



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Fri, Aug 5, 2022 at 3:26 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 08/05/22 4:26 PM

Name: Leslie Shad

Address of Residence: 1110 Judson Avenue

Phone: (847) 542-8454

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: 1621 Chicago has committed to LEED Pilot Credit 55 - see below from a few months ago. On behalf of Bird-Friendly Evanston, community leaders that education on bird-friendly solutions, we note for the record that we greatly appreciate this commitment in advance of an Evanston bird-friendly building ordinance. On behalf of Bird-Friendly Evanston, we ask that, if this item advances to City Council, this commitment be included in the ordinance for the project. [Note a bird-friendly building ordinance is on the city council agenda for Monday, August 8, 2022 and would require Leed Pilot Credit 55 or other solutions to avoid bird-window collisions.]

Email to Bird-Friendly Evanston from the project developers:
 On 02/10/2022 7:15 PM Grady, Graham C. <ggrady@taftlaw.com> wrote:
 It is my pleasure to confirm on behalf of Horizon Realty Group that the proposed building at [1621 Chicago Ave., Evanston, Illinois](#) will achieve the LEED standard for bird protection. Horizon Realty Group made this commitment concerning the prior design proposals and, rest assured, the commitment remains for the newly designed building. Horizon Realty Group has made this commitment in public forums and will do so again when the project is scheduled for a public hearing for approval by the City of Evanston.

...

Agenda Item (or comment on item not on the agenda):

IVB

Position on Agenda Item:

Other: Appreciation and support for compliance with Leed Pilot Credit 55

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



Meagan Jones <mmjones@cityofevanston.org>

FW: Support For Legacy Project

Grady, Graham C. <GGrady@taftlaw.com>
To: Meagan Jones <mmjones@cityofevanston.org>

Tue, Aug 9, 2022 at 9:26 AM

Meagan,

Good morning. Please let me know the best way for the letter below to be presented to the members of the Land Use Commission. Will there be an addendum to the packet you sent on Friday? Thank you.

Graham

Taft / **Graham C. Grady**
Partner
ggrady@taftlaw.com
Dir: 312.836.4036
Tel: 312.527.4000 | Fax: 312.966.8541
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601-3713

Taft Bio
Download vCard
taftlaw.com

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Begin forwarded message:

From: "Seth A. Kaplan" <kaplan.seth.a@gmail.com>
Date: August 9, 2022 at 6:47:40 AM CDT
To: tsuffredin@cityofevanston.org, ckelly@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsmma@cityofevanston.org, bburns@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, dbiss@cityofevanston.org
Cc: Jeff Michael <JMichael@horizonrealtygroup.com>, Liz Feiertag <elizabeth.feiertag@gmail.com>
Subject: Support For Legacy Project

Dear Council Members and Mayor Biss,

My name is Seth Kaplan, and I have lived in Evanston almost my entire life (ETHS '89). My wife, Elizabeth Feiertag, and I live in the 6th ward now, and are writing to support the Legacy Project downtown. We are tried and true Evanstonians, our kids grew up and were schooled here, we are beach-goers, we are parade attenders, and we are generous supporters of Evanston based non-profits and for profit businesses. We love this city.

I will try to be brief, but bottom line here is that our downtown is not what it used to be. While the suburbs around us grow and have vibrant downtown areas, Evanston lags behind. Our friends and neighbors many Evanston residents, prefer to go to eat in Wilmette or Highwood or the City. Central Street and Main Street are vibrant and

booming while downtown struggles. Our downtown should be a destination, not something to be avoided. It lacks energy, people, and money.

The Legacy is a Class A building that will be a huge boost to Evanston in all ways. The tax base alone can help improve our struggling schools and the public facilities in our city. I understand the the height of the building is a sticking point. In order to offer the affordable housing component - and I understand the developer is going above and beyond what is required - there have to be more units, which makes the building taller. And the revenues benefit ALL of Evanston, and we need it.

I strongly support the project and hope that the City Council will see that as long as we thwart development in Evanston, we will keep losing restaurants and other retail establishments, our schools and infrastructure will be lagging behind, and people will eventually stop wanting to come (or live) in Evanston at all. We cannot let the happen.

Please approve this project.

Thank you,

Seth Kaplan and Elizabeth Feiertag
[2315 Forestview Road](#)
Evanston

August 3, 2022

Re: 1621-1631 Chicago Avenue Building Proposal by Horizon Realty Group (HRG)

To: Daniel Biss (Mayor), Clare Kelly (1st Ward), [2nd Ward TBA], Melissa A. Wynne (3rd Ward), Joannathan Nieuwsma (4th Ward), Bobby Burns (5th Ward), Thomas M. Suffredin (6th Ward), Eleanor Revelle (7th Ward), Devon Reid (8th Ward), Juan Geracaris (9th Ward) and concerned Evanston residents.

From: Members of the Church-Hinman Condominium Association: 1633-1641 Hinman Avenue and 418-420 Church Street

We, owners of units in the Church-Hinman Condominiums, write to urge the City Council to reject (once again!), this proposal, which has virtually ignored the objections that were raised in 2018 (twice) and 2020. Most of what we have to say has been said already in many of the letters and emails submitted in 2020, from which we will quote relevant passages. All of the letters and emails on file, which are available to the public, object to this project. Not one supports it:

<https://www.cityofevanston.org/home/showpublisheddocument/59431/637370824443770000>

The reason for our objection is quite simple. The height and density of the proposed building, though it has been reduced from the earlier proposals, is still utterly out of keeping with the D-4 zoning district in which it would be built. It is not even close to the base zoning specifications for D-4, and it is contrary to the city's long-range plan for downtown.

What HRG Proposes, and What the Current Base Zoning Specifies

The base zoning for this site calls for a limit of 54 units, a maximum height of 105 feet, an FAR (Floor-Area Ratio) not exceeding 5.4, at least 119 parking spaces and 2 loading docks. (The Floor-Area Ratio is the total square footage of the residential units plus the total square footage of the residential circulation areas divided by the square footage of the building lot.)

The current proposal calls for 180 units, a height of 185 feet, an FAR of 7.8, 57 parking spaces (38 fewer than the previous proposal), and 2 loading docks.

The proposal of May 2018 called for 156 units, a height of 145 feet, an FAR of 7.9, and 119 parking spaces, with just one loading dock. It was *rejected*.

In the December 2018, these figures had ballooned to 240 units, a height of 212 feet, an FAR of 11.6, and 85 parking spaces, again with just one loading dock. This too was *rejected*.

Undeterred, HRG came back with a third proposal in 2020. The building was to be less gargantuan than the December 2018 version, but still far in excess of the limits specified in the base zoning ordinance, with 215 units. The 185 foot height and 85 parking spaces remained unchanged. Again, this proposal was *rejected*.

The 2022 version does make some concessions. It specifies 2 loading docks instead of 1. But the height remains at 185 feet (195 feet of actual height)—*and there would be just 57 parking spaces!* HRG claims that

the building will attract residents who will use public transportation and therefore requires less parking). It asks for 180 units instead of 215.

The 2 loading docks are now 1 short of the 3 specified by the base zoning ordinance for building of the currently proposed height and density.

What follows is a point-by-point critique of the proposal, drawing on quotations from public letters of objection to the previous versions.

Height and Density

The 2022 proposal specifies an FAR of “about 7.8,” according to the analysis of the Community Development Department, April 6, 2022. The base ordinance specifies a maximum FAR of 5.4, but bonuses for Inclusive Housing units and site development bring the maximum to 8.0. As a result, the current version comes in just *under the maximum FAR*.

But the other specifications are still grotesquely out of scale. A height of 185 feet is 1.76 times the base zoning limit of 105. 180 units, though less absurd than the 240 proposed in 2018 or the 215 proposed in 2020, is still *more than 3 times* the base zoning limit of 54. In its April 6 analysis of the current proposal, the Community Development Department recommended “reducing the proposed height to between 8 and 10 stories to match the Downtown Plan’s development framework.” That would be roughly *half* the current proposal of 18 stories..

In its March 2022 application, HRG says “we listened,” citing the reduced figures. But these specifications are still wildly out of line with the Downtown Plan and the base requirements of the D-4 zoning district.

What a resident of 522 Church Street said about the 2020 proposal still applies to the 2022 version as well: “Once again the Developers have submitted essentially the same proposal that was submitted in 2018 and again this past spring.” All of the public letters remark on the developer’s refusal to respond to previous criticism by bringing the project down to appropriate scale.

Evanston has buildings with a scale comparable to HRG’s proposed tower--*but none in the D-4 zoning district*, for the simple reason that the city’s zoning policies and long-range plan haven’t allowed them to be built. A resident of the existing high-rise at 1630 Chicago Avenue remarked in 2020 that the proposed building “is out of character with the D-4 district, which is intended to provide a step-down/transition from the taller building on the other [West] side of Chicago Avenue . . . to the smaller apartment buildings and single-family homes within the D-4 area.” That is still true of the 2022 version.

Traffic and Parking

As another resident of 522 Church wrote, “the developer unrealistically hopes that a majority of their renters will use public transportation.” More precisely, a majority of 68.3 percent would have to own no car. Otherwise some residents would have to find street parking, which would make parking for businesses along Chicago Avenue and nearby on Davis and Church, and for residents living nearby, harder to find.

And then there is the matter of the alley that would separate the back of the new building from the First United Methodist Church and the 6-story apartment building at 1616 Hinman, just south of the church.

Parking for 1616 Hinman can be accessed only through the alley. A resident of this building wrote in 2020 of the congestion already causing blockage in this alley. Service vehicles going to the Merion at the south end (which does not have a loading dock) and the restaurants at the north end often make it impossible to get in or out.

The church parking lot is also accessible only through the alley. As a lay leader of the church remarked, "There have been numerous times that I have been stuck in our church parking lot, once for 25 minutes, because both ends of the alley were blocked by trucks making deliveries and doing work for the businesses and residents on Chicago Avenue. Adding a building of this size would greatly exacerbate this already bad situation." Other neighbors also rely on this alley for parking, one of whom wrote of having "missed appointments and been late for engagements" because the alley is frequently blocked. Another letter from 2020 notes that the alley is too narrow to allow a large truck to turn into a loading dock.

The current proposal scraps the old plan for access to the building's parking garage from Chicago Avenue, which would have caused problems of its own. But the new proposal's plan for access via the alley is not a good solution either. It's too congested already, and adding a large building would make it much worse.

We also note that the alley is littered with overflowing garbage from the businesses now occupying the 1621-1631 Chicago Avenue sites, already owned by HRG. The poor condition of the alley at present bodes ill for the future if the proposed tower is built and managed by the same owners. (See Alley Photos, taken on 7/18/22, Appendix B.)

The Intention of the Inclusionary Housing Ordinance (IHO)

The intention of the IHO is to encourage developers to provide affordable housing for those who cannot afford market price rents. For each unit set aside for IHO renters, developers are awarded a set number of points to apply toward an allowance. HRG asks for 128 dwelling units (remember, the basic zoning ordinance caps dwelling units at 54!) plus 13 to be at reduced price, for which the developer would get a bonus of $4 \times 13 = 52$ units, bringing the total to 180.

If HRG wishes to provide affordable housing units, that is laudable. But the IHO incentive should not be exploited to foist an oversized building on a residential neighborhood that is supposedly protected by the D-4 zoning step-down.

Impact on Residential Neighborhood East of Chicago Avenue

A 185-foot tower backing onto the alley between Hinman and Chicago would completely obliterate afternoon sunlight for those of us living in 1633, 1635, 1639, and 1641 Hinman, perhaps also for residents of the adjacent condominiums at 1629 and 1631 and the lower floors of the eight-story Graduate Hotel at 1625 Hinman. It might partially obstruct afternoon sunlight a block further east on Judson. We do not see sunless afternoons as an amenity.

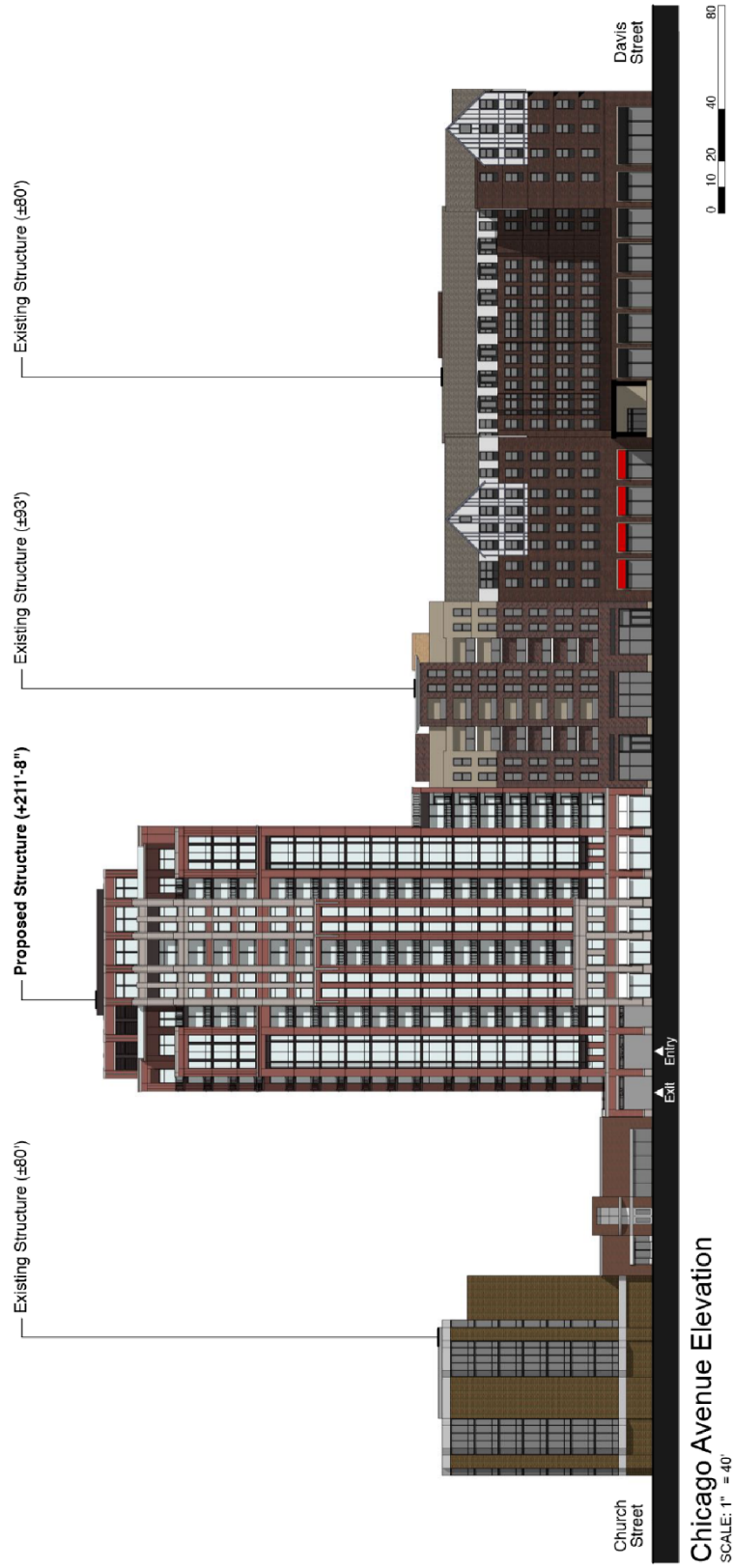
The overflow of cars without on-site parking spaces would put more pressure on street parking in our neighborhood. And the already congested alley would become unnavigable.

In Conclusion

The new proposal is an insufficiently modified version of the old one, which was an insufficiently modified version of the one before. It was a bad idea (twice) in 2018, a bad idea in 2020, and it remains a bad idea in 2022. At the end of its report of April 6, 2022, the Community Development Department bluntly summarizes its findings: **“This application is noncompliant.”** Unless HRG makes a serious effort to reduce the scale of the project, which none of these four proposals has done, it will remain noncompliant and unwelcome.

We strongly urge you to reject it. We also ask that the city stop rewarding HRG’s bad faith by wasting the city’s time and money on further reviews of this scheme, which keeps coming back like the proverbial bad penny.

Paul Breslin	1635 Hinman Ave # 1
Jeanne Breslin	“
Kate McKeon	1639 Hinman Ave #1
E Taveirne	1635 Hinman Ave #2
Rebecca Taveirne	”
Reid Wellensiek	1639 Hinman Ave #2
Bruce Eddy	418 Church St #3
Cornelia Spellman	1633 Hinman Ave #1
Reginal Gibbons	“
Ann Gunter	1633 Hinman Ave #2
Tim Snader	1635 Hinman Ave #3
Linda Ringstad	”
Lesie Penles	1641 Hinman Ave #1
Joe Widlicka	1641 Hinman Ave #3
Josh Wolff	420 Church St #2
Monica Gormely	1641 Hinman Ave #2
Josie Tenore	420 Church St #1
Ann Welsh	418 Church St #2
Michelle Molina	1633 Hinman Ave #3
David Dunne	“
Loubna El Amine	418 Church St #1
Kevin Mazur	“



1621-31 Chicago Ave.

Chicago Ave. Elevation
2/14/19

PAPPAGEORGE
HAYMES





May, 2018

Apr, 2022

	PREVIOUS PD APPLICATION	CURRENT PD APPLICATION
BUILDING RENDERING		
BUILDING HEIGHT	211'-8"	195'-0"
STORIES	19	18
INGRESS/EGRESS	Off of Chicago Avenue	Alley
TOTAL UNITS	240	180
ON-SITE AFFORDABLE UNITS	0	18
FAR SQUARE FEET	251,453 (11.6)	168,779 (7.8)
EXTERIOR LOOK	Predominantly Painted Concrete	Predominantly Glass
LOADING BERTHS	1	2
PUBLIC BENEFITS	<ul style="list-style-type: none"> 0.5% of construction budget (capped at \$300K) Promote local artists Environmental site <u>clean up</u> EV stations Composting & recycling of waste 	<ul style="list-style-type: none"> 5 additional IHO units @ 60% AMI (\$2,025,000 NPV to community) Establish scholarship fund for continued education <u>In</u> real estate Promote local artists Environmental site <u>clean up</u> EV stations Composting & recycling of

DID HRG LISTEN?

	Units		Height	Bulk (FAR)	On-site Parking	Loading docks
Base Zoning	54		105'	6.0	119 sp	2
May 2018 Proposal	156		145'	7.9	85 sp	1
Dec 2018 Proposal	240		212'	11.6	85 sp	1
Apr 2020 Proposal	215		185	10.4	85 sp	2
Apr 2022	180		185	7.8	57 sp	2

 **“We Listened” project matrix**
(from HRG Apr, 2022 Project Submittal)

TERMINOLOGY
 IHO - Inclusionary Housing Ordinance (City of Evanston)
 AMI - Area Median Income
 NPV - (check abbreviation)



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Mon, Aug 8, 2022 at 10:30 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/08/22 11:30 AM

Name:	William Brown
Address of Residence:	1200 Mulford St , House, House
Phone:	(847) 404-8133
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	1621-1631 Chicago Ave.
Position on Agenda Item:	Other: I am representing the 720 members of First United Methodist Church

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



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Fri, Aug 5, 2022 at 5:14 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/05/22 6:14 PM

Name:	Robert Froetscher
Address of Residence:	1580 Sherman Avenue, Apt 902, Evanston, IL 60201
Phone:	(312) 543-7472
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	1621 - 1631 Chicago Avenue Proposed Development
Position on Agenda Item:	Opposed

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Mon, Aug 8, 2022 at 1:12 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/08/22 2:12 PM

Name:	Jennifer Washburn
Address of Residence:	807 Davis Street, Unit 1803
Phone:	(847) 858-1218
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	1621 Chicago Avenue Planned Development Proposal
Position on Agenda Item:	Opposed

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Aug 10, 2022 at 12:18 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/10/22 1:18 PM

Name: Amy Funk

Address of Residence: [815 Reba Place, Unit 104](#)

Phone: (847) 644-0983

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:
I'm actually a fan in general of new housing - the building going up where Vogue Fabrics used to be is a terrific addition to the neighborhood. But this is ridiculous both in its size and in the displacement of local businesses. I keep thinking about where Prairie Moon used to be - that charming space eaten up by a soulless high rise and current wasteland at the ground level. Why would we do this? They'll be displaced again and places like Found and Prairie Moon are what make Evanston home. Please reconsider.

Agenda Item (or comment on item not on the agenda): [1621 Chicago Avenue](#)

Position on Agenda Item: Opposed



[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Aug 10, 2022 at 9:39 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/10/22 10:39 AM

Name: Cindy Levitt

Address of Residence: 1645 Church St. Evanston, IL

Phone: (847) 830-7480

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

I am a long time Evanston resident. I am opposed to another high rise, residential building in downtown Evanston. Replacing viable businesses, including 2 restaurants that survived the Covid's impact, is not wise.

There are are very few nice outdoor dining spots left in Evanston. We still miss Prairie Moon and Tommy Nevin's for outdoor dining. Many long time Evanston residents are telling me that they prefer going to Wilmette now for outdoor dining and ambiance.

That stretch of Church St. is already difficult to navigate with the new bike lane, the parking spots adjacent to the bike lane, cars and pedestrians. I can't even imagine what it will be like with construction vehicles added to the mix.

I am opposed to this development and would like to see the city spend it's time figuring out how to make downtown Evanston more of a destination for residents instead of adding more residents who will want to leave here and go elsewhere for dining and shopping. Thank you.

Agenda 1621-1631 Chicago Ave. 22PLND-0020

**Item (or
comment
on item not
on the
agenda):**

**Position on
Agenda
Item:**

Opposed

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Aug 10, 2022 at 9:29 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 08/10/22 10:29 AM

Name: Megan Lutz

Address of Residence: 2637 Crawford Ave

Phone:

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: Please recommend denial of the application for the 18 story luxury high rise at 1621 Chicago Ave. It does not fit the character of the neighborhood as it is out of scale. The landlord is already trying to shut down many beloved local businesses, including Found restaurant. It's hard to attract business to downtown and this will just make it worse and will further canyonize Chicago Ave.

Agenda Item (or comment on item not on the agenda): 1621 Chicago Ave

Position on Agenda Item: Opposed



[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Aug 10, 2022 at 4:14 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/10/22 5:14 PM

Name: Matthew Rich

Address of Residence: [1805 Cleveland St, Evanston](#)

Phone: (773) 727-7107

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I strongly urge the Land Use Commission to support the proposal to develop a new 18-story mixed-use building at [1621-31 Chicago Ave](#) in Evanston.

This project will add to the housing stock in Evanston, and increasing housing supply is vital to bring rents down to affordable levels.

It will also add to the tax base of the city, bring business to the downtown area which is still recovering from the pandemic, and - finally and most importantly - increase the density which is crucial to achieving Evanston's and Illinois' climate goals.

There will always be vocal opponents to developments like this, who will focus on non-concerns such as parking spaces or reduced sunlight, or misguided beliefs about "expensive" housing pricing residents out. The facts are:

- Access to public transit obviates the need for parking and many younger residents don't want cars anyway;
- "Views" that might be impacted are simply not a right and do not outweigh

the citywide benefits of building additional housing; and
- All housing stock goes through a lifecycle, where the increased supply of new, premium apartments helps drive down the rent for existing housing.

Again, I strongly urge the land use commission to support this project and others like it.

**Agenda Item
(or comment
on item not
on the
agenda):**

Public Hearing: Planned Development | 1621-31 Chicago Avenue |
22PLND-0020

**Position on
Agenda Item:**

In Favor

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Re: 1621 -1631 Chicago Ave

1 message

Elizabeth Williams <ewilliams@cityofevanston.org>
To: "Scott D. Stoolmaker" <sds@geracilaw.com>
Cc: Meagan Jones <mmjones@cityofevanston.org>

Wed, Aug 10, 2022 at 2:55 PM

Hello Scott,

Thank you for reaching out to our team on the proposed development. I've CC'd the staff assigned to work on this application, Meagan Jones, so she can log your comment and forward it on to those that will be reviewing the proposal. As a heads up, this matter was scheduled to be heard this evening by the City's Land Use Commission but the applicant has requested a continuance. We are still coordinating when this item will be rescheduled and considered by the Land Use Commission but I wanted to make you aware in case you planned to attend this evening's meeting. Again, thank you for your feedback and I hope you have a great day.

Liz

On Wed, Aug 10, 2022 at 2:31 PM Scott D. Stoolmaker <sds@geracilaw.com> wrote:

From: Scott D. Stoolmaker
Sent: Wednesday, August 10, 2022 2:08 PM
To: 'JNyden@cityofevanston.org' <JNyden@cityofevanston.org>
Subject: 1621 -1631 Chicago Ave

I live @ [2122 Orrington Ave. Evanston IL 60201](#).

The development that's being proposed is outrageous and should never have been considered.

I am 100% against this development.

Scott Stoolmaker

--

Liz Williams**Planning Manager**

Planning & Zoning Division

Community Development Department

City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489

ewilliams@cityofevanston.org | cityofevanston.org**2021 All-America City | 2021 What Works Cities Silver Certified**

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8/10/22, 2:57 PM

CITY OF EVANSTON Mail - Re: 1621 -1631 Chicago Ave

140/1 *et. seq.*



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Aug 10, 2022 at 3:55 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 08/10/22 4:55 PM

Name: Phillip Timberlake

Address of Residence: 522 Church St, Apt 7A

Phone: (312) 576-8071

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: This proposal would be a terrible idea -- too many units, too high a building. The neighborhood and the city would suffer.

Agenda Item (or comment on item not on the agenda): Planned Development 1621-31 Chicago Avenue 22PLND-0020

Position on Agenda Item: Opposed

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Tue, Aug 9, 2022 at 9:39 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 08/09/22 10:39 PM

Name: Karen York

Address of Residence: 2622 Eastwood Avenue

Phone: (847) 571-5167

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: Merion/1621 Development

I've been against this proposed building from the beginning, for SO many reasons as noted. In addition, I worked for the Merion for 4 months in 2018 and learned a few things that the City needs to understand:

- 1) The owners/company have ZERO experience in senior living. They run huge apartment buildings. Merion is their first attempt at SLC, and they manage it horribly.
- 2) Their finances are a shambles. I worked under the former Marketing Director who had years and years of SLC experience, and he said that while he always advised potential residents to review the building's finances first, he NEVER did that at the Merion because they would see how insolvent it is.
- 3) The Merion isn't even close to full capacity on their existing building - so why do they need to build another one next to it?
- 4) They change the rent on their units whenever the owner thinks they need to make more money. The rates are not stable nor justified by value.
- 5) In January 2018, they fired 100% of long-term, hourly, and unionized workers (housekeeping, servers, security, etc) in order to "BREAK THE UNION." That was a direct quote from the Marketing Director and GM,

because they didn't like not being able to easily fire someone they didn't want. They outsourced all those jobs to staffing companies, so that they wouldn't have to pay benefits, either.

6) None of the few full-time employees live in Evanston. I doubt any of the outsourced workers do. They do not care about Evanston.

If they build this monstrosity, they'll mismanage it like they've done the Merion and we'll have a half-empty blight that isn't even a good employer or public citizen.

Agenda Item (or comment on item not on the agenda):

Comment

Position on Agenda Item:

Opposed

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Meagan Jones <mmjones@cityofevanston.org>

Horizon Realty Allegations of Defrauding Creditors

1 message

Jenny Washburn <jwashbu2@gmail.com>

Wed, Aug 10, 2022 at 1:01 PM

To: Clare Kelly <ckelly@cityofevanston.org>, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org
Cc: mmjones@cityofevanston.org

Aldermen,

I am passing along this article to be put on record as it relates to Horizon Realty Group, who, as you know, are currently proposing the 18-story building on Chicago Ave.

<https://www.chicagobusiness.com/article/20150311/CRED03/150319976/creditors-say-horizon-group-management-defrauded-them>

This article is a direct link to the case against Horizon in court right now (attached).

Of particular interest:

*About a month later, Horizon **sued the tenant for libel** over a disparaging comment she posted on Twitter.*

A judge threw out the libel suit. Horizon settled the class-action suit and wound up being on the hook for \$833,455 in legal fees to Joyce and Sobek. But Horizon, which manages, but doesn't own, about 1,500 apartments, says it doesn't have many assets beyond two pickup trucks and some office furniture and equipment worth about \$61,000 combined, according to a recent filing.

"There's no money in the company," said Horizon owner Daniel Michael, Jeffrey Michael's father. "The company is broke."

Edward Joyce and Jeffrey Sobek did not return calls. In their January filing, they accuse Horizon and the Michaels of acting in bad faith, using the \$555,000 in transfers and other payments to family members to pull money out of the company.

Horizon paid \$145,000 in Daniel Michael's credit card bills and covered \$37,500 in his country club dues between November 2013 and November 2014, according to the motion. The firm also made monthly payments of \$6,000 to Michael's wife, who is not a Horizon employee, and paid Jeffrey Michael an annual salary of \$350,000, the motion says.

"They have the money, they should pay," said the law firms' attorney Paul Bauch, founding principal of Chicago-based Bauch & Michaels.

In January, Judge Timothy Barnes approved the motion, allowing the law firms to subpoena records of the Michaels, Horizon, its affiliates and Northern Trust, the family's bank. Judge Barnes is scheduled to consider the asset sale at a March 18 hearing.

This was from November 2014 and Judge Barnes approved the conversion to Chapter 7 bankruptcy in May 2015. The motion was finally granted in June 2020 (but denied in part).

This means Horizon Realty Group has been in the process of filing for bankruptcy and were also defendants in a countersuit (Maxwell v Michael) during the entirety of their proposal.

The ongoing case is the attempt to recoup some of the monies owed to Horizon Realty's trustee, Andrew Maxwell, the US Dept. of Treasury, Citibank, Addison Reserve Country Club, and Friends of the Israel Defense Force, Inc.

They attempted to settle in the amount of 122k on 5/20/2021. This settlement was denied.

Please ensure this is entered into record.

Thank you,

Jenny Washburn

807 Davis St

Evanston, IL