

Name (first and last)	Address of resident	Agenda Item (Property Address)	Position on Item	How would you like to provide input?	If you are providing a written comment, please leave here:	Are you representing yourself as an individual or speaking on behalf of a group?	Please name the group of people for whom you are the designated speaker.
Jane Liechty	2333 Brown Ave	special use permit for 1915-1917 Grant Street	Opposed	Written comment	<p>The request to double the permitted dwelling units seems unreasonable to me. Please do not forget that this block is part of the sidewalk path to the two schools at the other end/east end of Grant (Kingsley and Haven Schools). Children walk this area on a regular basis/every school day. Things are congested enough here! Also, I find it especially troubling to alter the open parking setback. This request feels like greed over safety and comfort for current and future residents. Thank you for the opportunity to comment on this issue.</p>		
Jill Zordan	727 Oakton Street,	1915-1917 Grant Street	In favor	Written comment	<p>REF: Letter of Support for Text Amendment/Efficiency Homes/23PLND-0060 and Special Use/1915-1917 Grant Street/23ZMJV-0046</p> <p>Dear Commissioners,</p> <p>I am writing to express my support for the proposed text amendment and special use application for 12 efficiency homes at 1915-1917 Grant Street. As an engaged member of the community with an advanced degree in urban planning, I believe that such an initiative and development aligns with the current and evolving needs of our community and the changing landscape of housing preferences.</p> <p>When done correctly, efficiency houses can represent a thoughtful and sustainable approach to urban development. By providing support for such houses, we not only address the increasing demand for attainable housing options, but also contribute to more diverse and inclusive neighborhoods. These smaller dwellings can cater to a variety of demographics, including young professionals, empty nesters, and individuals whose preference is for efficient and manageable living spaces. This is particularly notable in an area where the median home value exceeds \$630,000.</p> <p>Moreover, embracing smaller houses can foster a sense of community while promoting sustainable living practices. Smaller homes offer a minimized environmental footprint, encouraging responsible resource use and reducing energy consumption. Research shows that since 1950 the average size of a new single family home in the US has more than doubled - from 950 square feet to over 2,000 square feet (the Cook County Assessor site lists the median single family home size in this district at 1,949 square feet). All the while, average household sizes have shrunk by more than 25% in the same time period. As our exploding consumption of housing carries greater environmental impacts, it is natural and just to question if bigger is truly better. This aligns with our city's goals of creating a more environmentally conscious and resilient community.</p>		

					<p>I understand that concerns may arise regarding the impact on property values or the aesthetic appeal of the development. However, I will note that while the proposed development may exceed the quantity of units allowed by right, this is a much less intensive use of the land. Many examples from other communities demonstrate that well-planned and well-designed smaller houses can enhance the overall character of a neighborhood without compromising its integrity. Evanston has never shied away from making decisions resisted by some in support of what is the right, forward-looking decision.</p> <p>I urge you to consider the numerous benefits that this development can bring to our community and to support the requested text amendment and special use application. By embracing innovation and adapting our regulations to meet the changing needs of our residents, we can follow through on our stated goals for a more resilient, inclusive, and sustainable Evanston.</p> <p>Thank you for your time and dedication to the betterment of our community.</p> <p>Sincerely,</p> <p>Jill Zordan</p>		
Elizabeth Schaefer	1927 Grant Street	David Wallach "Efficient	Opposed	Written comment			
Pamela Powell Rosent	1914 Grant Street,	1915-1917 Grant Stree	Opposed	In person		Self	
Lindsay Bosch	2329 Brown Ave	Efficiency Homes - 190	Opposed	Written co	<p>We are residents of 2329 Brown located directly behind the lot in question. The proposed density of this development gives us pause - particularly as Grant becomes nearly impassible with cars during times of school drop off and pick up. This many additional cars attempting to park on the road and move around school students seems to add additional challenges and safety concerns to an already narrow and busy passageway. We wonder how realistic the parking area is for this amount of people and how much additional permanent street parking this will lead to. Garbage pickup and street cleaning here are not the easiest due to the street size. We love the idea of this lot being developed but the infrastructure of the block as it is ( street garbage pick up, narrow roads, low lighting, close to school, unpaved alley) may not be in place to support so many residents.</p>		
Kathleen	1921 Grant	1915-1817 Grant	Opposed	Written co	<p>There will be a few neighbors speaking on behalf of a lot of us tonight. I agree with everything they will be bringing up Including but not limited to the fact that it is just way too crowded a plan in a neighborhood not zoned for that. It is impractical and while they are billing it as affordable housing - it appears only one unit will be part of the affordable housing plan. Even with the tiny house tv interest you aren't going to find 12 people all willing to pay the price of a regular condo near downtown for a unit smaller than many of the garages around here. It will change the neighborhood and cause issues on the school route for children going to Haven and Kingsley. I will let my fellow neighbors speak to all of our concerns/oppositions - but there are many and just because not everyone will speak, do not take that as no one opposing. I just found out about this link and I'm not sure many people know we can voice opposition this way. Thank you.</p>		

					<div>Grant Street Neighborhood community concerns about this project:</div> <ul style="list-style-type: none"><li>High density in an already dense neighborhood</li><li>Increased traffic and safety issues</li><li>Inconsistency with R3 zoning designation!!!!</li><li>Potential for decreased property values</li><li>Project will not provide affordable housing, concerns that the properties will become Airbnb pods</li><li>Negative environmental and infrastructural impact</li></ul>		
Chelsea Brown	2001 Grant St	1915-1917 Grant St	Opposed	Written com			
Cindy Beebe	1915 Noyes St	1915-1917 Grant Stree	Opposed	In person		Self	



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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## Voicing Concerns About Proposed Development Grant 1915-1917

1 message

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**Elizabeth Evanston** <elizabethevanston@gmail.com>

Tue, Dec 12, 2023 at 12:31 PM

To: mmjones@cityofevanston.org

Hello Meagan,

I am the owner of 1927 Grant Street, in the townhouse complex that resides immediately next to the outlandish proposed 1915-1917 development, which is to cram 12 units into a small space. Obliterating the land and congestion the neighborhood.

I would like to express to the city that I am unequivocally opposed to this development. There are congestion and safety issues (as I understand it, none of the units will have basements which are needed for protection from tornadoes, heavy storms, and other environmental disasters).

Not to mention the eye sore of 12 units smashed up together, it is not only going to decrease our property value, which I bought my home specifically for the scenic, lovely Evanston neighborhood, but block convenient pathways for children who walk to and from school. Think of the increased road traffic as well on Grant Street. This is a safety hazard for the Kingsley and Haven children.

The claim that it is affordable housing at 300K a unit is absurd. The developer is referring to these units as "affordable housing" as a marketing attempt to gain approval. The truth is that the developer is seeking a rapid revenue generator; as opposed to building a nice townhouse complex where he could easily have income from purchasers of, say, four or five units. But he is going after 12, which, again, is excessive and unsafe.

I hope that the Zoning Division of the City of Evanston, or however this decision whether to approve or reject, will consider its Grant Street and neighboring Evanston residents/families over the greed of a money-grabbing developer.

Thank you for reading.

Elizabeth Schaefer  
[1927 Grant Street](#)  
Evanston  
[Evanston](#) resident since 2008

## Concerns about a proposed development at 1915-1917 Grant Street

Wednesday, December 13, 2023

Hello Megan -

I have lived on Grant Street for over 30 years. I feel so lucky live in this beautiful neighborhood with the most wonderful group of people you could ever imagine. And there are many here who have lived here way longer than I have. We also have a bunch delightful new neighbors with the cutest kids you can imagine. We are a diverse, friendly, caring, fun group who love where we live.

That being said, so you know who we are, the proposed development is something of great concern. **I don't know of one person living in the neighborhood who is in favor of it.**

A few of the neighborhood concerns:

- Selling price \$300,000 for 350 square feet is definitely not affordable housing. And how can it possibly have any resale value? It makes no sense. And then there is the question of why in the world would anyone purchase these at that price for such a small area.
- The units will most likely be rented out (if they even sell), probably short-term, for profit, or be setup as an Airbnb where the owner will not be on the premises to take care of it. (I think Airbnb's are great as long as the owner is present) The worst case scenario would be 13 different owners not living on site to take care of it.
- There are no basements for storage or shelter. We have had an increase in severe storms - and a couple of years ago, there was a micro-burst right where the area of development is. Where will people go? One tree or even large branch could smash the unit.
- There is already a lot of traffic to deal with, especially with the children walking down Grant to school - 13 units will increase this immensely.
- There are various environmental issues that are of concern - water drainage, density, pollution, etc.
- The alley between Grant and Colfax already had high traffic because of the school - 13 more cars will add significantly to that. It is also treacherous to drive or walk through after it rains and especially in the winter. Personally, once the ice forms, I avoid walking in the alley until spring.
- Trash/recycling/compost for 13 more units - where will it go?
- The concept and the design don't in any way fit with the area. There are no benefits for the neighborhood other than cleaning up the lot that has sat vacant for 13 years. There must be a reason the Zoning has restrictions on developments like this. I don't see why this should be changed to benefit a couple of investors who will make money at the expense of a neighborhood and wonderful people. It's just wrong.

Thank you for taking the time to listen to and consider our concerns. We love our neighborhood and want it to stay that way.

Julie

Julie Winsberg  
1901 Grant Street  
Rear Coach House  
Evanston, IL 60201  
847-475-6255



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Fwd: 1915-17 Grant St**

1 message

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**Elizabeth Williams** <ewilliams@cityofevanston.org>  
To: Meagan Jones <mmjones@cityofevanston.org>

Wed, Dec 13, 2023 at 5:23 PM

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

From: **Kate Morris** <kateleemorris@gmail.com>  
Date: Wed, Dec 13, 2023, 4:26 PM  
Subject: 1915-17 Grant St  
To: <zoning@cityofevanston.org>

To whom it may concern:

I am writing to urge that the Planning and Zoning Division deny the request to change the zoning for 1915-17 Grant St in Evanston. My family and I live down the block from this site at [2309 Grey Ave](#), and we walk by this site every morning and afternoon on our way to take our children to Kingsley Elementary School. We love that this neighborhood is so neighborly, and family and child friendly, which is part of why we decided to move here last summer. We have wonderful permanent resident neighbors in this community. We are concerned that if the zoning changes are permitted, we will see these mini-houses become a pocket of AirBNBs, as these homes are so small, that at a \$300K price point, I would imagine most buyers would use them as short term rentals instead of permanent homes. Additionally, everyday that I walk my children to/from school, I have noticed a significant number of cars driving the wrong way down Prairie during school hours, causing traffic gridlock and safety concerns for the many pedestrian children and parents going to or leaving school. Increasing the number of houses by 13 on that alley that lets out at Kingsley Elementary School, particularly if they are short term renters who aren't aware of the one-way rules that apply to Prairie Ave during school hours, will only make this more hazardous.

For safety reasons, traffic reasons and the wonderful neighborliness of our neighborhood, I urge you to deny this zoning deviation. Zoning rules exist in neighborhoods for a reason. They preserve what is valued by the residents. Please protect our neighborhood and keep the zoning rules in place for these two properties.

Sincerely,  
Kate Morris  
[2309 Grey Ave](#)  
[Evanston, IL 60201](#)