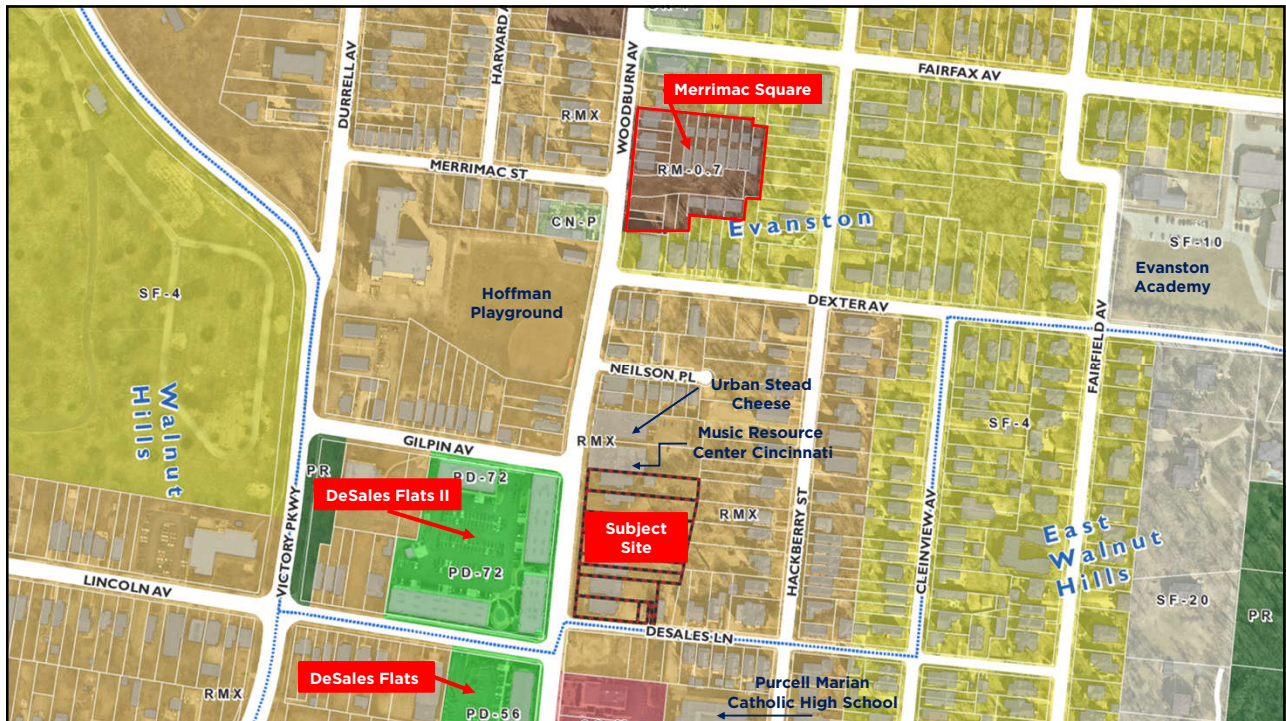


Proposed Zone Change at 3002-3026 Woodburn Avenue in Evanston

Equitable Growth & Housing Committee
September 13, 2022

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Proposed Zone Change

Existing Zoning District:

Residential Mixed (RMX)

- Intended to create, maintain, and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (1-3 dwelling units)

Proposed Zoning District:

Residential Multi-family (RM-0.7)

- Intended to provide a residential base for important commercial areas. This is a high intensity residential district with an urban character.

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Future of the Subject Property



Proposed Development:

- 3-story homes
- 29 units
 - 26 townhomes
 - 3 single-family homes
- Private garages



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Coordinated Site Review

- **Coordinated Site Review**
 - June 16, 2022 – Advisory Team Meeting
 - June 21, 2022 – Client Meeting
- **Concerns identified:**
 - Zone change required
 - Accessibility of fire hydrants and roadway access

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Public Comment

- **Engagement Efforts by Onyx + East**
 - Met with Evanston and East Walnut Hills Community Councils
 - Created website regarding proposed project
 - Sent out survey for input from residents
 - Held three community input sessions
- **Public Staff Conference:** July 7, 2022
 - Questions regarding project timeline and increased property values (8 attendees)
- **Mailed Notification for Staff Conference and City Planning Commission**
 - To property owners within 400' of subject property, ECC & EWHA
- **Letter of Support**
 - Evanston Community Council & East Walnut Hills Assembly

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Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) through the **strategy** to “offer housing options of varied sizes and types for residents at all stages of life” (p. 169)

Goal to “create a more livable community” (p. 156) through the **strategy** to “support and stabilize our neighborhoods” (p.160)

Evanston Work Plan (2019)

Goal to “create a sustainable, mixed income neighborhood without displacement” (p.40) through the **objective** “there should be a broad spectrum of housing choices in the neighborhood (price and type)” (p. 40)

Strategy to “develop the capacity in Evanston to renovate housing and engage in new construction to meet community goals (p. 40)

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Conclusions

- **Proposed zone change would:**

- Be consistent with the existing surrounding zoning districts and built environment
- Permit single-family housing in a neighborhood that has identified the need for more housing in its neighborhood plan
- Permit homes to have smaller front yard setbacks, allowing closer proximity to the sidewalks and street and enhancing the pedestrian environment
- Eliminate the need for a Conditional Use Permit to construct more than 3 townhomes in a row.

- **The petitioner is working with and supported by the Evanston Community Council and East Walnut Hills Assembly**

Recommendation

City Planning Commission recommends the following action:

APPROVE the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) at 3002-3026 Woodburn Avenue in Evanston.