Studio		
1 Bedroom		
2 Bedroom		
3 Bedroom		

On-site Affordable For-Sale Units – Number and Estimated Sale Price

Units at 100% AMI		
	# of Units	Sale Price
Studio		
1 Bedroom		
2 Bedroom	1	\$275,000
3 Bedroom		

For Development in Downtown Zoning Districts:

Fee in Lieu of On-site Rental Units: \$180,281 x _____ (number of units*) = \$ _____

Fee in Lieu of On-site Condo Units: (\$180,281 x 1.5) x _____ (number of units*) = \$ _____

For Development in Non-Downtown Zoning Districts:

Fee in Lieu of On-site Rental Units: \$154,526 x _____ (number of units*) = \$ _____

Fee in Lieu of On-site Condo Units: (\$154,526 x 1.5) x _____ (number of units*) = \$ _____

*If the percentage of units results in a fractional number, if 0.5 or greater, it rounds up to an onsite unit or full fee-in-lieu. If under 0.5, there is no onsite unit requirement and one half of the fee-in-lieu is paid. For example, 10% of 45 units is 4.5. This would round up to 5 onsite units or the applicable fee-in-lieu x 5. If 5% of the units were provided onsite, the requirement would be 2.25 onsite units, which would round down to 2 onsite units and a fee in lieu would be required of one half the applicable fee. The fee in lieu for the remaining 5%, or 2.25 units, would be the applicable fee-in-lieu x 2.5.

If the project construction will be done in phases, provide a construction schedule for market rate and affordable units.

☐ The developer proposes to meet the Inclusionary Housing Ordinance requirements through the attached alternative equivalent action. (The proposal must show that the alternative proposed will increase affordable housing opportunities in the City to an equal or greater extent than compliance with the express requirements of Inclusionary Housing Ordinance).

For further information visit: www.cityofevanston.org/IHO

I certify that the above information is true and correct:

Print Name: David Wallach Position/Title: CEO

Signature: David Wallach Date: 12/5/2023

Evanston, Illinois

Google Street View

Aug 2019

[See more dates](#)





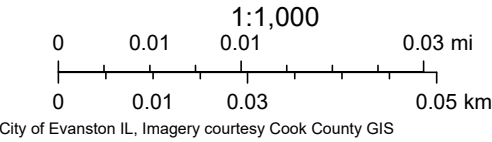
Google

1915-17 Grant St Aerial



12/3/2023, 6:54:19 PM

-  City Boundary
-  Tax Parcels



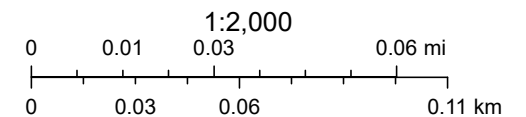
1915-17 Grant St Zoning Map



12/8/2023, 1:43:14 PM

Zoning Districts

B3 - Business	D1 - Downtown Fringe	I1 - Industrial / Office
B1 - Business	D2 - Downtown Retail Core	I2 - General Industrial
B1a - Business	D3 - Downtown Core Development	I3 - General Industrial
B2 - Business	D4 - Downtown Transition	
C1 - Commercial		
C1a - Commercial Mixed-Use		
C2 - Commercial		



PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS

7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712

PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY

OF

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com



GRAPHIC SCALE

0 16

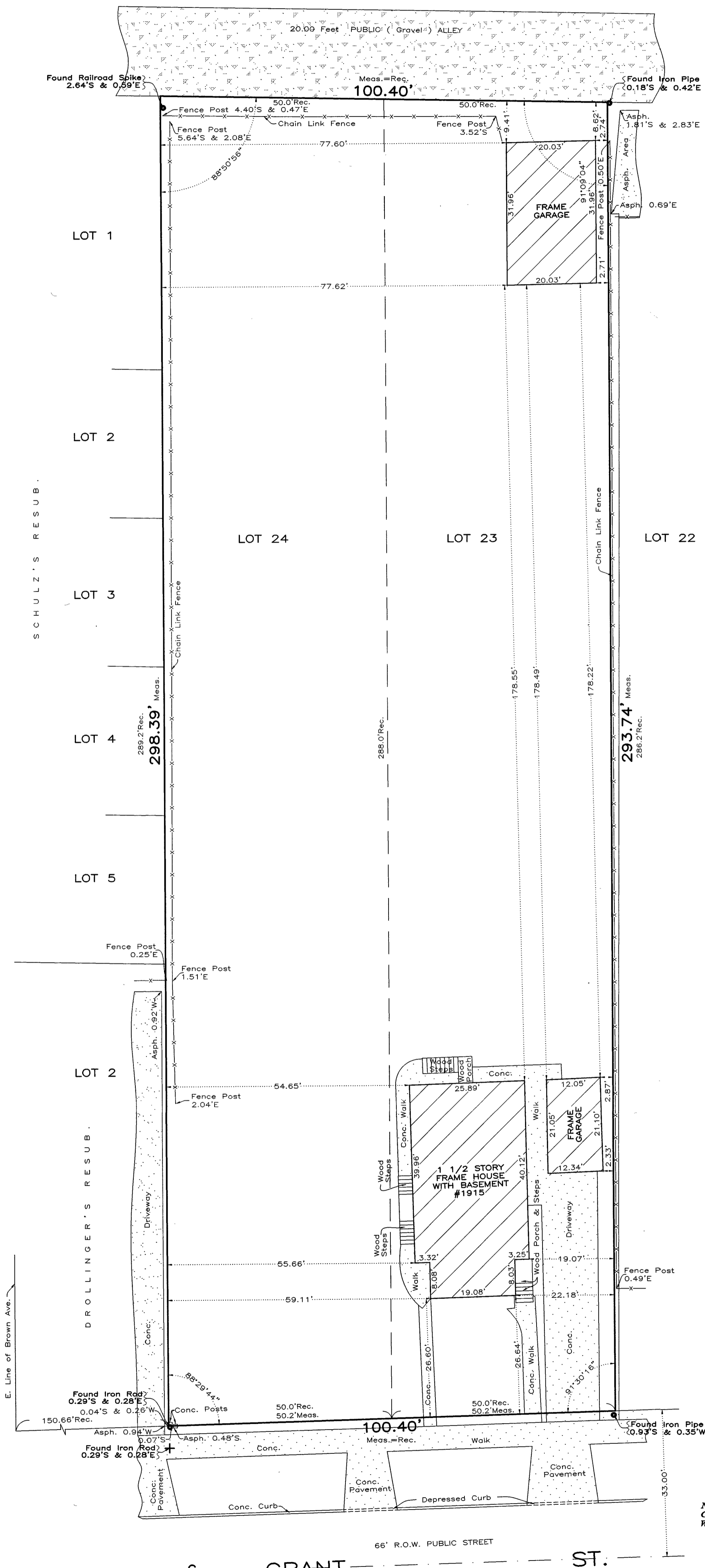
(IN FEET)

1 inch = 16 ft.

LOTS 23 AND 24 IN BLOCK 12 IN NORTH EVANSTON, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 29,714 SQ.FT. = 0.682 ACRES

COMMONLY KNOWN AS: 1915-17 GRANT STREET, EVANSTON, ILLINOIS



NOTE:
COPY OF CURRENT TITLE INSURANCE POLICY
WAS NOT PROVIDED TO THE SURVEYOR.

GRANT ST.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 23-101595

Scale: 1 inch = 16 feet.

Date: July 17, 2023.

Ordered by: Build with Wally



THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

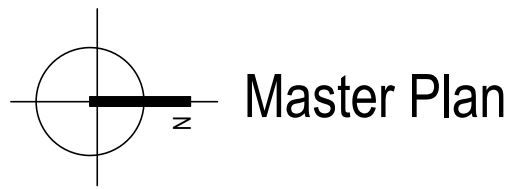
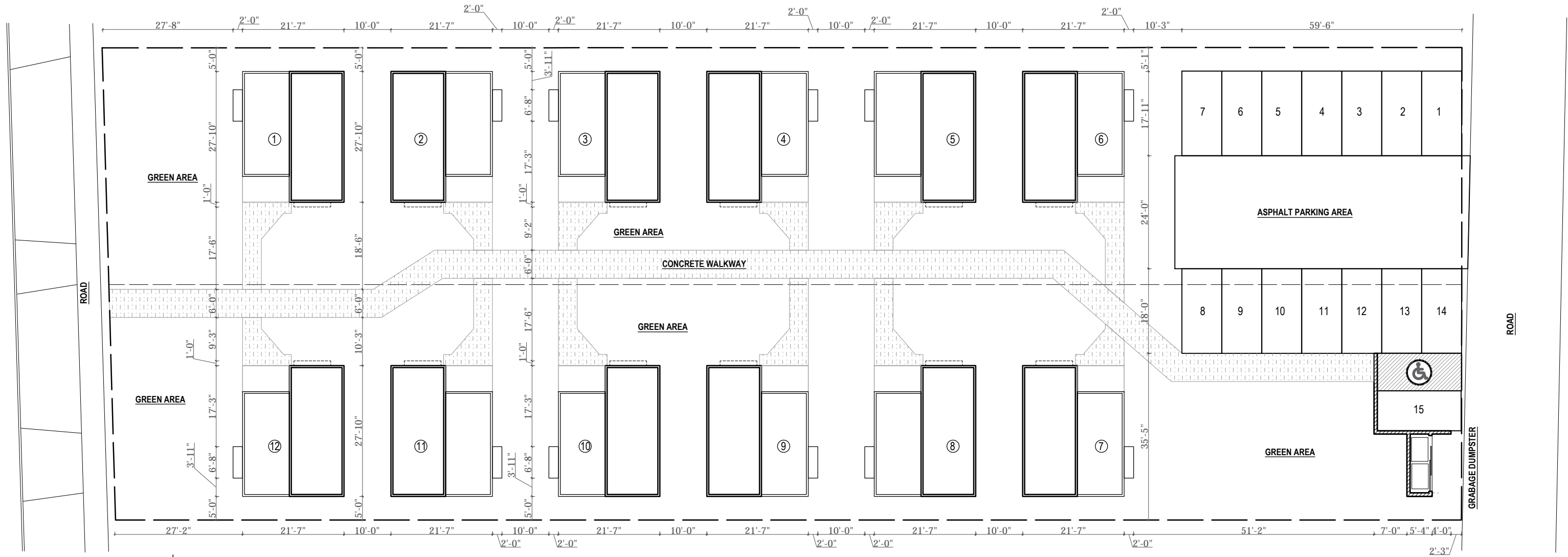
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

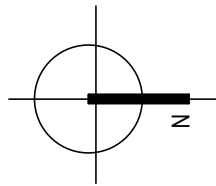
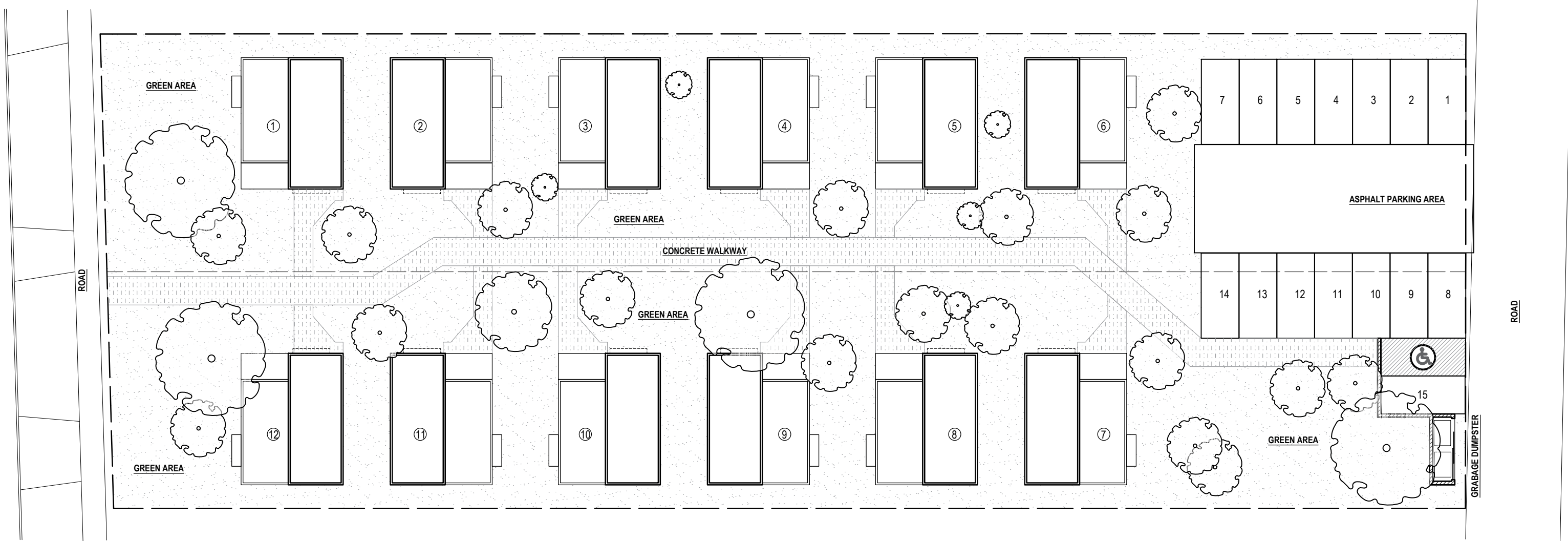
State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby
certify that we have surveyed the above described property and that,
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey.

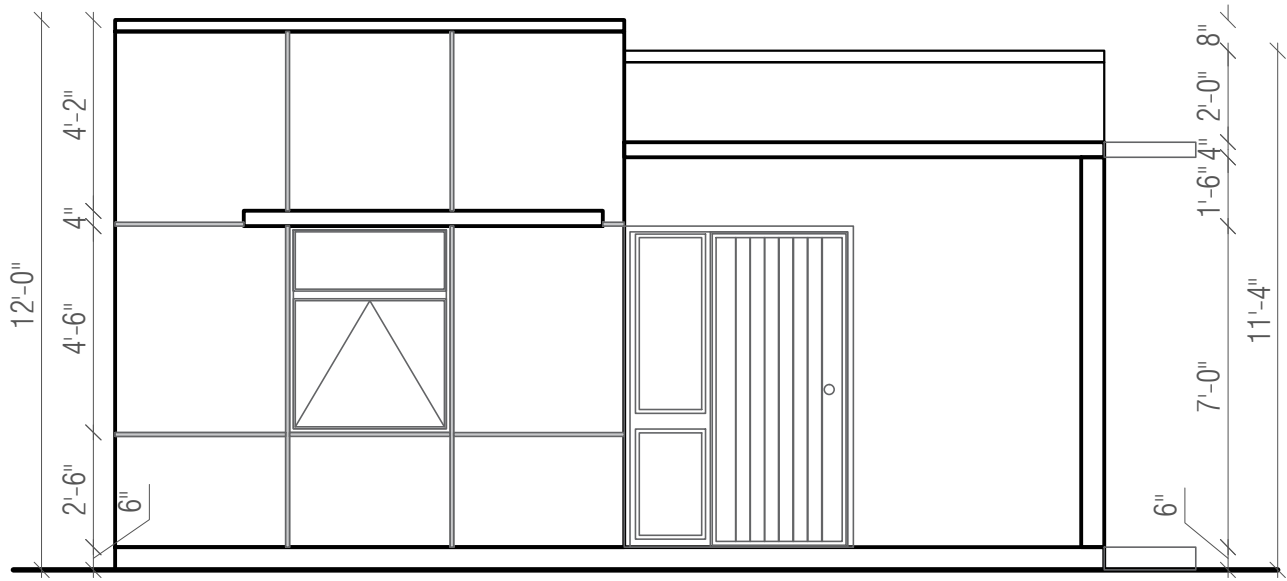
Date: July 19, 2023.

IL. PROF. LAND SURVEYOR LICENSE EXP. DATE: NOV. 30, 2024.
Drawn by: A.T.

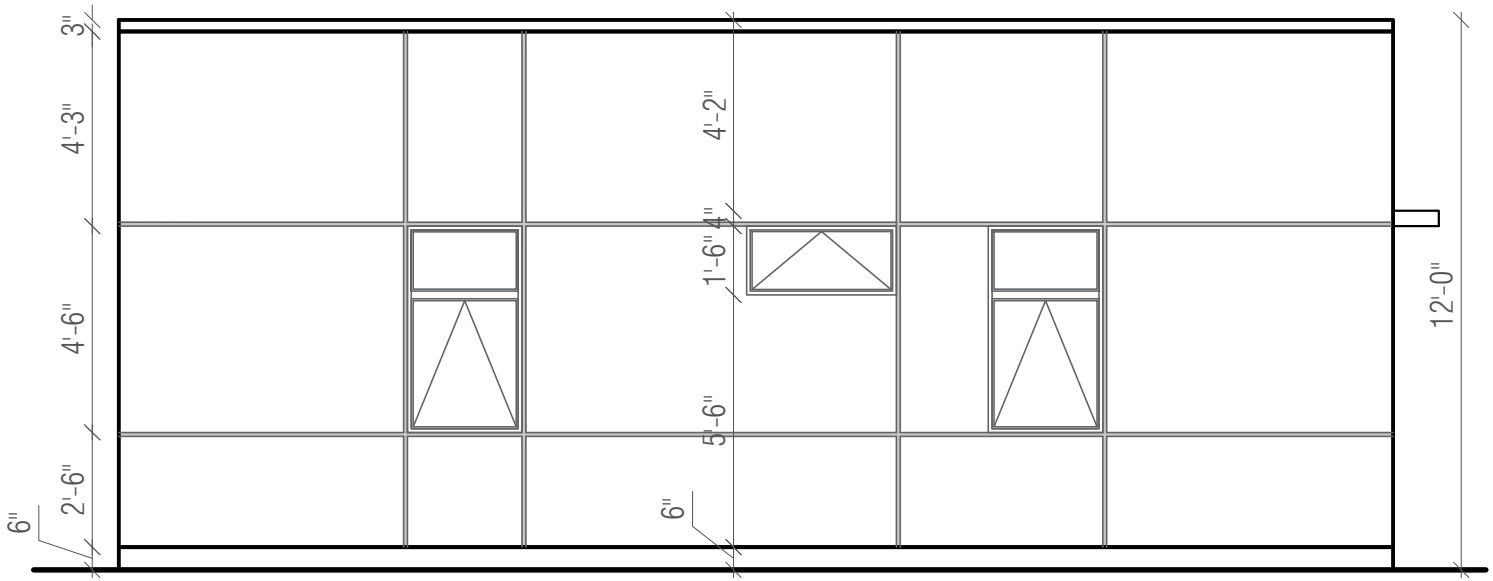




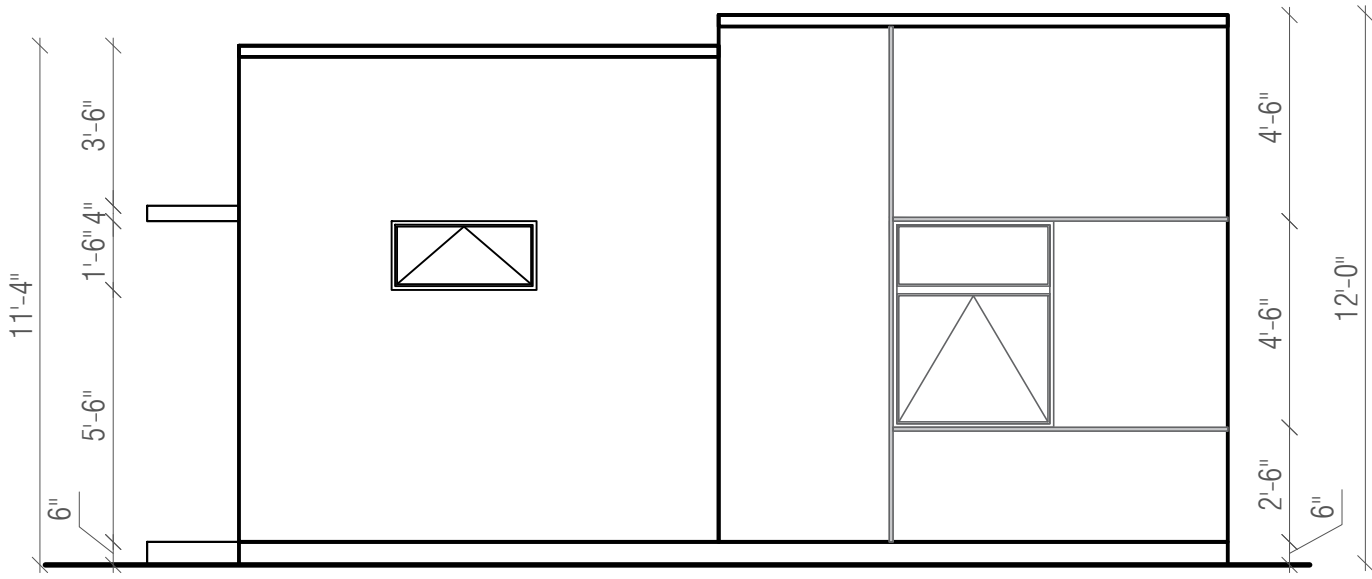
Master Plan



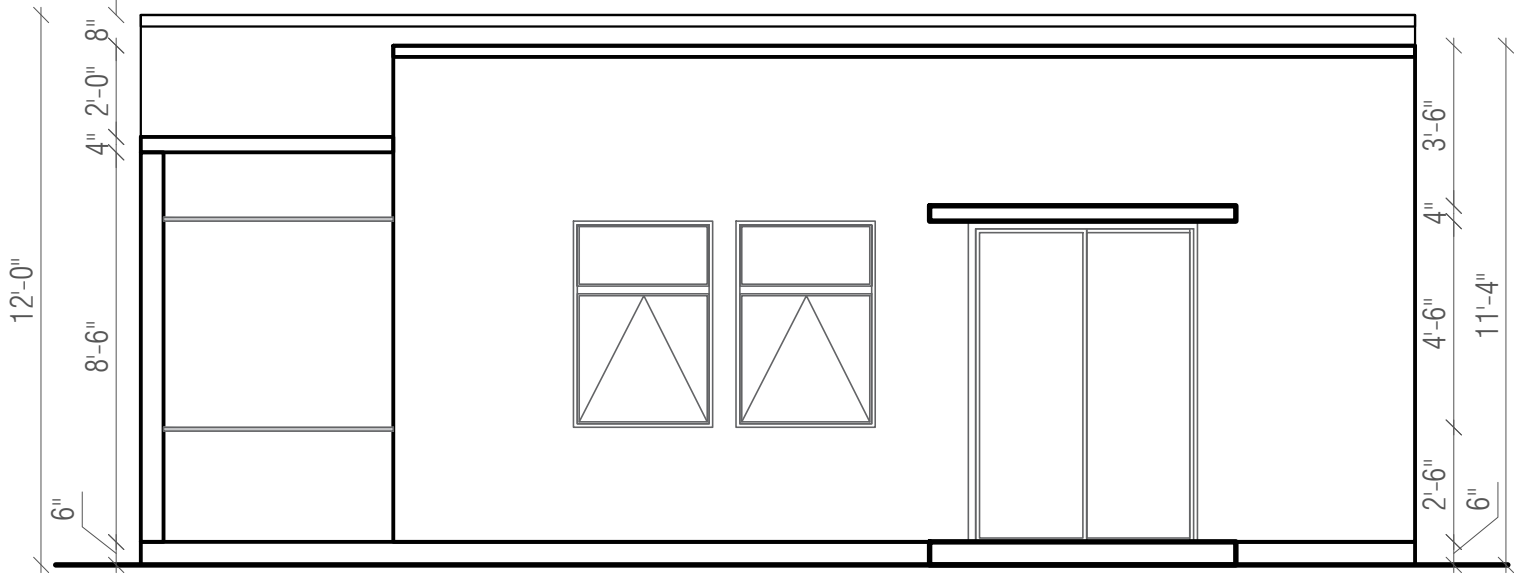
FRONT ELEVATION



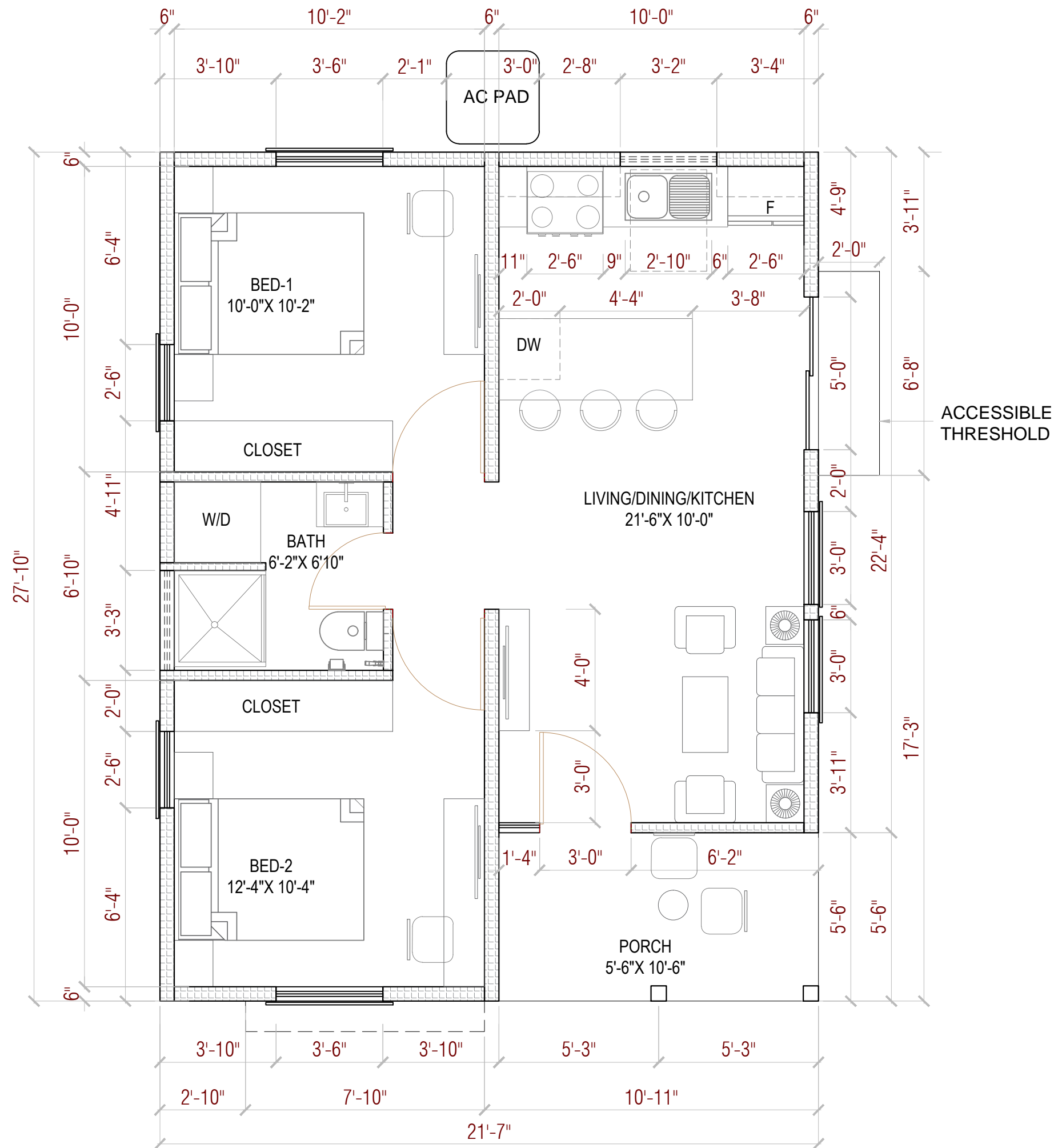
LEFT ELEVATION



BACK ELEVATION



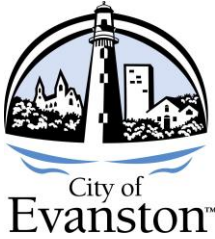
RIGHT ELEVATION



FLOOR PLAN WITH DIMENSIONS (600 SFT)



Staff Comments and Zoning Analysis



Meagan Jones
Community Development Dept.
Planning & Zoning Division 2100
Ridge Avenue
Evanston, Illinois 60201
T 847.448.8170
TTY 847.448.8052
www.cityofevanston.org

December 5, 2023

David Wallach
Blue Paint Development
909 Davis Street, Suite 500
Evanston, IL 60201

RE: Special Use Application – 1915-17 Grant Street

Dear Mr. Wallach,

Staff has reviewed the plans submitted November 13 & 16 associated with your Special Use application for 12 efficiency homes at 1915-17 Grant Street. Based on our review of your submittal, there are a number of comments that need to be addressed in addition to the zoning analysis provided to you on November 17, 2023, including the following:

Parking

1. No issues as long the 15 spots are provided.

Sustainability

2. New construction should have EV ready spaces to match the number of dwellings provided, to be compliant with regulations stated within Table N1101.15.3 of municipal code. Recommend also providing an EV charging station.
3. Recommend adding permeable pavers.

PW Engineering

4. Full civil engineering plans for water, sanitary sewer and storm water control including MWRD permitting are required.
5. Replacement of the adjacent public sidewalk is required
6. Request address assignments

Public Works- Waste

7. Please provide dimensions to the waste enclosure area; would like to confirm that space in order to note what types of container sizes they should plan for. Need to make room for refuse and recycling
8. Should also look to have enclosure be able to accommodate composting services

9. Should be noted that units on the other side of the property will likely have issue with having to carry their waste across the entire property. Worth noting to reduce litter or other potential issues.

Planning & Zoning

10. Property dimensions not noted on site plan.
11. Please correct labels on plans (e.g. alley labeled as "Road", public sidewalk along street labeled as "Road").
12. Site plan shows exiting driveway aprons remaining. These should be removed, street curb and parkway restored.
13. Parking space widths not dimensioned, ADA parking space + accessible aisle not dimensioned, the 17'-11" long parking spaces should be 18' long as required.
14. Provide wheel stops for the parking stalls.
15. More landscaping should be proposed to provide a green buffer between adjacent properties and to define private vs communal areas within the site.
16. Refuse enclosure details need to be provided.
17. Will there be hardscape between the refuse area and alley? Not shown on plan.
18. The plan is not dissimilar to a cottage court proposal, which is typically successful as a form of modest and attainable housing that emphasizes social interaction and community through common on-site amenities and open space. The proposed open space between units, as well as the larger common areas do not appear conducive to spontaneous or programmed community events or outdoor interaction. Consider including larger common gathering space, opportunities for social interaction such as a pavilion, outdoor fireplace, etc, and dedicate ancillary landscape areas to native plant material.
19. The proposed material selection and design vocabulary should complement and build upon surrounding vocabularies where they are currently very divergent. Explore the use of alternative roof forms and increased complexities in material compositions and forms to increase visual interest and create compatibility with surroundings.
20. Additional consideration should be taken for how the homes closest to the street engage with the public way to reinforce a sense of enclosure and the existing rhythm of spacing of structures on the street as well as a common directional expression of facades and entrances.

Building

No additional comments

Housing & Grants

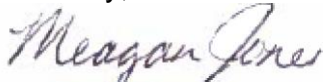
21. As previously discussed, the Inclusionary Housing Application needs to be updated to reflect your providing an on-site affordable unit.
22. Fee-in-lieu of on-site units could be an option if sold as condos with HOA and the lot is not subdivided. The fee-in-lieu would be for 1.5 units (less than .5 rounds up to .5) calculated as $1.5 \times \$262,404 = \$393,606$.

Fire Department

23. Sprinkler rough-in inspection and hydrostatic testing are required before the walls will be closed up. Also, please confirm where the nearest fire hydrant is located.

Please note additional comments may be provided at various points in the review process. If you have any questions or concerns about the above comments, please do not hesitate to contact me directly at mmjones@cityofevanston.org.

Sincerely,

A handwritten signature in dark ink that reads "Meagan Jones". The signature is written in a cursive, flowing style.

Meagan Jones
Neighborhood and Land Use Planner

Cc: Trish Stieglitz
Elizabeth Williams, Planning Manager
Sarah Flax, Community Development Director

Zoning Analysis Summary

Review Date:
Updated 11.17.23

Case Number:

Case Status/Determination:

23ZONA-0111

NON-COMPLIANT

Proposal:

Demolish existing single-family home and garages to construct 12 efficiency homes with 15 on-site open parking spaces

Note: Analysis assumes the submitted text amendment passes

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-4-3	Efficiency homes that are requesting zoning relief are a Special Use in the R3	Apply for Special Use Special Use application filed
6-8-4-4	Lot Size: Non-compliant Standard: 5,000 sf for each single-family home or approx.. 6 dwelling units (8 total with IHO bonus) Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings	Variation can be requested if number of homes is not reduced
6-8-4-7	Open parking rear setback Standard: 3' Proposed: < 0'	Eligible variation

Additional Comments:

1. Accurate scale should be provided on the site plan.
2. Please provide building materials of the homes.
3. Clarify location of fencing on the property and provide details (around trash enclosure, parking lot, etc.)
4. Clarify what the surface is in front of the trash enclosure along the alley
5. A more detailed landscape plan including tree preservation, protection and replacement plans must be provided
6. As discussed, this project falls under our Inclusionary Housing Ordinance (IHO). A minimum of 10% on-site affordable units are required, in this case 10% of 12 units is 1.2, so at least one on-site affordable unit is required and one is proposed. Please continue to work with Marion Johnson at marionjohnson@cityofevanston.org if you have any additional questions.

Principal Use and Structure:	
<i>Zoning Code Section</i> 6-8-4-3	Use: Non-compliant Standard: One efficiency home (not requesting zoning relief) Existing: Single-family home and detached garage Proposed: 12 dwelling units requesting additional zoning relief
6-8-4-5	Lot width: Compliant Standard: 35' Existing 100'4" Proposed: 100'4"
6-8-4-4	Lot size: Non-compliant Standard: 5,000 sf for each single-family home or approx.. 6 dwelling units + 2 units (due to IHO bonus) = 8 total dwelling units Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings
6-8-1-14	Dwelling Units #: Non-compliant Standard: 1 Efficiency home, Special Use/PD required if more than one Existing: 1 Proposed: 12 Efficiency homes Note: Text amendment application filed to make additional efficiency homes a special use. Analysis assumes proposed amendments are in place
6-18-3	Efficiency Home Size: Non-compliant Standard: 500 sf Proposed: approx. 600 sf (571.8 sf with porch credit) Note: Text amendment application to be considered to amend the definition of efficiency homes to increase the maximum square footage of the ground level of efficiency homes. Analysis assumes proposed amendments are in place.
6-8-4-6	Building Lot Coverage: Compliant Standard: 45% + 15% (due to IHO bonus) – 17,828.4 sf Existing: approx.. 7.0% - 2,073.86 sf Proposed: 23.1% - 6,862.08 sf
6-8-4-9	Impervious Surface Coverage: Compliant

	<p>Standard: 60% + 15% (due to IHO bonus) – 22,285.5 sf Existing: 11.5% - 3,414,23 sf Proposed: 46.2% - 13,741.22 sf</p>
Section 6-8-1-14	<p>Building Height: Compliant</p> <p>Standard: 28' + 12' (due to IHO Bonus) = 40' Existing: 20' Proposed: 12'</p>
Section 6-8-1-14	<p>Yards: (Efficiency Homes)</p> <p>Front: Compliant Standard: 27' Existing: 25' Proposed: 27'2" front yard setback proposed at closest point 2' encroachment into yard by entry step on front 2 homes</p> <p>Street Side: NA</p> <p>Interior Side (East): Compliant</p> <p>Standard: 3' Proposed: 5'</p> <p>Interior Side (West): Compliant</p> <p>Standard: 3' Proposed: 5'</p> <p>Rear: Compliant Standard: 3' Proposed: 71'9"</p>
Accessory Use and Structure: Open Parking in Rear Yard	
6-4-6-2	<p>Location (Yard): Compliant</p> <p>Rear Yard</p>
6-4-6-10(G) 6-4-6-4	Height: N/A
6-4-6-4 6-8-4-7	<p>Yards: Compliant</p> <p>Front: NA</p> <p>Street Side: NA</p>

	<p>Interior Side (East): Compliant</p> <p>Standard: 3' Proposed: 35'5"</p> <p>Interior Side (West): Compliant Standard: 3' Proposed: 5' <i>Clarify measurement on plans</i></p> <p>Rear: Non-Compliant</p> <p>Standard: 3' Proposed: ~0'</p>
Parking Requirement:	
Section 6-16, Table 16-B	<p>Use 1: Efficiency Homes - Compliant</p> <p>Standard: Efficiency Homes – 1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station.</p> <p>No parking needed for on-site affordable unit.</p> <p>Proposed: 15 (includes one ADA parking space)</p> <p>Total Required: None. Lot is less than 1,500 ft away from Central St. Metra Station, Pace Bus Route 213 stop (Green Bay & Lincoln), and CTA Bus Route 206 stop (Green Bay & Lincoln). However, recommend keeping proposed parking for residents of homes/visitors</p>
6-16-2-2	<p>Access: Compliant</p> <p>Ingress/Egress off of alley</p>
6-16-2-4	<p>Size of Parking Stalls: Compliant</p> <p>Standard: 8.5' X 18', 24' drive aisle Proposed: 8.5' X 18', 24' drive aisle</p>
	<p>Parking Drive Aisle: Compliant</p> <p>Standard: 24' Proposed: 24'</p>
6-16-2-5	Vertical Clearance: N/A

6-16-2-2	Surface: Compliant
6-16-2-1 6-8-4-7	Location: Compliant Rear yard off of alley
Miscellaneous:	
6-4-1-9	Ingress and Egress canopies/awnings: Compliant Standard: Max. 10% of depth of required yard setback Proposed: 1'11" overhang not within required yard setback

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant November 17, 2023

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 23ZONA-0111
Address: 1915 GRANT ST
Applicant: David Wallach
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: R3 **Overlay:** **Preservation**
Reviewer: Meagan Jones **District:**

THIS APPLICATION PROPOSES (select all that apply):

<input checked="" type="checkbox"/> New Principal Structure	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sidewalk Cafe
<input type="checkbox"/> New Accessory Structure	<input type="checkbox"/> Retention of Use	<input type="checkbox"/> Other
<input type="checkbox"/> Addition to Structure	<input type="checkbox"/> Plat of Resubdiv./Consol.	
<input type="checkbox"/> Alteration to Structure	<input type="checkbox"/> Business License	
<input type="checkbox"/> Retention of Structure	<input type="checkbox"/> Home Occupation	

ANALYSIS BASED ON:

Plans Dated: 11.16.23
Prepared By: David Wallach
Survey Dated: July 19, 2023
Existing Improvements: Single family home and 2 garages

Proposal Description:
 Proposal to build 12 efficiency homes

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/PerVIOUS Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Elibigle Front Front Porch Regulatory Area	Total Paver Area Paver Regulatory Area	# Open Required Spaces Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Dwelling - SF Detached	Other	Non-Compliant

Comments: Multiple efficiency homes needing variations proposed requires a Special Use (assuming text amendment passage)

Minimum Lot Width (LF)	35'	100'4"	100'4"	Compliant
USE: Single Family Detached				

Comments:

Minimum Lot Area (SF)	5,000 sf for each single-family home or approx. 6 dwelling units + 2 (IHO bonus) for total of 8 dwelling units	29714	29714	Non-Compliant
USE: Single Family Detached				

Comments:

Dwelling Units:	1	1	12 total	Non-Compliant
Comments: Needs a Special Use (assuming passage of text amendment)				

Building Lot Coverage (SF) (defined, including subtractions& additions):	45% + 15% (IHO Bonus) or 17,828.4 sf	2073.86 7.0%	6862.08 23.1%	Compliant
Comments:				

Impervious Surface Coverage (SF, %)	60% + 15% (IHO bonus) or 22,285.5 sf	3414.23	13741.22 46.2%	Compliant
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Comments:

	Standard	Existing	Proposed	Determination
Height (FT)	28' or 2-stories	20'	12'	Compliant
Comments:				
Front Yard(1) (FT)	27'	25'	27'2"	Compliant
Direction:				
Street:				
Comments:				
Interior Side Yard(1) (FT)	3'	19.07'	5'	Compliant
Direction: E				
Comments:				
Interior Side Yard(2) (FT)	3'	55.66'	5'	Compliant
Direction: W				
Comments:				
Rear Yard (FT)	3'	218.92	71'9"	Compliant
Direction: N				
Comments:				
ACCESSORY USE AND STRUCTURE				

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:		Open Off-street Parking	Other	Compliant
Comments:				
Permitted Required Yard:	Rear yard	Rear Yard	Rear Yard	Compliant
Comments:				
Additional Standards:				
Comments:				
Height (FT)	Flat or mansard roof 20'			
Comments:				
Distance from Principal Building:	10.00'	>10'	12'3"	Compliant
Comments:				
Front Yard(1A) (FT)				
Direction:				
Street:				
Comments:				
Front Yard(1B) (FT)				
Direction:				
Street:				
Comments:				
Street Side Yard (FT)				
Direction:				
Street:				
Comments:				

	Standard	Existing	Proposed	Determination
Interior Side Yard(1A) (FT)	3'		35'5"	Compliant
Direction: E				
Comments:				
Interior Side Yard(1B) (FT)	3'		5'	Compliant
Direction: W				
Comments:				
Rear Yard (FT)	3'		0'	Non-Compliant
Direction: N				
Comments:				

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Single-family Detached	1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority		15	Compliant
Comments:	Site is located within 1,500' of Metra Station and CTA/PACE bus route stops			
TOTAL REQUIRED:				Compliant
Comments:	Recommend keeping parking spaces available for residents/visitors			
Handicap Parking Spaces	Sec. 6-16-2-6			Compliant
Comments:				
Access:	Sec. 6-16-2-2		off of rear alley in garage	Compliant
Comments:				
Vertical Clearance (LF)	7'			Compliant
Comments:				
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments:	Confirm all surfaces for parking, asphalt is labeled, brick pavers listed in notes			
Location:	Sec. 6-4-6-2		Rear yard off of alley	Compliant
Comments:				

Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8'6"	Compliant
Comments:				
Depth(D) (FT)	18.0		18'	Compliant
Comments:				
Aisle(A) (FT)	24.0		24'	Compliant
Comments:				

MISCELLANEOUS REQUIREMENTS

	Standard	Existing	Proposed	Determination
COMMENTS AND/OR NOTES				

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

SIGNATURE

DATE

Public Comment



Melissa Klotz <mklotz@cityofevanston.org>

Re: one more thought on efficiency homes

1 message

Cynthia Beebe <cynthiabeebe@me.com>

Fri, Sep 15, 2023 at 10:13 AM

To: Melissa Klotz <mklotz@cityofevanston.org>

Cc: Meagan Jones <mmjones@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>

Thank you Melissa, and in reviewing more documents related to this issue, this morning I found this statement at the top of page 3 of the Evanston Memorandum that was submitted to the city council by Meagan Jones and dated March 8, 2021:

Since Efficiency Homes are intended for small or odd shaped lots that are otherwise challenging to build on, and since Efficiency Homes by (proposed) definition are small in size, bulk zoning regulations should be adjusted.

I know you all know your work, but this is just a simple reminder that this Grant Street proposal is far outside the parameters that were envisioned by city staff and voted on by the council. I'm attaching a copy of the full memorandum to this email.

thanks and hope you all have a great weekend,

Cindy Beebe
224-250-6328

On Sep 14, 2023, at 2:12 PM, Melissa Klotz <mklotz@cityofevanston.org> wrote:

Cynthia,

Thank you for your comments. Staff will take them into consideration.

Melissa Klotz
Zoning Administrator

Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153 | 224-223-3154

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.*

On Thu, Sep 14, 2023 at 11:12 AM Cynthia Beebe <cynthiabeebe@me.com> wrote:

hi Melissa,

I was thinking about this some more, and I think you need to know what Mr. Wallach said at that meeting about Grant Street.

He told us that he had already identified several additional properties in Evanston where he wanted to build the same type of development if this one passed, but he also said that other developers are making plans to do the same thing in Evanston. He said that developers all over the country have decided that Evanston now has the best zoning in the country for efficiency homes, and they are making plans accordingly.

You said yesterday, more or less, that the underlying intent of the efficiency home ordinance was for making otherwise unusable pieces of property available for tiny homes. Regardless of how people feel about tiny homes, I think everyone can basically understand that.

But you and all the zoning people and the LUC people and the council need to understand that as far as developers are concerned, that is not how the ordinance reads. Developers intend to develop pocket neighborhoods all over Evanston, including in R1 and R2.

I think it would make sense for you and all of your zoning people to look at that efficiency homes ordinance and consider amending it so that it follows your original intentions. Otherwise, the city is giving almost the same legal standing to efficiency homes as every other type of defined dwelling. Yes, they'll require special use permits, but once one of them is passed, they are all much easier to obtain.

Mr. Wallach made it clear that multiple developers are all over this efficiency home pocket neighborhood idea for Evanston, so I just want you and all the other people involved in the zoning process to know that the Grant Street proposal is not a "one and done" issue. This will be just the first of many proposals depending on how the city handles it.

I don't know if this is something that can be combined into the large scale zoning review that is currently underway or not, but it is a large, long-term issue that can end up dramatically affecting Evanston's future development. I just want to be sure you all study it accordingly.

Thanks again for meeting yesterday -

Cynthia Beebe
224-250-6328



Ordinance 13-O-21, A Zoning Text Amendment to Permit the Establishment and Regulation of Efficiency Homes - Attachment - Pdf.pdf
2049K



Memorandum

To: Honorable Mayor and Members of the City Council
From: Meagan Jones, Neighborhood and Land Use Planner
CC: Johanna Nyden, Community Development Director
Subject: Ordinance 13-O-21, A Zoning Text Amendment to Permit the Establishment and Regulation of Efficiency Homes
Date: March 8, 2021

Recommended Action:

Plan Commission and staff recommend City Council adoption of Ordinance 13-O-21, A Zoning Text Amendment to Permit the Establishment and Regulation of Efficiency Homes. This establishes a definition for Efficiency Homes (Section 6-18-3) and establish regulations for their construction and use within residential districts (Section 6-8; Section 6-16).

Council Action:

For Action

Summary:

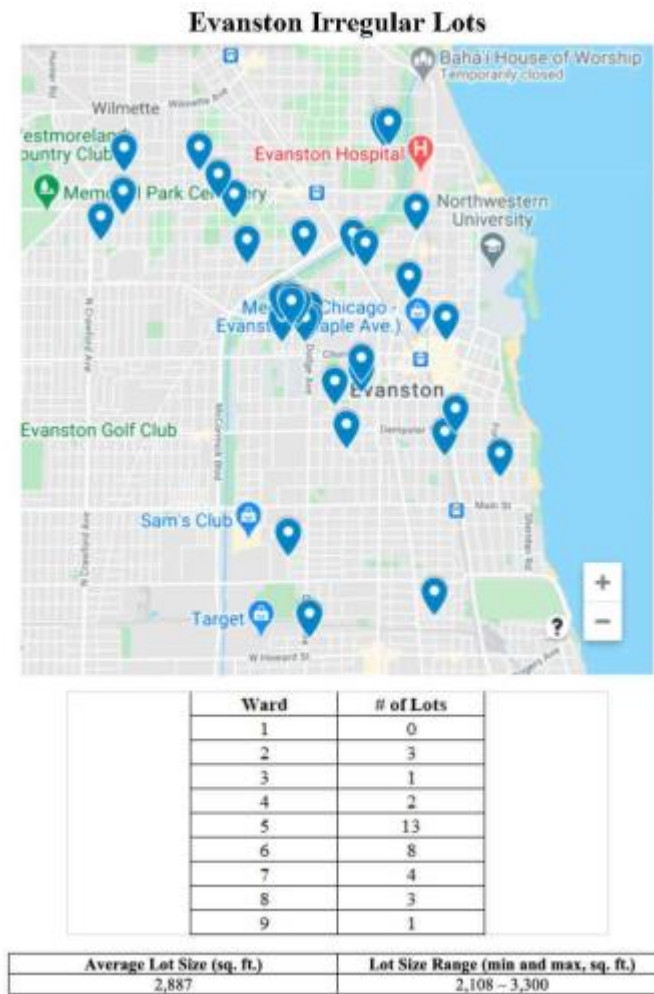
Background

Tiny Homes (Efficiency Homes) have increased in popularity in recent years. Initially viewed simply as mobile homes, more permanent small residences have been constructed as an alternative to a “regular sized” home. Staff has fielded a variety of inquiries in recent years regarding tiny homes that could be permanently located on small or odd-shaped lots that are otherwise challenging to build on. The applicant, Andrew Gallimore, submitted for a zoning text amendment in 2020 in order to establish a definition and regulations for this type of residence.

The Commission and Committee held discussions on the proposal and provided feedback which included needing to have additional information on possible suitable lots for this type of home, clarifying the ability to subdivide existing lots to build on and providing clarification on bulk standards and the approval process. Staff has worked with applicant to provide the revised proposal, per these discussion points, as presented below.

The applicant provided a map, displayed below, which shows the locations of irregular lots that could be built on. The information used is based on Cook County Assessor data for vacant lots which the applicant then cross referenced with available City data on parcel sizes and current uses. For the purposes of the list, the lot size was limited to 3,300 sq. ft. and

smaller with the average lot size being 2,887 sq. ft.. This resulted in 35 properties dispersed throughout Evanston.



Proposal Overview
Definitions

Per discussions held in the previous Plan Commission and Zoning Committee meetings, alternative names for Tiny Homes were discussed as was language explicitly prohibiting certain uses sometimes associated with this type of housing, which has been added to the proposed definition, specifically:

Section 6-18-3. Definitions

<u>Efficiency Home</u>	<u>A small residential building, with a ground floor area of 500 square feet or less, containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot and permanently affixed to a foundation.. A mobile home or recreational vehicle shall not be considered an efficiency home.</u>
------------------------	--

Bulk Regulations

Since Efficiency Homes are intended for small or odd shaped lots that are otherwise challenging to build on, and since Efficiency Homes by (proposed) definition are small in size, bulk zoning regulations should be adjusted. Regulations are proposed to be similar to the setbacks and height required for coach houses or ADUs since they are substantially similar in impact, although they could be located on different portions of the lot as a primary structure. As discussed by Plan Commission there is a 3 ft. vs. 5 ft. side yard setback proposed since it is likely less potential impact to neighboring homes. There are many older homes that already have a legally nonconforming side yard setback that is less than the standard 5 ft. side yard setback required in the R1 through R4a zoning districts. This can be seen in the variations that occur with these legally nonconforming homes that wish to do some kind of addition but have an existing setback that is smaller than what zoning regulations require. For efficiency homes, if there is any deviation requested from the proposed bulk regulations for a new home, that becomes a Special Use process for approval.

Variations are likely on these smaller lots even with reduced bulk requirements. Since variations may increase the impact on adjacent properties where bulk requirements are already reduced for Efficiency Homes, a Special Use should be required for any deviation requested from the Efficiency Home bulk regulations at the time of original development. This means there would never be a new proposed Efficiency Home that requests Major or Minor Variations and instead would require a Special Use determined by the City Council for any Efficiency Home that does not comply with all zoning regulations.

A new section would be created within *Chapter 8- Residential Districts* which would provide detailed regulations regarding height, setbacks and lot coverage, specifically:

6-8-1-14.- Efficiency Homes

- (A) Number of Dwelling Units per Zoning Lot: One Efficiency Home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.
- (B) Zoning Relief: Any zoning relief requested in conjunction with the initial new construction of a Efficiency Home development shall be considered as one special use and shall not require major variation approval. Efficiency Homes may request zoning relief by major or minor variation following the completion of the initial development construction.
- (C) Yard Requirements:

<u>Residential structures:</u>		
<u>1.</u>	<u>Front yard</u>	<u>Twenty-seven (27) feet; parking prohibited</u>
<u>2.</u>	<u>Side yard abutting a street</u>	<u>Ten (15) feet; parking prohibited</u>
<u>3.</u>	<u>Side yard</u>	<u>Three (3) feet</u>
<u>4.</u>	<u>Rear yard</u>	<u>Three (3) feet</u>

- (D) Maximum Building Height: The maximum building height for any Efficiency Home shall not exceed twenty-eight (28) feet, measured from grade to the highest point of said structure, or two stories, whichever is less.
- (E) Building Lot Coverage and Impervious Surface: The maximum building lot coverage and impervious surface coverage shall comply with the maximum allowable amount in the underlying zoning district.

Permitted and Special Uses - Residential Zoning Districts

This type of single-family dwelling is proposed to be added as a permitted use within all residential zoning districts and as a special use if additional zoning relief is being sought from bulk regulations outlined above. Sections 6-8-2-3.- Permitted Uses and 6-8-2-4.- Special Uses (for R1 Single-Family Residential District) are provided below as an example of how this listing would appear. Since individual Efficiency Homes are attractive as naturally occurring lower-cost housing, they should be Permitted Uses that do not require special applications, fees, City process, and speculation time when meeting all other zoning regulations.

6-8-2-3. - PERMITTED USES.

The following uses are permitted in the R1 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Dwelling—Two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Care Homes," of this Title).

6-8-2-4. - SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed and Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Chapter 16 – Off-Street Parking and Loading

The initially proposed parking requirement called for one parking space per dwelling unit and no on-site parking for dwelling units constructed on lots that are located 1,500 feet or less from a transit stop. The Commission discussed the possibility of further reducing this requirement or having no parking requirement at all; however, the Commission was in general agreement for keeping the parking requirement for this type of dwelling as originally proposed below.

TABLE 16-B Schedule of Minimum Off-Street Parking Requirements

Single-family detached dwellings	<p>2 parking spaces for each dwelling unit. No more than 4 parking spaces shall be permitted for each single-family dwelling, unless such spaces are located within 30 feet of an alley, with the access of such spaces from such alley</p> <p><u>One parking space required for an Efficiency Home; No parking required for Efficiency Homes that are on lots located within one thousand five hundred (1,500) feet from a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station.</u></p>
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Standards for Approval

The Plan Commission found that the proposed adjustment to the planned development met the standards of approval for text amendments. The proposed text amendment takes into account the following relevant goals, objectives, and policies of the Comprehensive General Plan:

- Maintain Appealing Character of Evanston Neighborhoods While Guiding Their Change
- Address Concerns about Housing Cost and Affordability

The proposed text amendment would help to further the goal of providing a variety of housing as well as creating affordable housing options. A smaller scale home may be within a closer financial reach than the typical Evanston single family home. While most new construction single family homes sell in the \$750,000 range, new construction Efficiency Homes could sell in the \$250,000 - \$300,000 range, which is a home price point for the missing-middle income group in Evanston that does not qualify for affordable housing but cannot afford typical market rate housing.

The proposed text amendment also provides a way to build housing on small and irregular shaped lots that already exist in the City and are often viewed as unbuildable, which would, in turn, increase the tax base for the City.

As this type of housing would be infill housing, public facilities and services would likely already exist and would just need to be extended to the structure so that the Efficiency Home fits seamlessly into the neighborhood similar to a coach house or ADU. Efficiency Homes requiring additional zoning relief would face Special Use approval to ensure their impact to adjacent properties and the surrounding neighborhood would be mitigated.

Legislative History:

January 27, 2021– Following additional discussion, the Plan Commission voted, 6-0, to recommend approval of the proposed text amendment. [Plan Commission Packet from January 27, 2021](#)

November 11, 2020- The Zoning Committee continued discussion on the proposed text amendment and requested additional information regarding possible effected lots. The Committee then voted to send the item back to Plan Commission pending, inclusion of the additional requested information.

August 12, 2020 – The Plan Commission began discussion on the text amendment and voted to send the proposal to the Zoning Committee.

Attachments:

[Ordinance 13-O-21 Efficiency Homes Text Amendment](#)

[Draft Plan Commission Minutes Excerpt From 1.27.21 Meeting](#)

[Zoning Committee Minutes from 11.11.20 Meeting](#)

[Plan Commission Minutes from 8.12.20 Meeting](#)

[Text Amendment Application - Tiny Homes \(Efficiency Homes\)](#)

13-O-21

AN ORDINANCE

**Amending Title 6 of the Evanston Code to Permit the Establishment and
Regulation of Efficiency Homes**

**NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVANSTON, COOK COUNTY, ILLINOIS:**

SECTION 1: City Code Section 6-18-3 “Definitions” of the Evanston City

Code of 2012, as amended, is hereby further amended as follows:

6-18-3. - DEFINITIONS.

For the purposes of this Ordinance, the following terms shall have the following meanings:

<u>EFFICIENCY HOME</u>	<u>A small residential building, with a ground floor area of 500 square feet or less, containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot and permanently affixed to a foundation. A mobile home or recreational vehicle shall not be considered an efficiency home.</u>
<u>EFFICIENCY UNIT</u>	<u>A dwelling unit consisting of one (1) principal room together with bathroom, kitchen, hallway, closets and/or dining room alcove directly off the principal room, provided such dining alcove does not exceed one hundred twenty-five (125) square feet in area. An efficiency unit created after December 2, 1960, shall contain at least three hundred (300) square feet of floor area.</u>

SECTION 2: Title 6, Chapter 8 of the Evanston City Code of 2012, as amended, “Residential Districts”, is hereby further amended to add the following subsection:

6-18-1-14. – EFFICIENCY HOMES

- (A) Number of Dwelling Units per Zoning Lot: One Efficiency Home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.
- (B) Zoning Relief: Any zoning relief requested in conjunction with the initial new construction of an Efficiency Home development shall be considered as one special use and shall not require major variation approval. Efficiency Homes may request zoning relief by major or minor variation following the completion of the initial development construction.

(C) Yard Requirements:

<u>Residential structures:</u>		
<u>1.</u>	<u>Front yard</u>	<u>Twenty-seven (27) feet; parking prohibited</u>
<u>2.</u>	<u>Side yard abutting a street</u>	<u>Ten (15) feet; parking prohibited</u>
<u>3.</u>	<u>Side yard</u>	<u>Three (3) feet</u>
<u>4.</u>	<u>Rear yard</u>	<u>Three (3) feet</u>

- (D) Maximum Building Height: The maximum building height for any Efficiency Home shall not exceed twenty-eight (28) feet, measured from grade to the highest point of said structure, or two stories, whichever is less.
- (E) Building Lot Coverage and Impervious Surface: The maximum building lot coverage and impervious surface coverage shall comply with the maximum allowable amount in the underlying zoning district.

SECTION 3: City Code Section 6-8-2-3 “Permitted Uses” of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-2-3. – PERMITTED USES.

The following uses are permitted in the R1 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Dwelling—Two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, “Efficiency Homes,” of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 4: City Code Section 6-8-2-4 “Special Uses” of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-2-4. – SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed and Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 5: City Code Section 6-8-3-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-3-2. – PERMITTED USES.

The following uses are permitted in the R2 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 6: City Code Section 6-8-3-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-3-3. – SPECIAL USES.

The following uses may be allowed in the R2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 7: City Code Section 6-8-4-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-4-2. – PERMITTED USES.

The following uses are permitted in the R3 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 8: City Code Section 6-8-4-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-4-3. – SPECIAL USES.

The following uses may be allowed in the R3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 9: City Code Section 6-8-5-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-5-2. – PERMITTED USES.

The following uses are permitted in the R4 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 10: City Code Section 6-8-5-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-5-3. – SPECIAL USES.

The following uses may be allowed in the R4 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Title).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 11: City Code Section 6-8-6-2 "Permitted Uses" of the

Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-6-2. – PERMITTED USES.

The following uses are permitted in the R4a district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family (when said use was legally established on the effective date hereof).

Dwelling—Single-family attached (when said use was legally established on the effective date hereof).

Dwelling—Single-family detached.

Dwelling—Two-family (when said use was legally established on the effective date hereof).

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 12: City Code Section 6-8-6-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-6-3. – SPECIAL USES.

The following uses may be allowed in the R4a district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwellings (any increase in the number of dwellings on a single zoning lot above the number legally existing on the effective date hereof, or any dwelling other than a single-family dwelling on a zoning lot created after the effective date hereof).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 13: City Code Section 6-8-7-2 "Permitted Uses" of the

Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-7-2. – PERMITTED USES.

The following uses are permitted in the R5 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 14: City Code Section 6-8-7-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-7-3. – SPECIAL USES.

The following uses may be allowed in the R5 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 15: City Code Section 6-8-8-2 "Permitted Uses" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-8-2. – PERMITTED USES.

The following uses are permitted in the R6 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 16: City Code Section 6-8-8-3 "Special Uses" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-8-3. – SPECIAL USES.

The following uses may be allowed in the R6 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Apartment hotel.

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 17: City Code Title 6, Chapter 16, Table 16-B "Schedule of Minimum Off-Street Parking Requirements" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

TABLE 16-B Schedule of Minimum Off-Street Parking Requirements

Single-family detached dwellings	<p>2 parking spaces for each dwelling unit. No more than 4 parking spaces shall be permitted for each single-family dwelling, unless such spaces are located within 30 feet of an alley, with the access of such spaces from such alley</p> <p><u>One parking space required for an Efficiency Home; No parking required for Efficiency Homes that are on lots located within one thousand five hundred (1,500) feet from a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station.</u></p>
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SECTION 18: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 19: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 20: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect

without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _____, 2021

Approved:

Adopted: _____, 2021

_____, 2021

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

Kelley A. Gandurski, Corporation Counsel



MEETING MINUTES

PLAN COMMISSION

Wednesday, January 27, 2021

7:00 P.M.

Virtual Meeting through Zoom Platform

Members Present: Peter Isaac (Chair), Jennifer Draper, George Halik, John Hewko, Brian Johnson, Jeanne Lindwall

Members Absent: Kristine Westerberg

Staff Present: Johanna Nyden, Community Development Director
Meagan Jones, Neighborhood and Land Use Planner
Judy Frydland, City Attorney

Presiding Member: Chair Isaac

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Isaac called the meeting to order at 7:03 P.M. Ms. Jones called the roll and a quorum was established.

2. SUSPENSION OF THE RULES Members participating electronically or by telephone

Commissioner Lindwall made a motion to suspend the rules to allow for electronic or telephone participation. Seconded by Commissioner Halik. A roll call vote was taken and the motion passed, 6-0.

3. APPROVAL OF MEETING MINUTES: December 9, 2020.

Commissioner Halik made a motion to approve the minutes from the December 9, 2020 meeting. Seconded by Commissioner Westerberg. A roll call vote was taken and the motion passed, 5-0 with one abstention.

4. OLD BUSINESS

A. Text Amendment – Tiny Homes

20PLND- 0038

Andrew Gallimore submits for a Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to establish a definition for Micro Dwelling Units (Section 6-18-3) and establish regulations for their construction and use within residential districts (Section 6-8; Section 6-16).

Ms. Jones provided an overview of the revisions made to the text amendment since the

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earlier Plan Commission and Zoning Committee meetings including removal of sections proposed for more than one home on a lot (which would be revisited in the future), removing the minimum 700 sq. ft. lot coverage, keeping the standard street side-yard setback and clearly prohibiting mobile homes and recreational vehicles.

Mr. Andrew Gallimore, the applicant, provided additional details on the proposal, and reviewed the previous discussion of lots this would apply to. He mentioned the eco-friendliness of proposed dwellings as well as the lower costs to build and purchase

Commissioner Lindwall asked what the rationale was for the 500 sf footprint in the definition. Mr. Gallimore responded that this came from a comparison of other existing regulations, consideration of the space needed for inhabitants and current building plans for this type of home.

Chair Isaac opened the meeting to questions from the public. Hearing none, he then opened the hearing to public comment.

Mr. Robinson Markus of Evanston Development Cooperative explained that the data points on map do not include City Owned lots and that they could also be eligible for affordable housing. He is in support of the zoning change.

Chair Isaac then closed the hearing and the Commission began deliberation

Commissioner Hewko asked if there was still consideration of a name change. Ms. Jones responded that it was still on the table to discuss. Mr. Gallimore responded that he thought of “starter homes” but that these types of homes could also be for different members of the population. A brief discussion followed with suggestions of efficiency dwelling, micro house, and efficiency homes.

Commissioner Draper inquired if the 500 sf footprint is needed. Commissioner Lindwall stated that 700 sf could be a normal sized home though, with certain lot sizes, the house footprint can be limited. Mr. Gallimore stated that the goal was to keep the homes affordable and at a smaller scale. Chair Isaac clarified that 500 sf is for the ground floor only and additional sf could be added with a 2nd level.

Commissioner Lindwall expressed concern over the small rear yard setback and if it was possible to increase. Chair Isaac asked if irregular lots are typically narrower or if they have a short depth. Mr. Gallimore responded they are typically narrower.

Chair Isaac added that these homes are likely to be smaller than ADUs and there is no need to treat them differently. Will likely not see many cases with a small rear yard as more people would likely want rear yard space.

Commissioner Hewko pointed out a typo in the staff report for the side yard setback.

The Commission then discussed the standards for approval and found they all had

been met. Some additional discussion occurred on property values due to disparity of home cost. It was agreed that this would not be prevalent enough to change the character of a neighborhood or block and would turn vacant property into needed homes.

Commissioner Draper moved to recommend approval of the text amendment to the Planning & Development Committee of the City Council. Commissioner Lindwall seconded the motion. A roll call vote was taken and the motion passed unanimously, 6-0.

Ayes: Draper, Halik, Hewko, Johnson, Lindwall, Isaac

Nays:

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department



APPROVED

MEETING MINUTES

ZONING COMMITTEE OF THE PLAN COMMISSION

Wednesday, November 11, 2020

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Jeanne Lindwall (Chair), Kristine Westerberg

Members Absent: Peter Isaac

Other Plan Commission Members Present: none

Staff Present: Scott Mangum, Planning and Zoning Manager

Melissa Klotz, Zoning Administrator

Meagan Jones, Neighborhood and Land Use Planner

Presiding Member: Jeanne Lindwall

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Lindwall called the meeting to order at 6:00 pm.

2. SUSPENSION OF THE RULES

Commissioner Westerberg made a motion to suspend the rules in order to conduct the meeting electronically.

3. MINUTES

No minutes to approve.

4. NEW BUSINESS

A. TEXT AMENDMENT

Text Amendment - Micro Dwelling Units (Tiny Homes) 20PLND-0038

Andrew Gallimore submits for a Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to establish a definition for Micro Dwelling Units (Section 6-18-3) and establish regulations for their construction and use within residential districts (Section 6-8; Section 6-16).

APPROVED

Ms. Jones provided an overview of the proposed text amendment and the discussion that occurred on the item during the August 12, 2020 Plan Commission meeting.

Andrew Gallimore, the applicant, provided additional rationale and details for his request, mentioning that as a former Zoning Board member, he saw a number of applicants requesting minor changes to their homes to meet the needs of their families and saw that to be a difficult process. He also saw the need for affordable housing options. He is part of an intergenerational household with an older brother with special needs and this type of housing would provide him some independence while keeping him close to family. Mr. Gallimore then clarified that with regards to subdividing lots, if a proposed lot is substandard it would not be allowed. He mentioned that the recently approved coach house regulations have no parking requirement and it may be reasonable to update proposed regulations for this request. The 700 sq. ft. lot coverage would provide for a parking pad or shed if needed.

Mr. Robinson Markus of Evanston Development Cooperative expressed his support of the proposed text amendment and asked the Commission to think of housing costs. 40.1% of Evanstonians are cost burdened or severely cost-burdened (30% or more of income goes towards housing) and this falls disproportionately on people of color. This is an equity issue that could address affordable housing. Mr. Markus then mentioned that low density zoning has historically been used as a policy mechanism to segregate cities based on class and race. A 2014 study by Douglas Massey and Jonathan Roswell looked at 49 cities across the United States and found that anti-density zoning segregates Black residents within metro areas by reducing the amount of affordable housing available in white jurisdictions. The proposed text amendment can activate underutilized, irregular lots. He then asked that the City consider the same parking requirements as recently approved for accessory dwelling units where the off-street parking requirement was waived.

Ms. Sue Loellbach of Connections for the Homeless stated she is in support of the proposed text amendment. She then explained that a study by the DePaul Institute stated that 6,000 units of affordable housing are needed in Evanston and Skokie. Some who need the housing are homeless but many are not. She added that people of color are disproportionately affected by this lack of affordable housing. A full update of the Zoning Code is needed in order to address equity issues and provide for flexible use of land, remove barriers to affordability and streamline processes. She expressed that this amendment moves the Zoning Code in the right direction and asked that the City move this toward an approval.

Chair Lindwall inquired about minimum dwelling unit size requirements. Mr. Mangum responded that while there is nothing within the Zoning Code that explicitly addresses this, the Building Code regulates the minimum size for a dwelling unit.

Commissioner Westerberg mentioned that she recalls discussion surrounding the possible subdivision of lots and asked if the intention is to use currently unused single lots as defined for this type of structure. Mr. Mangum confirmed that this is the case and

that if someone intended to subdivide a lot it would have to meet minimum standards or obtain variations prior to being subdivided.

Commissioner Westerberg then asked if, due to the limited size, this type of housing is intended to be for families or just provide more flexibility in housing options. Mr. Gallimore responded that it would best fit a smaller household unless a two story home was built. Mr. Mangum responded that the proposed 500 square foot building footprint, with two-stories it would be 1,000 square feet and 1,500 square feet with a basement.

Commissioner Westerberg added that she does not think the homes will be that inexpensive as they can run from \$20,000 to \$200,000 to build. Mr. Gallimore agreed but stated that due to the nature of size, a micro dwelling unit would likely be more affordable than other homes that could be built.

Commissioner Westerberg then stated she has some concerns regarding completely waiving the required parking but believes the previous idea of waiving parking if the home is within 1500 feet of a transit stop makes sense.

Chair Lindwall stated that at the Plan Commission meeting there was a question on how many lots this applies to. She explained that the County Assessor's site has some available information on available lots that would help determine where these structures may be built. She added that there are transitional rules that speak to bulk controls for parcels that had common ownership since 1960 as it is explained in Zoning Code Section 6-4-1-8(A). The applicant's lot is small but there are slightly larger lots that bring about the question of what size structure would be feasible on those lots. Mr. Gallimore interjected that for his lot the setbacks dictate the size and location of the structure and made construction of a home infeasible. Chair Lindwall then mentioned the 35 ft. lot width requirement and that there are a number of lots that do not meet that width requirement. She supports allowing this type of structure but thinks additional information should be obtained so that the Commission understands how much of an impact this could create.

Mr. Gallimore clarified that this amendment is intended to apply to existing lots of record, not lots that are newly created. Ms. Jones added that staff can take a deeper look at the number of lots this may apply to but wants to make sure that there is an understanding that lots may require a deeper analysis on a case by case basis.

Mr. Westerberg mentioned that some communities have almost created pocket neighborhoods for Tiny Homes. Vancouver, for example, has laneway homes but many have not gone into permitting Tiny Homes on individual lots. It would be helpful to have additional information on where these lots may be.

Chair Lindwall stated that she would be ok with this going back to the Commission provided staff does the suggested research and suggested taking a look at bulk standards. Commissioner Westerberg agreed, stating that it would be helpful to have that information and determine if this type of home should be in every residential district.

Mr. Gallimore stated a lot of smaller lots are in common ownership and adjacent to residences that use the lot for larger yards. Having the lots in a variety of neighborhoods enables people to have access to amenities and is more equitable. He requested to know if there are specific bulk issues. Chair Lindwall responded that she is referencing regulations that are from 1993 and may be outdated and referenced the language in Section 6-4-1-8(A).

Mr. Gallimore explained that, as he recalls, if there are two vacant unimproved lots in common ownership they cannot be improved as two separate lots (and are one zoning lot) but if one of those lots has been developed, the other lot could be built on. Ms. Klotz confirmed that this is the case but that situation comes up very rarely. Chair Lindwall responded that she understands and wants to make sure the language in the code is cleaned up to reflect policy.

Commissioner Westerberg stated that the question to look at is if the City is trying to encourage affordable housing and there is ability to create a new lot suitable for a Tiny Home, is that something that we want to prohibit or encourage. Ms. Klotz responded that a proposed substandard subdivision would trigger a variation for that subdivision and staff would want to see what the Tiny Home would look like so it would be treated as one proposal. Mr. Gallimore stated that a property owner with an adjacent lot could build a coach house. Chair Lindwall expressed that ADUs somewhat complicate the discussion.

Chair Lindwall stated that there are substandard lots all over Evanston and larger lots that could house an accessory dwelling. She does not know what people will do but she wants to make sure whatever policy is pushed forward is one that everyone is in agreement with. Commissioner Westerberg stated that each lot would be different and it makes sense to see how this would work in a couple of cases.

Commissioner Westerberg asked if it made sense to bring this back to Committee or forward it on to the full Commission. Ms. Jones responded that staff can begin the research and revise what was presented, however, it is still up to the Committee to decide if it wishes to see revisions first. She then mentioned that there were design questions at the Commission meeting, and her thoughts were to keep design standards as close to a single family home as possible. There were also questions regarding setbacks being fairly close to other properties. Westerberg responded that this may be something to further address. Gallimore stated that a lot of older homes have a smaller setback and if owners want to do an addition they often have to obtain a variance due to the existing home's smaller setbacks.

Chair Lindwall expressed that she does not think anything specific is needed for design, owners can follow what is done for single-family homes. She added that she is comfortable with this going back to the full Commission, as she is not sure the Committee will be able to add much additional information.

APPROVED

Commissioner Lindwall made a motion to recommend the amendment proceed to the Plan Commission with additional information obtained including: location of vacant land, location of parcels with adjacent owner, lots that do not meet minimum lot sizes, and some examples of what homes would look like including impacts on adjacent properties, and general lot and bulk control standards to see if there are changes that need to be made to facilitate the building of micro-dwelling units. Commissioner Westerberg seconded the motion. A roll call vote was taken and the motion passed unanimously, 2-0.

Ayes: Westerberg, Lindwall

Nays:

5. ADJOURNMENT

Commissioner Westerberg made a motion for adjournment and Chair Lindwall seconded the motion. With all commissioners in favor, the meeting was adjourned at 6:48 p.m.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department



MEETING MINUTES

PLAN COMMISSION

Wednesday, August 12, 2020

7:00 P.M.

Virtual Meeting through Zoom Platform

Members Present: Peter Isaac (Chair), Jennifer Draper, George Halik, John Hewko, Brian Johnson, Jeanne Lindwall, Kristine Westerberg

Members Absent:

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chair Isaac

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Isaac called the meeting to order at 7:00 P.M. Ms. Jones called the roll and a quorum was established.

2. SUSPENSION OF THE RULES Members participating electronically or by telephone

Commissioner Westerberg made a motion to suspend the rules to allow for electronic or telephone participation. Seconded by Commissioner Lindwall. A roll call vote was taken and the motion passed, 7-0.

3. APPROVAL OF MEETING MINUTES: July 8, 2020.

Commissioner Lindwall suggested an edit to page 5 of the minutes. Commissioner Halik made a motion to approve the minutes from the July 8, 2020 meeting. Seconded by Commissioner Draper. A roll call vote was taken and the motion passed, 4-0 with 3 abstentions.

4. NEW BUSINESS

- A. Text Amendment- Accessory Dwelling Units** **20PLND-0047**
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning,
to revise regulations related to accessory dwelling units, including coach

houses, specifically to Accessory Uses and Structures (Section 6-4-6), Building Lot Coverage in the R1-R6 Zoning Districts (Sections 6-8-2 through 6-8-8), Off-Street Parking and Loading (Section 6-16, Table 16-B), and Definitions (Section 6-18-3).

Mr. Mangum provided a brief summary of the previous month's discussion and updates to proposed amendments that are based off of that discussion. He provided specific details of changes proposed within the ordinance.

Chair Isaac asked if there were any questions from Commissioners

Commissioner Halik asked if the occupants of the ADUs have to be a single person, two-person or family. Mr. Mangum responded that occupancy must follow the definition of family and the regulation of no more than 3 unrelated people per dwelling unit, not per lot. Staff can look into possibly including language to clarify.

Commissioner Lindwall stated that there is no definition for Principal Residential Structure and that the ADUs are supposed to be accessory to this use on a single zoning lot. As many areas allow an ADU per single-family home she inquired what the intention of this regulation was. Mr. Mangum stated that the intention was to enable residential structures other than single-family homes to construct an ADU.

Commissioner Lindwall then asked if in the R4a Zoning District there would be any conflict in adding additional dwelling units since that would be considered a Special Use in that district. Mr. Halik added that this relates to his earlier comment on the definition of family. Commissioner Lindwall suggested possibly limiting ADUs to single-family residences. Mr. Mangum responded that the intent was that ADUs, since they are considered an accessory use, would not need to have a Special Use in this case.

Ms. Jones asked if it would be preferred to use Principal Building in the definition since that is defined within the code. Chair Isaac responded yes, wherever consistent language can be used it should be. He took Commissioner Lindwall's suggestion and stated it could be discussed. Mr. Mangum stated the only concern may be making sure that only residential structures, not all principal structures, allow ADUs.

Commissioner Westerberg asked if there could be possible negative impacts if no parking is provided for ADUs. Mr. Mangum responded that this is a policy restriction that comes up; however, he has not seen comprehensive studies completed or writings indicating significant impacts specific to this use in other jurisdictions.

Commissioner Johnson asked if there are any intended changes to lot coverage requirements. Mr. Mangum replied that the underlying zoning district regulations will apply and no bonuses have been contemplated at this point.

Chair Isaac asked if staff had a position on the possibility of separation of ownership and turning the ADU into a condominium. Mr. Mangum stated that this has not been looked at extensively but is a good question. There is no position at this time but that is a good concern on that possible issue.

Chair Isaac opened the hearing to questions and comments from the public

Mr. Robinson Markus asked how the previous regulations were discussed and voted on by City Council. Mr. Mangum responded that historically, regulations only permitted ADUs for single-family homes. Language regarding primary residential structure was added to broaden the types of residential uses that could construct an ADU.

Mr. Markus then offered support for this innovative take on affordable housing. He stated that 40.1% of Evanstonians, owners and renters, are considered cost burdened. Land use regulation is the most important part of this discussion and municipalities have the ability to regulate land use through zoning to help avoid exclusionary zoning. He added that he and Dick Co of the Evanston Development Cooperative support the text amendments being brought forward by the City to address this. Mr. Markus then stated that there are a number of 2-flat residences located in Black and Brown communities and allowing ADUs for all residential structures would help with the inequity. He encouraged the Commission to vote in favor of the amendment.

Chair Isaac asked if anyone intended to request a continuance. Hearing none he then closed the hearing and the Commission began deliberation.

Commissioner Lindwall asked about the ability of having ADUs in the R4a zoning district. Mr. Mangum responded that accessory use is by right. Commissioner Lindwall then stated that the language is problematic and could cause potential conflicts with multi-family buildings and ownership issues and would like additional information.

Chair Isaac stated that with the way Section 6-8-6-3 of the code reads a Special Use would still be needed.

Commissioner Johnson asked if language should be proposed to address the condominium issue. Chair Isaac stated that was his intent because if the unit is separately owned, that defeats the purpose.

The Commission then reviewed the standards.

There was a brief discussion on what neighborhood character means. Commissioner Halik suggested that an amendment could be added to include language requiring that ADUs have similar architecture as the principal building. Chair Isaac responded that he was not sure that this is the appropriate place to add that language, and that though the intent is usually to make an accessory structure the same as the home, there would be

APPROVED

some differences. Jeanne Lindwall noted that there are many areas with different architectural styles and building types.

There was discussion on each of the remaining standards and there was general agreement that each had been met.

Commissioner Halik made a motion to recommend approval of the text amendment as presented by staff. Commissioner Hewko seconded the motion.

Commissioner Westerberg made a motion to amend the initial amendment to modify the definition of ADUs to limit residency to a single family. Commissioner Halik seconded that motion.

Chair Isaac commented that the City has been moving away from the 3 unrelated residents regulation and Commissioner Lindwall stated that the definition is inherent with the existing rule of no more than 3 unrelated residents. Commissioner Halik stated that he feels it is important to consider family definition changes.

A roll call vote was taken on the amendment and the amendment was approved by a 6-1 vote.

Chair Isaac made a motion to add a 2nd amendment to require common ownership of the ADU and the principal building. Commissioner Halik seconded. A roll call vote was taken and the 2nd amendment was approved by a 7-0 vote.

A roll call vote was then taken on the motion to recommend approval the text amendment with the two approved amendments and the motion passed by a 7-0 vote.

Ayes: Isaac, Draper, Halik, Hewko, Johnson, Lindwall, Westerberg

Nays:

B. Text Amendment - Micro Dwelling Units (Tiny Homes) 20PLND-0038

Andrew Gallimore submits for a Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to establish a definition for Micro Dwelling Units (Section 6-18-3) and establish regulations for their construction and use within residential districts (Section 6-8; Section 6-16).

Ms. Jones provided an overview of the proposed text amendment for Tiny Homes, clarifying that staff worked with the applicant, Andrew Gallimore, on providing more details for the amendment and where there could be some additional discussion.

Chair Isaac opened the hearing to questions from the Commission.

APPROVED

Commissioner Johnson asked if there is any language under consideration that would expressly prohibit the use of Tiny Homes as a mobile home. Ms. Jones stated that this particular amendment does not have specific prohibitive language but there are separate definitions for recreational vehicles and language could be considered to be added.

Chair Isaac asked what would keep someone from constructing a mobile home on a compliant zoning lot. Ms. Jones replied that the way we considered mobile homes as recreational vehicles and those are not expressly allowed per the zoning code. Chair Isaac responded that if this is the case there is not language within the amendment that changes that.

Mr. Gallimore provided more background on the events and reasoning that led to the text amendment including the City expanding housing options and seeking equity in housing access. The lot he purchased had difficulties with regards to setbacks and other lots he observed had similar issues so it was suggested that he pursue a broader zoning code change. Similar heights and setbacks to coach houses are proposed. He then explained that he has a brother with special needs that this amendment would help in addition to expanding affordable housing.

Chair Isaac opened the hearing to questions from the public.

Ms. Tracy Fulce asked if a lot could be zoned for multiple homes on a lot or if a lot could be subdivided in order to build a Tiny Home on each lot. Chair Isaac responded that right now residential lots must be at least 35 feet wide. Ms. Jones responded that as the amendment is proposed it would not change the underlying zoning. If there is a subdivision proposed, that would be a separate process where lots would need to meet minimum lot standards.

Chair Isaac stated that that prohibition is not explicitly stated within the proposed amendment and someone could go to the County Assessor and divide a lot for tax purposes. Ms. Jones responded that this amendment is not proposing changes to a zoning lot size. If someone is going to propose to subdivide a lot that is considered substandard, staff would advise against it. This would apply more for existing lots. A Special Use process could be pursued to provide more than one Tiny Home on a lot. Mr. Mangum added that a possible answer is in the definition for Zoning Lot even if you have separate tax PINs it would still be one zoning lot. Another way to look at it would be to look at lots of a certain smaller size and change the standards for lots of certain sizes.

Ms. Lindwall stated that she had the same questions and looked at the code which does not allow for the creation of substandard lots. If nonconforming lot existed in the 1960s then it a buildable lot unless it is under common ownership of an adjacent lot. Chair Isaac added that it would be determined by the Zoning Administrator.

Chair Isaac opened the hearing to public testimony.

Ms. Fulce stated that she loves the idea of being able to subdivide lots for small families. It will help families to rent versus own. She hopes that the Commission votes in favor.

Chair Isaac asked if there was anyone who wished to request a continuance. Hearing none he closed the hearing and the Commission then began deliberation.

Chair Isaac inquired about the typical 30 ft. wide lot seen in an example ordinance vs. the applicant's 18 ft. wide lot and if staff had a position on minimum lot width. Mr. Mangum responded that, to Ms. Lindwall's point, if a lot existed in the 1960's it is considered a buildable lot. Other cities and states have been considering Tiny Home villages, while this amendment is providing provisions for smaller existing lots which is not as common.

Chair Isaac asked if there was a zoning lot existing prior to 1960 and not under common ownership it is a buildable lot. Mr. Mangum confirmed that this is the case but there may be some difficulties in which an applicant can apply for variances in order to build. Chair Isaac stated that there really should not be any "new" nonconforming lots. Mr. Mangum stated that this is true unless variances had been approved for that lot.

Commissioner Lindwall stated that she had concerns regarding the common ownership aspect and that those wishing to build Tiny Homes should have to prove there is no common ownership with the adjacent lots.

Chair Isaac asked why an amendment if someone can go through the variance process. Mr. Mangum responded that this is a good question and explained the variance process. An amendment would reduce the need for the variances and be less burdensome for property owners. Chair Isaac then stated that property owners do have a course of action regardless of whether the amendment is approved. Ms. Jones stated that some of the concern is the extent of a variation. If a variation differs greatly from what is required, showing proof of hardship can be more difficult. She then added that with the increased popularity of Tiny Homes the thought was to look at regulations that are broader and address this use. There are regulations within the proposed amendment that provide a process for review and Council approval should further deviation from the proposed regulations be pursued.

Chair Isaac stated he understood that the process for review could be time consuming and costly but if the amendment is approved, a property owner could then still go to the Zoning Administrator for a variance. Ms. Jones clarified that if a property owner is proposing new construction that varies from the proposed standards that would require a Special Use. An otherwise conforming Tiny Home that requires a variance for an

addition, additional impervious surface coverage, etc. would go through the regular variance process.

Commissioner Halik stated he liked the idea but has concerns that there are aspects that need to be further discussed including blanket approval for any site someone is proposing to construct a Tiny Home. He suggested that additional regulations be added regarding design, setbacks etc. within the Special Use. Ms. Jones suggested that the language could be added. Mr. Mangum added that in other cities, there are regulations for larger developments that could provide some regulations for more in-fill development.

Commissioner Draper asked if there is a breakdown of lots by zoning district. Ms. Jones responded that an in depth study has not been done. The chart that was included provided example lots that are City owned or Railroad properties not individual owners with in-fill development possibilities.

Chair Isaac inquired about the required parking as it relates to building lot and impervious surface lot coverage. Ms. Jones stated that with the ADU amendment, the proposed changes regarding the 200 sq. ft. for parking counting towards building lot coverage would then apply to this amendment.

Chair Isaac asked about the minimum 700 sq. ft. requirement. Mr. Mangum explained that you are allowed 700 sq. ft. regardless of the size of the lot. Chair asked if an ADU could be added to the lot. Mr. Mangum stated that as written, the amendment would allow this but it would need to be smaller than the principal structure.

Mr. Mangum stated that another way to look at the amendment would be to tailor this amendment to smaller lots. Ms. Jones added that the building lot and impervious surface coverage would limit the amount one could build on a lot.

Commissioner Westerberg asked if there was any concern for the minimum size of a Tiny Home. Mr. Mangum stated that building code would provide a limit on how small a dwelling could be.

Commissioner Draper stated that she likes the idea but the amendment needs more review. She expressed concerns about the setbacks and how neighbors may be affected. Commissioner Halik agreed.

Commissioner Draper made a motion to send the proposed text amendment to the Zoning Committee. Seconded by Commissioner Halik. A roll call vote was taken and the motion passed by a 7-0 vote.

Ayes: Isaac, Draper, Halik, Hewko, Johnson, Lindwall, Westerberg

Nays:

**C. Map Amendment - 1910-1946 Orrington Avenue & 714-716 Foster Street
20PLND-0048**

A Zoning Ordinance Map Amendment to rezone 1910, 1914, 1918, 1922, 1926, 1930, 1934, 1936, 1940, 1942, 1946 Orrington Avenue and 714-716 Foster Street from the R4a General Residential District to R1 Single Family Residential District.

Ms. Jones provided an overview on the proposed map amendment, describing what is existing and the differences between the regulations of the R4a and R1 zoning districts.

Commissioner Hewko asked what was driving the proposed text amendment. Chair Isaac asked if Alderman Fiske could provide some insight into why the referral was made

Alderman Fiske then spoke regarding the reasons behind the referral. There is concern that there may be significant impact from non-owner-occupied residences within the designated historic district changing the character. The existing area is similar to the R1 district to the immediate north and the history of zoning changes over time show interest in less density. She mentioned that a precedent was set with the Kendall College site being rezoned to a much less intensive R1 Zoning District.

Chair Isaac opened the hearing to questions from the Commission.

Commissioner Halik asked if downzoning would remove existing structures and asked for clarification on if it would eliminate the ability for residences to be non-owner-occupied. Alderman Fiske responded that investors are not as inclined to purchase property within single-family residential districts. Someone could purchase the home and rent it as a single family home. Several homes on the block have done this. The rooming house is owner-occupied with no complaints and would be grandfathered in. Purpose of the amendment was to be in front of possible changes. Believes it would be in the City's best interest to preserve the single-family nature.

Commissioner Halik asked if the rezoning would then be more symbolic. Alderman Fiske responded that it would not be and is important to do to maintain the character of the block. Several smaller, currently nonconforming lots are similar in size to R1 districts further north in Evanston.

Chair Isaac asked if a Special Use procedure to add additional units would be sufficient. Alderman Fiske responded no. It places a large responsibility on neighbors to come out against other neighbors.

Commissioner Hewko inquired about comments regarding properties losing value and asked what the Alderman's thoughts were on that and efforts for affordable housing.

Alderman Fiske responded that the existing student housing is not affordable so that goal would not necessarily apply here. Does not think permitting student rentals is beneficial for other single-family home owners.

Chair Isaac opened the hearing to questions from the public.

Mr. Shawn Jones asked if it was true that the City is moving away from R1 zoning with the ADUs being discussed and pursuing them being permitted. Mr. Mangum stated that those two items are not connected with this amendment but the City could consider this in the future.

Mr. Art Newman asked for clarification on the chart listing the uses, stating that multi-family is only permitted if it is existing. Chair Isaac confirmed that existing multi-family is permitted but any increase in the number of units or anything other than a single-family is a special use.

Chair Isaac then opened the hearing to public comment.

Mr. Dan Shapiro, representing several affected residents, provided a presentation on the rezoning and its merits. He provided some history of the area and compared the block to adjacent blocks zoned R1 and denser residential. He stated the importance of the historic district designation and consideration of the standards for approval.

Mr. Shawn Jones, representing several affected residents, stated that the block proposed to be rezoned has a number of properties that would be nonconforming. The properties are adjacent to the R5 District and across from Northwestern's campus so not having student rentals would be difficult to get away from. He added that the historic district designation provides some protections for the properties proposed to be rezoned and explained that going from an R4a to R1 zoning is a drastic drop, with R1 being the most restrictive residential district. He added that Kendall College is not a good comparison to use.

Mr. Dave Schoenfeld stated that he has been a part of the Northwestern's Neighbors Association and a representative on the City-NU Committee. He explained that neighbors are trying to protect against immense pressures that the area is facing. Efforts have been made to help maintain the area for decades. There are a number of properties with absentee ownership and student residents. Having owner-occupied homes makes a difference and improves quality of life. He added that maintaining inclusionary housing does not apply here as the investors are not currently providing affordable housing for residents. The rezoning is about maintaining character. He encouraged the Commission to approve the text amendment.

Mr. Art Newman stated he was a former Alderman from 1991 to 2005 and is very familiar with the neighborhood. He explained that the 1900 block of Orrington is less

valuable than the block just north of it which is in the R1 district and homes sell for smaller amounts. As Alderman he received calls from investors about properties in the area and believes these properties are investment opportunities for them and not affordable housing. He supports any relief the City can provide to those with housing across from Northwestern University. The possibility of 4 unrelated people being permitted per dwelling unit should also be taken into consideration.

Mr. Peter Mitchell stated he lives at 1942 Orrington and was told when he put a bid in on his home that the block is amazing with long term owners. He explained that his next door neighbors are sometimes ok and other times not. He added that affordable housing is not currently happening on the block and that non-conformity is not the issue, quality of life is the issue.

Chair Isaac asked if there was anyone who wanted to request a continuance on this item. Hearing none, he then closed the public hearing and the Commission began deliberation.

Commissioner Halik asked if the properties are rezoned if that will change the ownership requirements. Mr. Mangum stated that it will not change property ownership requirements. Chair Isaac stated that a person could not purchase a lot and change the interior to have multiple dwelling units. It could possibly reduce the number of people living in the house but there will likely not be any additional effects.

Commissioner Halik asked Mr. Newman about his time as Alderman when the R4a zone was established. Mr. Newman stated that he supported the R4a district with single-family and no additional dwelling units without a special use. Having the ability to go from single-family to rooming house would increase the number of people in home. R1 zoning prevents this.

Mr. Bob Johnson stated that a petition in support of the rezoning had been submitted. He added that it is not true that Preservation provides protection. That is only for exterior changes, not interior changes. Absentee landlords are the issue, they can rent the properties but the rezoning would limit the number of people.

Ms. Susan Bearman asked if the 3 unrelated rule is dependent on neighbors to be enforced. Chair Isaac stated that staff would need to be alerted of a possible issue. Mr. Mangum agreed with Chair Isaac's statement. Ms. Jones added that for rental properties, inspections happen that could indicate how many people live in a dwelling unit; however, much of the enforcement is based off of resident/neighbor complaints. Ms. Bearman asked if R1 absolutely enforces 3 unrelated rule. Chair Isaac stated that the number of units is the main effect of the change. Mr. Mangum added that currently adding density would need to be approved through a Special Use process.

Mr. and Mrs. Kaplan then spoke, stating that this block was a showcase street for Northwestern University visitors. For this rezoning, the number of possible residents is an issue. It creates pressure for denser development.

The Commission then began deliberation.

Commissioner Hewko asked if a statement on assessed value can be confirmed. Mr. Mangum stated that possible effects of rezoning on assessed value of existing properties cannot be confirmed for certain.

Commissioner Hewko then asked if existing properties would be grandfathered in. Chair Isaac responded that they would be grandfathered in and the use could continue assuming the use is not discontinued for 18 months or more.

Ms. Westerberg asked how long the properties had been zoned R4a. Mr. Mangum responded that the properties had been high density since the 1960's and in 2005 the R4a district was created and applied to this area.

Chair Isaac stated that the rezoning would be somewhat symbolic and will not prevent current issues but it could prevent those issues from multiplying. Commissioner Halik inquired if it would indeed do that. There are existing controls for future student housing within the Special Use Process. He expressed that the Commission has had other downzoning attempts come before them. Property owners have purchased their properties with the assumptions on their permitted uses and that should not be taken away without good reason.

Chair Isaac stated that 7 out of 12 property owners signed the petition. The zoning map indicates that R1 zoning represents a large portion of the historic district with a few R4a areas. This is a tight decision to make since controls are in place. He added that unless plans are submitted for construction, Illinois does not look highly at vested rights in zoning. He has not heard from anyone proposing any projects in this area and wonders if the rezoning is necessary.

Commissioner Lindwall expressed that she is normally on the side of not creating more nonconformities but maintaining single-family residence value is important. There can be depreciation of properties of converted homes and she feels that taking away the additional uses with the rezoning is a good thing. ADUs would allow for an additional dwelling unit. It makes sense to maintain the character of the neighborhood. She added that there are already nonconforming structures on the block.

The Commission then reviewed the standards and found that the proposed rezoning could meet Comprehensive Plan goals for preservation but there are existing protections for properties within the current zoning. As there are a variety of housing

densities in the area, the rezoning could help the block be compatible with the existing character of the immediate surrounding neighborhood. Existing uses would be grandfathered in so there would likely be no change in values on adjacent properties. The final standard was not applicable.

Commissioner Lindwall made a motion to recommend approval of the map amendment as presented by staff. Commissioner Draper seconded. A roll-call vote was taken and the motion failed by a 2-5 vote.

Ayes: Isaac, Lindwall,

Nays: Draper, Halik, Hewko, Johnson, Westerberg

5. OTHER BUSINESS

A. Revisions to Plan Commission Rules and Procedures

Ms. Jones provided a brief overview of the revisions made to the proposed updates to the Rules & Procedures based on the July 8, 2020 Commission discussion.

Chair Isaac asked if there were any questions or comments regarding the updates. There were none

Commissioner Halik made a motion to approve the updates to the Administrative Rules & Procedures. Seconded by Commissioner Johnson. A roll call vote was taken and the motion was approved by a 7-0 vote.

Ayes: Isaac, Draper, Halik, Hewko, Johnson, Lindwall, Westerberg

Nays:

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

Commissioner Halik made a motion to adjourn the meeting. Commissioner Westerberg seconded the motion.

**A roll call vote was taken and the motion was approved by voice vote 7-0.
The meeting was adjourned at 10:36 pm.**

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department

Formstack Submission For: **Zoning Ordinance Text Amendment Application**

Submitted at 06/08/20 4:39 PM

Address:

Permanent Identification Number (PIN) 1:

Permanent Identification Number (PIN) 2:

Name: Andrew Gallimore

Organization:

Address: [9144 Dr Korczak Ter](#)
Skokie, IL 60076

Home or Office Phone Number: (847) 845-0779

Cell Phone Number:

Email: andrewgallimore@yahoo.com

Please choose primary means of contact: Home or Office Phone

Is applicant also the property owner?: No

Name:

Organization:

Address:

Home or Office Phone Number:

Cell Phone Number:

Email:

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

Please state the Zoning Ordinance Section Number, what the Ordinance

R-1 thru R-6 zoned lots

Creation of a new standard to allow starter

currently states, and how you would like to amend the text.:

homes to be constructed on small lots.
- Standard shall apply to new dwellings with a footprint of 500 ft.² or less
- Dwellings would have the same height restrictions as accessory structures.
- 3 feet interior side setbacks. 10 foot street side setbacks.
- No required on site parking when within 1500 ft of a pace bus stop, and a 240 square-foot building lot coverage bonus for one parking space.

****Special use when requesting more than one dwelling, or larger variance requests****

Is there another section you wish to be amended?:

No

Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:

2) Is there another section you wish to be amended?:

Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:

3) Is there another section you wish to be amended?:

Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:

4) Is there another section you wish to be amended?:

Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:

5) Is there another section you wish to be amended?:

Please state all the remaining Zoning Ordinance Section Numbers, what the Ordinances currently state, and how you would like to amend the text.:

Please describe the reason for the proposed zoning ordinance text amendment.:

There are many small lots in Evanston that I believe are currently under utilized. These lots can better serve the communities

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?:

affordable housing needs by allowing small homes with a footprint of 500sqft or less. Small homes could be built more affordably, maintained more economically, and have much lower utility costs

The proposed amendment is very much in line with City Council's current goals, objectives, and policies.

Affordable housing has been a very popular topic with the Council and in the community at large.

-Policies have been enacted by Council to increase the number of required affordable units in housing developments, And to substantially increase the fee in lieu to encourage additional units.

-Council has also encouraged and expanded the ability for accessory dwelling units(ADUs).

-The next logical step would be to encourage infill development of small and efficient new construction to provide additional affordability within the housing sector.

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

There has been a lot of second story additions placed on older existing homes. However, current regulations practically prohibit any inside development, especially on the smaller lots that could be put to good use in the community.

Small single-family starter homes, with the proposed size restrictions, would seamlessly blend into the neighborhoods.

They would provide a new housing type and price point otherwise I'm available

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

The proposed amendment would have absolutely no adverse effect on neighboring properties. Homes of the size being proposed are typical of many of the older cottage style homes that can still be found in Evanston. The smaller homes would have the same effect as a coach house.

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

The proposed amendment allows for small scale infill development in existing residential neighborhoods Which are currently served by utilities.

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

Date of Survey:

Legal Descriptions of all properties as shown on Plat of Survey, if applicable.:**Date of Descriptions:**

Proof of Ownership, if applicable - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:

Document Submitted:**Additional Documentation:****Additional Documentation -:**

Quantity: 1

Price: 1100

Credit Card: Card number: *****8311 Expiration: 10/23

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.:

A handwritten signature in black ink, appearing to be 'R. N.', written over a horizontal line.

[Direct Link to Image](#)

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)

Why did I decide to apply for this text amendment?

As stated in my application I believe utilizing these smaller lots that are scattered around Evanston is great for the community. Not only because it's a more economical way to provide residents with high quality, efficient, and maintainable housing, but also because these lots are located in every part of the city. This means that people can live and have equitable access to all the great resources Evanston offers. Evanston has done much to encourage affordable housing and diversity but we can do so much more.

So many people can benefit from this type of housing. People such as: handicapped, seniors that wish to downsize, young couples, single parents, lower income residents, and many others.

I personally have an older brother with special needs who is semi independent, but currently lives with my parents. My parents biggest concern has always been my brothers care after they aren't around. It wouldn't be ideal for him to live with me because he is fairly independent and able to hold down a job and take public transportation, but he needs to be close enough that we can check in on him regularly. I also have two children so future housing affordability definitely weighs on my mind.

My solution was to purchase one of these underutilized lots that is located in a neighborhood close to public transportation with the hope of building a structure that can be a rental property for now, and occupied by my brother in the future. A split two bedroom layout that will accommodate my brother as well as a guest or roommate. In addition to having an efficient and functional layout he will have a nice yard to enjoy.

1916 Noyes Survey

EXACTA
LAND SURVEYORS, LLC



PROPERTY ADDRESS: 1916 NOYES STREET, EVANSTON, ILLINOIS 60201

SURVEY NUMBER: 1905.0481

FIELD WORK DATE: 5/13/2019
19050481

REVISION DATES: 05/13/2019, 05/13/2019, 05/13/2019, 05/13/2019

BOUNDARY SURVEY
COOK COUNTY

THE WEST 16.5 FEET OF LOT 8 IN BLOCK 6 IN ROBERT COMMONS SUBDIVISION OF THE NORTH 2.1 ACRES MORE OR LESS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 TOWNSHIP NORTH, 41, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

TABLE:

L1: S 84°36'35" E 16.50' (RM)
L2: N 84°29'53" W 16.50' (RM)

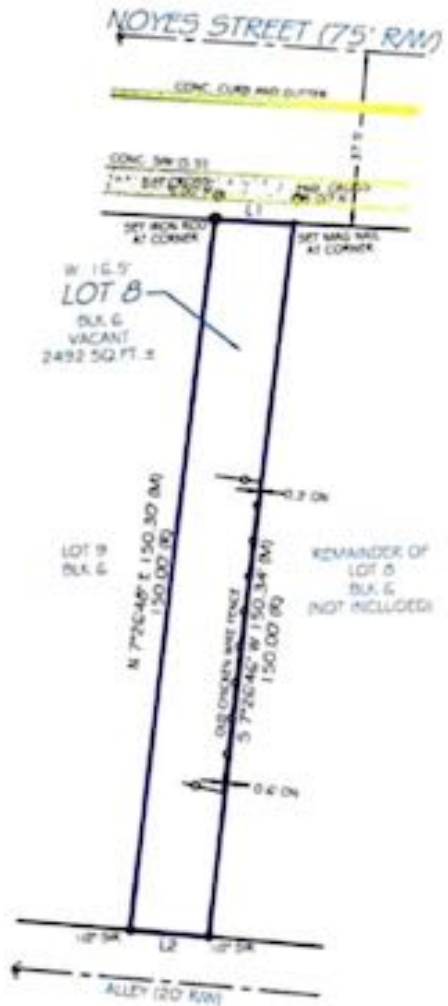


STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF JUNE, 2019 AT 3:41 E. JACKSON STREET IN MORRIS, IL 60460.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184000000-0008



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHOM IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 05/16/19

BUYER: BRAEDEN GALLIMORE

SELLER: GT ALTERNATIVES, LLC

CERTIFIED TO: BRAEDEN GALLIMORE

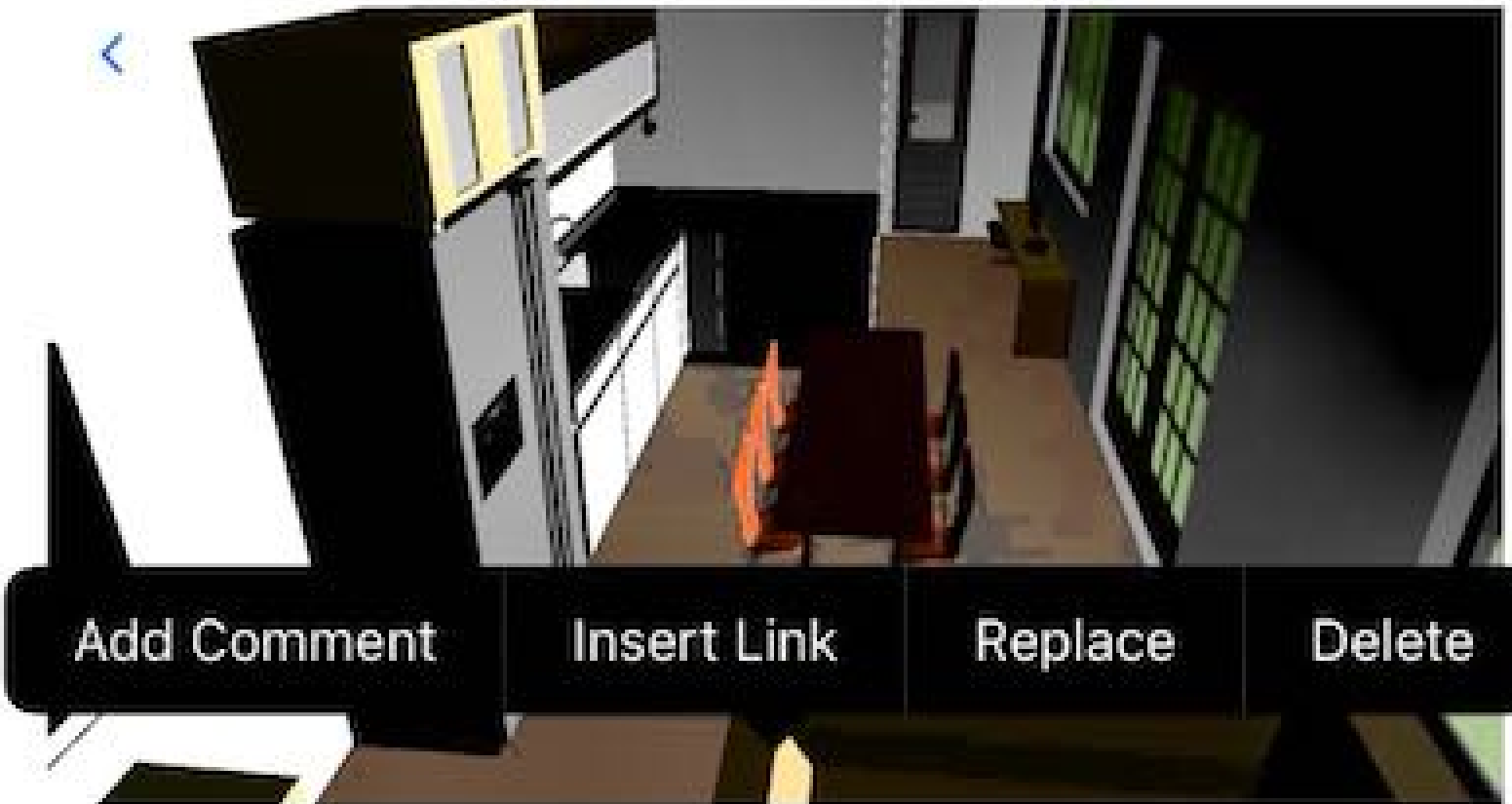
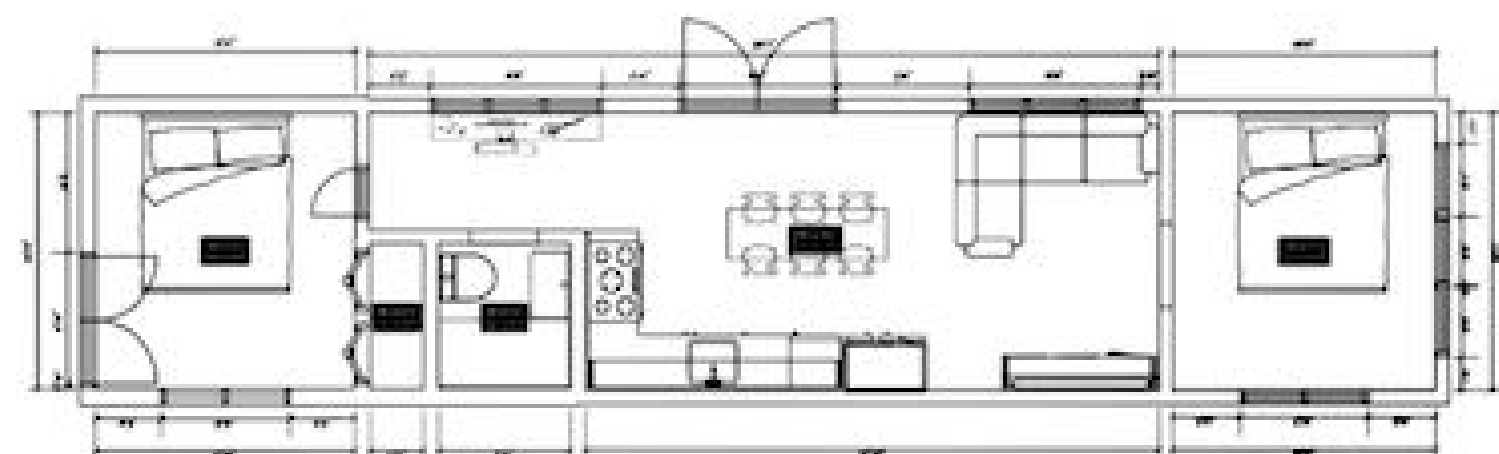
POINTS OF INTEREST
NONE VISIBLE

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EXACTA LAND SURVEYORS, LLC.

1011 DEERFIELD AVE.
EVANSTON, ILLINOIS 60201
TEL: 773.324.4444 FAX: 773.324.4444

Split 2 bedroom layout





Example small homes with widths of 10-15ft

There are so many styles to choose from that a well designed starter home can be seamlessly integrated into any small lot.













Meagan Jones <mmjones@cityofevanston.org>

Tiny lot development

1 message

andrew gallimore <andrewgallimore@yahoo.com>
To: Meagan Jones <mmjones@cityofevanston.org>

Fri, Jun 12, 2020 at 9:26 AM

Hi Meagan.

I had a nice word document which was apparently too large to send over. However I didn't want to delay sending you this info so please excuse the crudeness.

Basically I think there are a lot of small underutilized lots in Evanston that could be developed into small starred homes or efficient dwellings. I think this would be great for young couples, downsizing seniors, economically disadvantaged residents, and many others.

I also have a family situation that makes this a very passionate issue to me.

Attached is a letter describing why I feel this is an important issue and why I chose To apply for this amendment. Also there are some example tiny house elevations, a survey of my small lot as Well as some interior layouts of something that I would like to build.

I could certainly put something more professional together but I think you get the idea for now. I guess let me know if you have any questions and we can talk further at your convenience. Again I would appreciate any help, Especially with the specifics you need for the application.

Also here's a couple paragraphs that somehow got omitted from question to part C of the application " Utilizing these currently unbuildable lots would help to increase the tax base. Since these smaller homes are ideally sized for single person households and older people looking to downsize, these Properties will add to the tax base without creating a drain on the schools.

This type of development will also help to fill a void for the "Missing Middle" by creating a housing type/price point otherwise unavailable in new construction"

Thanks again and I look forward to hearing back from you soon.

Andrew



Scan Jun 12, 2020 at 9.13 AM.pdf
595K



Melissa Klotz <mklotz@cityofevanston.org>

another issue on Efficiency Homes and ADU's.

1 message

Cynthia Beebe <cynthiabeebe@me.com>

Mon, Sep 18, 2023 at 8:26 AM

To: Melissa Klotz <mklotz@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>

Good morning all,

My neighborhood had a get-together on Friday night and needless to say the issue of the Grant Street proposal came up, so I spend more time studying it. I also know you all have your hands full with Ryan Field right now.

I don't know if you or anyone in the city is aware of this, but if the city approves Mr. Wallach's proposal with any ADU attached to his project, you are essentially giving Efficiency Homes the de facto status of a legal "principal residence". Not only that, but the ordinance says that the ADU has to be owned by the owner of the "principal residence". Who would be the owner of the "principal residence" in this case? Which of the multiple Efficiency Homes would qualify for that legal designation? Which owner has to own the ADU? Are you changing that part of the ordinance? Has any city attorney reviewed this? Do you want Efficiency Homes to have the legal status of a "principal residence"?

I'm attaching the memo from Evanston's ADU approval. Again, this is a very important zoning issue - it should be studied by the HDR zoning review. The LUC requested that the review be done, and this is the kind of issue that be a part of HDR's discussion and analysis.

thanks again,
Cindy Beebe

**Ordinance No. 86-O-20 | Code of Ordinances | Evanston, IL | Municode Library.html**

5K



Meagan Jones <mmjones@cityofevanston.org>

Property Zoning Information #14594794 has been assigned to you

1 message

Evanston 311 <noreply@publicstuff.com>

Reply-To: noreply@publicstuff.com

To: mmjones@cityofevanston.org

Wed, Nov 8, 2023 at 4:02 PM



NEW ASSIGNMENT

Property Zoning Information

Hi Meagan Jones,
Property Zoning Information Request #14594794 has been submitted to Accela CRM and assigned to you.

This request was submitted by
Angel Delgado (311)
Verified Official at
Nov 8, 2023, 2:02 PM CST through
gov.publicstuff.com

<https://gov.publicstuff.com/request/view/14594794>

REQUEST DETAILS

DESCRIPTION

Received via text I'm Jamie Floersch, a homeowner at 2124 Grant St, two blocks from the proposed project at 1915-17 Grant St. I'm writing to express serious concern about the currently proposed project, which seems egregious in its violation of several zoning laws. I am in favor of increasing affordable housing in my neighborhood, coming from a concern for social justice and a belief that economic diversity is a vital element to a healthy community and school environment. Could that not be achieved through a similar scaled down development in the same space that is in line with zoning laws? I'm opposed to the current proposal.

PRIORITY

NONE

STATUS

SUBMITTED

ADDRESS

[1915 Grant Street, Evanston, IL, USA](#)

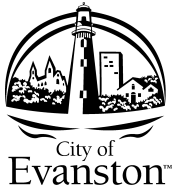
DUE DATE

Nov 13, 2023, 12:00 AM CST

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LAND USE COMMISSION

2024 Meeting Calendar



Memorandum

To: Chair and Members of the Land Use Commission

From: Planning & Zoning Division

Subject: 2024 Land Use Commission Draft Meeting Schedule

Date: December 13, 2023

The Land Use Commission has regularly scheduled meetings twice a month on the second and fourth Wednesday at 7:00 pm. Staff anticipates additional meetings will be necessary for Comprehensive Plan activities (proposed dates included below) and general updates will be provided at regularly scheduled meetings as needed.

January	10	
January	24	
February	14	Comprehensive Plan Presentation & Discussion w/ HDR
February	28	
March	6	Special Meeting for Comprehensive Plan
March	13	
March	27	
April	10	
April	24	
May	1	Special Meeting for Comprehensive Plan
May	8	
May	22	
June	12	
June	26	
July	10	
July	24	
August	14	
August	28	
September	11	
September	25	
October	9	
October	23	
November	6	Special Meeting for Comprehensive Plan
November	13	
November	20	Special Meeting for Comprehensive Plan
November	--	Canceled - Thanksgiving week
December	4	Special Meeting for Comprehensive Plan

December	11	
December	--	Canceled – Christmas Week