



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Sun, Sep 11, 2022 at 12:49 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 09/11/22 1:49 PM

**Name:** JANE BELLER**Address of Residence:** [425 Grove Street, Apt. 8D, Evanston](#)**Phone:** (301) 518-2275**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:**

I am against the planned development of [1621-31 Chicago Avenue, Evanston](#), Case # 22PLND-0020 as described in the Horizon Realty Group application. By doing so I am urging the Land Use Commission to consider the negative impact of a building too high for the block with reduced parking unable to accommodate the increased number of apparent cars. In addition, Evanston is the only suburban Chicago community that charges for street parking, a cost that will surely increase with such a residential highrise.

**Agenda Item (or comment on item not on the agenda):** Case #22PLND-0020**Position on Agenda Item:** Opposed

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



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

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**1621-31 Chicago Avenue**

1 message

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**ed bjorncrantz** <bjorn101812@gmail.com>

Tue, Sep 13, 2022 at 1:04 PM

To: ckelly@cityofevanston.org

Cc: mmjones@cityofevanston.org

Alderman Kelly -

I regret that I won't be able to attend the Land Use Commission meeting on Wednesday, 9/14.

As a long-time resident of Evanston and an 11-year resident of the First Ward, I am very much opposed to the proposal for the planned development being considered for 1621-31 Chicago Avenue.

The following are my concerns:

1) Why have zoning requirements if we want to consider the considerable deviations proposed by Horizon? A 70% increase in the maximum number of units to 180, a 44% increase in the required Floor Area Ratio, a 66% increase in the height limit, a 56% decrease in required number of parking spaces, and a 33% decrease in the number of required loading berths.

2) The proposal is so far out of the range of any zoning requirements that it should not even be considered by the City of Evanston, the Land Use Commission and you as the First Ward Alderman. The project should have been rejected without any additional consideration.

3) In addition to the total disregard for the zoning requirements, the amount of additional traffic that 180 units would create on Chicago Avenue would be untenable.

I sincerely hope that the City of Evanston doesn't consider the project, even if it provides additional tax dollars and fees.

Zoning regulations are supposed to protect us from projects such as this.

Thank you for your consideration.

Carl Bjorncrantz

1501 Hinman Avenue 8A

Evanston, IL 60201

bjorn101812 @gmail.com



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Mon, Sep 12, 2022 at 4:56 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 09/12/22 5:56 PM

**Name:** fay bomberg

**Address of Residence:** 1121 main

**Phone:** (708) 228-6042

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

**Provide Written Comment Here:** we simply to not need another luxury high rise building in Evanston. Especially one that will displace many locales that are essential for independent businesses to thrive and make our town an architecturally interesting place to live work, shop. Please vote against the Horizon project.

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

**Position on Agenda Item:** Opposed

[Quoted text hidden]



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Tue, Sep 13, 2022 at 12:24 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 09/13/22 1:24 AM

<b>Name:</b>	Jeanne Breslin
<b>Address of Residence:</b>	<a href="#">1635 Hinman Ave</a>
<b>Phone:</b>	(312) 206-1307
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	1621-31 Chicago Ave proposal
<b>Position on Agenda Item:</b>	Opposed

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

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**Land Use Commission Public Comment**

1 message

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

Mon, Sep 12, 2022 at 11:10 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 09/12/22 12:10 PM

<b>Name:</b>	William Brown
<b>Address of Residence:</b>	1200 Mulford St, House, House
<b>Phone:</b>	(847) 404-8133
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	1621-31 Chicago Av.
<b>Position on Agenda Item:</b>	Other: I will be representing the congregation of 1st United Methodist Church

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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Sun, Sep 11, 2022 at 8:33 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 09/11/22 9:33 PM

**Name:** Bob Froetscher

**Address of Residence:** 1580 Sherman Avenue

**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):** Proposed development at [1621 - 1631 Chicago Avenue, Evanston](#)

**Position on Agenda Item:** Opposed

[Quoted text hidden]



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Mon, Sep 12, 2022 at 6:03 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 09/12/22 7:03 PM

<b>Name:</b>	Phillip Gordon
<b>Address of Residence:</b>	<a href="#">406 Clark St Evanston</a> IL60201
<b>Phone:</b>	(312) 590-0005
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	Horizon Really Development.
<b>Position on Agenda Item:</b>	In Favor

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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Sun, Sep 11, 2022 at 10:12 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 09/11/22 11:12 PM

**Name:** Fergal Hanks

**Address of Residence:** 1500 Chicago Avenue

**Phone:** (773) 807-6484

**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):** Agenda Item III A: Public Hearing: Planned Development | 1621-31 Chicago Avenue 2PLND-0020

**Position on Agenda Item:** In Favor

[Quoted text hidden]



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Sun, Sep 11, 2022 at 4:50 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 09/11/22 5:50 PM

<b>Name:</b>	Dennis Harder
<b>Address of Residence:</b>	522 Church Street
<b>Phone:</b>	(847) 421-2817
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	1621-31 Chicago Ave
<b>Position on Agenda Item:</b>	Opposed

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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Sun, Sep 11, 2022 at 1:16 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 09/11/22 2:16 PM

<b>Name:</b>	Grace Imathiu
<b>Address of Residence:</b>	1141 Asbury
<b>Phone:</b>	(847) 864-6181
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	1621-31 Chicago Av, Plan Dvelopment
<b>Position on Agenda Item:</b>	Other: I am the Senior Pastor of First United Methodist Church

[Quoted text hidden]



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

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**Land Use Commission Public Comment**

2 messages

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

Sat, Sep 10, 2022 at 11:45 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 09/10/22 12:45 PM

<b>Name:</b>	Janet Irons
<b>Address of Residence:</b>	2109a Sherman Avenue
<b>Phone:</b>	(847) 571-5120
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	Proposed building
<b>Position on Agenda Item:</b>	Opposed

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

noreply@formstack.com &lt;noreply@formstack.com&gt;

Sat, Sep 10, 2022 at 3:41 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 09/10/22 4:41 PM

**Name:** Richard Simon

**Address of Residence:** 522 Church St. Apt. 7C

**Phone:** (312) 405-6745

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

**Provide Written Comment Here:** I vehemently oppose approval of the project proposed for development at 1621-31 Chicago Avenue, and I firmly believe that the project as proposed would abjectly fail to meet the Standards of Approval both for Special Use and for Planned Developments.

We live at 522 Church Street in a condominium on the lot immediately north of the proposed development. If constructed, it would place us not only literally but also figuratively in the shadow of a high rise that would have negative impact on the nature and quality of life in our building. To put a wholly out-of-scale structure beside ours - one that clearly does fit the scale and context of the locale - would make our home a less desirable place to live and, as a result, would significantly compromise its resale value. Let me be more blunt: it would take money out of our pockets and put it into the pockets of the developers. What we would get in return would be a massive nuisance.

Chicago Avenue is a densely trafficked street and because of the Whole Foods store, the building at 1630, the Merion, the City and Northwestern bus routes and stops, the heavy bicycle traffic to and from Northwestern, and the concentration of restaurants on the east side of the block, the traffic between Church and Davis streets is already slow and congested at many times of the day. I believe that adding the volume of traffic that would be traveling to and from another large high rise would turn traffic congestion into traffic jams, causing disruption and inconvenience to our neighborhood's businesses, residents, and visitors.

Although two sides of the proposed development would face west and south into the business district, the other two would loom over the residential streets

east of Chicago Avenue and north of Church Street. The building at 1630 has already compromised the neighborhood's essential character and another high rise would in effect tip the balance from suburban to urban. A major reason why people live in this neighborhood is because of its ambience and beauty. To diminish these is to diminish the neighborhood.

I know that the Land Use Commission has been studying and deliberating about the 1621-1631 project for some time, and I cannot imagine that you have not already arrived at the conclusions I have outlined above. If I am correct about this, then you already know that to vote in favor of the proposed project is to vote against the interests the LUC was created to protect. Do your duty. Vote NO.

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

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

**Position on  
Agenda  
Item:**

Opposed

[Quoted text hidden]





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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Fri, Sep 9, 2022 at 4:51 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 09/09/22 5:51 PM

**Name:** Beth Lange

**Address of Residence:** [807 Davis Street, Unit 1805, Evanston IL 60201](#)

**Phone:** (847) 869-6878

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

**Provide Written Comment Here:**

I urge the commission to reject the proposed planned development at 162-31 Chicago Avenue. The staff analysis on the proposed site includes statements such as "The proposal will greatly increase the bulk of structures on the east side of Chicago Avenue and be out of scale with other structures on that block which is within a zoning district meant to act as a transition to less intense uses on the edge of downtown and have smaller bulk. The proposal is largely consistent with the vision and goals of the Comprehensive Plan for redevelopment of underutilized properties with uses compatible with the surrounding neighborhood, however, the bulk and materials of the proposed development is out of scale and context with neighboring properties." Note - out of scale and context. The report notes that the zoned height limit is 105' but that the proposed public benefits would increase the height to 174'8". That would put the height more than 60% above the limit. That height would dramatically change the streetscape of that block, and I don't agree with allowing this significant exception on height. While there are other issues I can point to that are mentioned in the report I'm limiting my comments to these specific points. I urge you to vote no and to consider proposals from other companies to design an appropriate use for that location. Thank you.

**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 &lt;mmjones@cityofevanston.org&gt;

## Review of Land Use Development 1621-31 Chicago Ave

1 message

**MONTE LEVINSON (via Google Docs)** <mjlevinson33@gmail.com>

Mon, Sep 12, 2022 at 2:38 PM

Reply-To: MONTE LEVINSON &lt;mjlevinson33@gmail.com&gt;

To: mmjones@cityofevanston.org

Cc: ckelly@cityofevanston.org, lclarke4000@gmail.com

### MONTE LEVINSON attached a document



MONTE LEVINSON (mjlevinson33@gmail.com) has attached the following document:

Lin Clarke suggested that I send this letter to you regarding the development of the properties at 1621-31 Chicago Avenue.



TO: MEMBERS OF THE LAND USE COMMISSION OF EVANSTON,

*Snapshot of the item below:*

TO: MEMBERS OF THE LAND USE COMMISSION OF EVANSTON,

My name is Monte Levinson. I am a retired Geriatrician who has lived and worked in Evanston for the past 56 years serving mainly as Vice President for Medical Affairs at The Presbyterian Homes for 25+ years, was on the Staff at Evanston Hospital, taught at Northwestern Feinberg School of Medicine, was active in many national Geriatric organizations, and served on the Evanston Environmental Committee at the request of Mayor Jay Lyttle. I have lived at 522 Church Street for 17+ years, am currently 89 years of age and have some health problems that have resulted in difficulties in ambulation and balance.

While at Presbyterian Homes, I was intensely involved with architects in the planning and implementation of new buildings and the rehabilitation of older structures to

maintain safe and healthy environments for older residents. My work with architects led to my being one of the founders of SAGE... The Society for the Advancement of Geriatric Environments.

**Several of my friends and neighbors suggested that I contact you to see how I might be of help to you in your efforts to resist the approval of plans for a building at 1621-1631 Chicago Avenue that breaks all Evanston construction regulations and will provide more hazards for Evanston residents. I would hope that my geriatric background might be of some assistance to your efforts to block a terrible plan that would, in my opinion, have a negative effect on many older Evanstonians.**

I look forward to hearing from you,

Google LLC, [1600 Amphitheatre Parkway, Mountain View, CA 94043, USA](#)  
You have received this email because mjlevinson33@gmail.com shared a document with you from Google Docs.





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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Mon, Sep 12, 2022 at 4:11 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 09/12/22 5:11 PM

**Name:** Jason Premo

**Address of Residence:** 1929 Sherman Ave 2E

**Phone:** (617) 863-6024

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

**Provide Written Comment Here:**

I'm a homeowner near the proposed project. I think it is absolutely imperative that we build more housing so that people can live here affordably.

An unfortunate number of people seem to believe that the local government's job is to protect their housing investment. The Evanston government can only do this by restricting the construction of new housing, which reduces supply and raises prices. This is to the detriment of anyone looking to rent or purchase a new home in Evanston. I say this, again, as a homeowner.

Reading through some of the comments, I am also impressed by the inventively oblique ways of saying that they do not want poor minorities to be able to afford to live near downtown.

Building more dense housing brings in more residents and turns downtown into a more vibrant community. It helps climate change by making the area more walkable and reducing dependence on cars. It is good for the local businesses who depend on the business these people bring. I am very much in favor of the proposed development.

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

Proposed 1621-1631 Chicago Ave high rise apartment building

**Position on  
Agenda  
Item:**

In Favor

[Quoted text hidden]



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Tue, Sep 13, 2022 at 10:58 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 09/13/22 11:58 PM

<b>Name:</b>	Bernard Reilly
<b>Address of Residence:</b>	<a href="#">1500 Hinman Avenue</a>
<b>Phone:</b>	(708) 837-0796
<b>How would you like to make your public comment?:</b>	In-person
<b>Provide Written Comment Here:</b>	
<b>Agenda Item (or comment on item not on the agenda):</b>	1621-1631 Chicago Avenue Development
<b>Position on Agenda Item:</b>	Opposed

[Quoted text hidden]



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Tue, Sep 13, 2022 at 2:33 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 09/13/22 3:33 PM

**Name:** Alice Sachs

**Address of Residence:** 1730 Himan Avenue, 3D, Evanston, Illinois 60201

**Phone:** (773) 213-4660

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

**Provide Written Comment Here:**

In 1965 I lived in Bethesda, MD, a pleasant city not unlike Evanston with low rise buildings up and down a very broad Wisconsin Ave. If you go there now it is a canyon-like city with high rise buildings on both sides of a very broad Wisconsin Ave and stuffed with lots of traffic and a large population. I don't want to see Evanston like that city that I remembered fondly. I believe there is a regulation regarding the heights of buildings in downtown Evanston. A 18 story building is not permitted and does not belong in downtown Evanston and I am against giving permission for a building of this height to be constructed.

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

Land use at 1621-31 Chicago Avenue, Case # 22PLLND-0020

**Position on Agenda** Opposed



**Item:**

[Quoted text hidden]



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Sat, Sep 10, 2022 at 3:41 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 09/10/22 4:41 PM

**Name:** Richard Simon

**Address of Residence:** 522 Church St. Apt. 7C

**Phone:** (312) 405-6745

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

**Provide Written Comment Here:** I vehemently oppose approval of the project proposed for development at 1621-31 Chicago Avenue, and I firmly believe that the project as proposed would abjectly fail to meet the Standards of Approval both for Special Use and for Planned Developments.

We live at 522 Church Street in a condominium on the lot immediately north of the proposed development. If constructed, it would place us not only literally but also figuratively in the shadow of a high rise that would have negative impact on the nature and quality of life in our building. To put a wholly out-of-scale structure beside ours - one that clearly does fit the scale and context of the locale - would make our home a less desirable place to live and, as a result, would significantly compromise its resale value. Let me be more blunt: it would take money out of our pockets and put it into the pockets of the developers. What we would get in return would be a massive nuisance.

Chicago Avenue is a densely trafficked street and because of the Whole Foods store, the building at 1630, the Merion, the City and Northwestern bus routes and stops, the heavy bicycle traffic to and from Northwestern, and the concentration of restaurants on the east side of the block, the traffic between

Church and Davis streets is already slow and congested at many times of the day. I believe that adding the volume of traffic that would be traveling to and from another large high rise would turn traffic congestion into traffic jams, causing disruption and inconvenience to our neighborhood's businesses, residents, and visitors.

Although two sides of the proposed development would face west and south into the business district, the other two would loom over the residential streets east of Chicago Avenue and north of Church Street. The building at 1630 has already compromised the neighborhood's essential character and another high rise would in effect tip the balance from suburban to urban. A major reason why people live in this neighborhood is because of its ambience and beauty. To diminish these is to diminish the neighborhood.

I know that the Land Use Commission has been studying and deliberating about the 1621-1631 project for some time, and I cannot imagine that you have not already arrived at the conclusions I have outlined above. If I am correct about this, then you already know that to vote in favor of the proposed project is to vote against the interests the LUC was created to protect. Do your duty. Vote NO.

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

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

**Position on  
Agenda  
Item:**

Opposed

[Quoted text hidden]



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Fri, Sep 9, 2022 at 4:25 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 09/09/22 5:25 PM

**Name:** Amy Timberlake

**Address of Residence:** 522 Church Street

**Phone:** (773) 733-0346

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

This development DOES NOT meet the Standards of Approval for Special Use" or "this development DOES NOT meet the Standards of Approval for Planned Developments" because it WILL diminish the value of property in the neighborhood including my property.

**Provide Written Comment Here:**

In addition, the building does not fit the neighborhood they're putting it (too high, too wide) and it changes some of the fundamental attractions of Evanston (green, leafy neighborhoods). This location is right on the fringes of single-family homes, wide boulevards, and big trees. So what is this HUGE thing doing there? Also, it will add to congestion -- and haven't you added enough of this sort of high-rise housing in the downtown area recently? It seems to me there is PLENTY of this. These buildings get old looking quickly. Do we need more? Anyway, I am not seeing what this project is bringing to Evanston. Instead, it seems this project is TAKING from Evanston -- right from the outstart this project seems to grab and take. I do not like it.

**Agenda Item (or comment)** 1621-31 Chicago Avenue Case#22PLND-0020 Planned Development

**on item not  
on the  
agenda):**

**Position on  
Agenda  
Item:**

Opposed

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



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

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Wed, Sep 14, 2022 at 8:44 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 09/14/22 9:44 AM

**Name:** Alvah White

**Address of Residence:**

**Phone:**

**How would you like to make your public comment?:**

Written (see below)

**Provide Written Comment Here:**

Strike "preservation" from the list of standards flaunted by this proposal and it fails on all counts.

Surely the Council must force the developer to re-scale so size, parking and human impact are less excessive before any further consideration is given!

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

Re the proposed building at 1621-31 Chicago:

**Position on Agenda Item:**

Opposed

9/14/22, 9:22 AM

CITY OF EVANSTON Mail - Land Use Commission Public Comment

[Quoted text hidden]



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

## Land Use Commission Public Comment

2 messages

noreply@formstack.com &lt;noreply@formstack.com&gt;

Tue, Sep 13, 2022 at 1:48 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 09/13/22 2:48 PM

**Name:** Ellen Zurfluh

**Address of Residence:** 1640 Maple Ave, Evanston

**Phone:** (847) 492-1024

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

**Provide Written Comment Here:** Please tell the developer of the 1621-31 Chicago Avenue project a resounding "NO" to the 18-story building that violates building codes. It is totally inappropriate for that site and would start turning Evanston into another Streeterville. Traffic on Chicago Ave is already congested enough. If the developer cannot conform to codes, then perhaps he should sell the property to someone who can.

**Agenda Item (or comment on item not on the agenda):** none

**Position on Agenda Item:** Opposed



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

Tue, Sep 13, 2022 at 2:33 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 09/13/22 3:33 PM

**Name:** Alice Sachs

**Address of Residence:** 1730 Himan Avenue, 3D, Evanston, Illinois 60201

**Phone:** (773) 213-4660

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

**Provide Written Comment Here:**

In 1965 I lived in Bethesda, MD, a pleasant city not unlike Evanston with low rise buildings up and down a very broad Wisconsin Ave. If you go there now it is a canyon-like city with high rise buildings on both sides of a very broad Wisconsin Ave and stuffed with lots of traffic and a large population. I don't want to see Evanston like that city that I remembered fondly. I believe there is a regulation regarding the heights of buildings in downtown Evanston. A 18 story building is not permitted and does not belong in downtown Evanston and I am against giving permission for a building of this height to be constructed.

**Agenda** Land use at 1621-31 Chicago Avenue, Case # 22PLLND-0020

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

**Position on  
Agenda  
Item:**            Opposed

[Quoted text hidden]



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Wed, Sep 14, 2022 at 5:36 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 09/14/22 6:36 PM

**Name:** Yan Chiu**Address of Residence:****Phone:****How would you like to make your public comment?:**

Written (see below)

**Provide Written Comment Here:**

The cost of living has been an issue for residents in Evanston. The area close to the Downtown is only affordable for a small proportion of residents. The rent has been increasing in Evanston, especially downtown area, indicating a huge demand for residential buildings.

The mission of the city is to create a livable city. Given the rise in gas price, walkability should be a part of the city design. The residents in Evanston should be able to reside close to the businesses to ensure walkable living. The proposed location is ideal to minimize time required for shopping and commuting. The proposed location is currently under-utilized with shops that have been closed even before the pandemic. This project could re-vitalize the area and provide essential walkable living space.

From the public cost perspective, the proposed location is 10 minutes walk away from purple line and metra station. The residents there are expected to use public transportation for the majority of time. This mitigates the concern of the increased traffic.

**Agenda**

PROPOSED 1621 - 1631 CHICAGO AVENUE DEVELOPMENT CASE

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

NUMBER 21ZONA-0065

**Position on  
Agenda  
Item:**

In Favor

[Quoted text hidden]



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

## Land Use Commission Public Comment

noreply@formstack.com &lt;noreply@formstack.com&gt;

Wed, Sep 14, 2022 at 6:06 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 09/14/22 7:06 PM

**Name:** Bernard Reilly**Address of Residence:** [1500 Hinman Avenue](#)**Phone:** (708) 837-0796**How would you like to make your public comment?:** Written (see below)

**Provide Written Comment Here:**

I write as president of the Board of Directors at 1500 Hinman, a co-operative consisting of 30 adult (and voting) households on the corner of Hinman and Grove. We are one of five similar condos/co-ops in the neighborhood just south of the 1600 block of Chicago Avenue. The interests of our building residents were already well stated in the comments on the plan submitted by Bob Froetscher. I want to add only that the proposed development would be a highly negative and unwelcome presence in the urban spaces along Chicago Avenue that our residents now enjoy.

This is a Death Star of a building. As currently envisioned, it would be a cold, imposing presence with much the same deadening effect on Chicago Avenue as the Albion apartments have had on the 1500 block of Sherman Avenue. Pushing as it proposes the building's footprint out to the very edge of the property would compress pedestrian spaces. The developers offer such meager concessions to street life and the streetscape of our neighborhood. They begrudge the residents the better/generous setbacks, landscaping and amenities that were provided in the past by developers of 1630 Chicago Avenue and Evanston Place. The building's imposing height would destroy the human scale preserved in the existing restaurants, cafes and shops, and

throw an immense shadow across one of the more pleasant walking spaces in our downtown.

The purported return the developers offer in terms of public goods are risible. Little in the way of affordable housing, and at the same time a leap in population density that will likely further stress Raymond Park and other green spaces in the neighborhood that now experience heavy use.

One wonders what the point of the City's having a blueprint for downtown development is if it does not prevent the wasteful repeated reviews of a plan that so blatantly violates its principles.

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

1621-1622 Chicago Avenue development

**Position on  
Agenda  
Item:**

Opposed

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