



LAND USE COMMISSION ACTIONS

Wednesday, September 14, 2022
7:00 P.M.

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

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/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Plan 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: August 24, 2022**
Action: Approved, 7-0, with 2 absent.
- III. **OLD BUSINESS (Continued from August 10, 2022)**

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

Jeffrey Michael, applicant, Horizon Realty Group, submits a Special Use for a Planned Development to construct a new 18-story mixed-use building with approximately 7,195 square feet of ground floor retail space, 180 dwelling units (including 52 bonus dwelling units per IHO), and 57 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant seeks the following site development allowances: 1.) To increase the maximum permitted number of dwelling units from 106 to 180; 2.) To increase the maximum permitted Floor Area Ratio (FAR) from 5.4 to 7.8; 3.) To increase the maximum permitted building height from 105' to 174'-8"; 4.) To reduce the number of required parking spaces from 130 to 57; and 5.) To reduce the number of required loading berths from 3 to 2. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be

necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Action: Motion to recommend approval of the Special Use Permit for a Planned Development with associated Site Development Allowances with the following conditions, failed by a vote of 0-7 with 2 absent:

1. That additional public benefits are considered as suggested within the staff report.
2. That the applicant adhere to the alley management plan provided
3. That the applicant adhere to the waste management plan provided
4. That Bird Friendly measures continue to be worked on and finalized prior to building permit issuance.
5. That the applicant considers adding car-sharing space within the building's garage or in the vicinity.
6. That building residents are not allowed to park in the neighborhood.
7. That additional parking spaces are leased in the Church Street parking garage and vehicle ownership data on building residents is provided over time to monitor parking demand.
8. That a Construction Management Plan (CMP) with the City of Evanston must be submitted and approved prior to issuance of the building permit.
9. That the applicant reimburse the City annually for the cost of loss revenue for the conversion of identified metered public parking stalls on the east side of Chicago Avenue to a loading area.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, September 28, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Katie Ashbaugh, AICP, Planner at kashbaugh@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 847-448-4311 or 847-866-5095 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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).