



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

1 message

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

Wed, Jan 11, 2023 at 2:31 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 01/11/23 3:31 PM

Name:	Carlis Sutton
Address of Residence:	1821 Darrow Avenue
Phone:	(847) 570-0047
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):	C. Public Hearing 1801 Church
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

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

Mon, Jan 9, 2023 at 4:45 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 01/09/23 5:45 PM

Name: Muffy McAuley

Address of Residence: 830 Madison Street

Phone: (847) 858-6066

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

Provide Written Comment Here:

A very similar, but smaller (27 units 4 floors) LIHTC funded rental was proposed by the same developer, HODC, for this site 13 years ago. It was rejected by the Plan Commission on the basis that it concentrated poverty in the fifth Ward. The residents of all 44 units can earn at a maximum, 30-60% of median income.

It was rejected by the Zoning Board of Appeals on the basis that it had deficient parking, created too much additional traffic right across the street from the high school, that it would have a negative impact on the Church-Dodge business district and that it was too dense for for that corner. Such a development could be well absorbed in in the first, sixth or seventh wards, but not across from the high school in the fifth ward. This was rejected by every body of review in the City, including City Council in 2006. What has changed? High school is still there. Huge amounts of traffic coming to the transfer station is still a problem. There is still woefully inadequate parking in the neighborhood. And this will NOT create stakeholders in the neighborhood where that is exactly what is needed. Finally, the sheer volume of the project with no setbacks will be a veritable assault on the

corner of Church and Dodge. It was a terrible project in 2006 and it is a worse project in 2023.

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

1811-15 Church Street 22ZMJV-0092

**Position on
Agenda Item:**

Opposed

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