



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Feb 22, 2023 at 3:09 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 02/22/23 4:09 PM

Name: Andrew McArdle

Address of Residence: 1721 Darrow Ave

Phone: (312) 909-2229

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

Provide Written Comment Here: It's tragic, that a city so defined by it's reparations and ending redlining, is repeating mistakes of the past. There is a litany of reasons this project should not pass or be allowed to continue. This is a ward that has been a constant victim of redlining and the default for any and all affordable housing. We the residents of the 5th ward open our hearts and minds to those less fortunate and are fully committed to providing affordable housing where appropriate. The fact remains, this platform is not appropriate. The size and scale of this project alone should be enough to stop it in it's tracks. It doesn't meet a single one of the 7 standards and is asking for not 1, not 10, but 14 variances to the zoning code. Simply put it is the wrong building for the space. If it were shorter and met the neighborhoods requirement of 3 stories max then we would be more open to it. If it wasn't going to make parking an absolute nightmare by adding minimum 60+ cars to the neighborhood. If it matched the character of the neighborhood and wouldn't completely alter the single family street we call home. If it didn't add extra traffic to an already dangerous intersection. If it didn't put people in a box defined by low income and prevented them from anonymously being integrated to the neighborhood. If the building wasn't in the path of likely toxic air from the waste transfer station. If it provided adequate green space and was an

acceptable size for the space. If it didn't essentially rob the community of an opportunity to build and foster local businesses by taking away our only space to provide that (yes I know it has shops in the bottom, but that isn't enough. If the 5th Ward wasn't already saturated with low -income housing. If the developer listened to our concerns. If the deal was transparent and not convoluted by the church being included. If we were given proper notice and say in our community. If other wards actively had low income housing being built. I think I have made my point with all of the IF's, these are not small what-if's, these are big issues that will effect our day to day lives. There are far too many of them to pass this, even a single one of these "IF'S" are enough to not let this get any further than this meeting.

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

Church and Darrow project

Position on Agenda Item:

Opposed

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Meagan Jones <mmjones@cityofevanston.org>

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

Wed, Feb 22, 2023 at 2:48 PM

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Formstack Submission For: Land Use Commission Public Comment

Submitted at 02/22/23 3:48 PM

Name:	Anna Wooden
Address of Residence:	1721 Darrow Ave
Phone:	(262) 716-6801
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):	Darrow Project
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, Feb 22, 2023 at 2:56 PM

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

Submitted at 02/22/23 3:56 PM

Name:	Bonnie Wilson
Address of Residence:	525 Grove, Evanston
Phone:	(847) 226-7292
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):	1811-1815 Church and 1708-1710 Darrow
Position on Agenda Item:	In Favor

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Feb 22, 2023 at 1:18 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 02/22/23 2:18 PM

Name: Cindy Levitt

Address of Residence: 1645 Church St.

Phone: (847) 830-7480

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

Provide Written Comment Here:

Dear Land Commissioner members,

I live just east of the Waste Management Transfer Station in the Church St. Village townhomes and use Church St. heading west towards Dodge almost every day. In nice weather I also walk over there. So I am very familiar with the location in question here.

Church and Dodge is already an extremely problematic corner. You have a narrow intersection where one car turning south on Dodge will tie up traffic. Just spend a little time watching. When the huge semis drive in and out of the WTS they turn into both lanes of traffic AND the bike lane!

ETHS students are walking, biking and waiting for the bus at that corner also and I am concerned for their safety with the number of people moving into the development.

Just to be clear, I am in favor of more affordable housing in Evanston and would be in favor of a smaller footprint in that location. 2-3 stories high would fit in with the surrounding area but not a huge building overshadowing the street and bringing that many more cars clogging

the streets in the surrounding area.

Will people still be able to park for recreation activities at Mason Park? Or will those streets be filled with the new resident cars?

The project should have green space for the people living there, an appropriate sized "move in" and "move out" area and a place for delivery vehicles to pull over without blocking Church St.

The applicant has said in a prior meeting that the few parking spots in front along Church St. would be used for moves, deliveries and drop offs. You can't even open your car door now parking there without making sure you have room to safely exit with cars driving by. It's a narrow road and not safe as it is.

This huge project is not appropriate for this piece of land. I would like to see the area developed to create a community business district similar to Central St., Main Dempster Mile or other areas for Evanston resident to meet, shop and create a closer sense of community.

I can't imagine this type of project being built in NW Evanston where I lived for 29 years. I moved from the 6th ward to the West side to stay in Evanston but I wanted to live in a more diverse community.

Please do not approve of this project unless a smaller version is possible. If it's not economically feasible for the developer then something else should be considered going forward.

And if the city does the appropriate monitoring of the pollutants that the 2019 Air Quality Study suggested we do (further testing for formaldehyde and nitrous oxide) it may be good to know how many more people are going to be exposed to air, soil, noise pollution and vibrations shaking the current home, etc.

Thank you,
Cindy Levitt
1645 Church St.

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

1801-1805 Church St. Project and 1811-1815 Church St. Project

Position on Agenda Item:

Opposed



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Tue, Feb 21, 2023 at 8:40 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 02/21/23 9:40 PM

Name: Jennifer O'Neil

Address of Residence: LWV Evanston, [2100 Ridge Ave., Evanston](#)

Phone: (847) 828-3671

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

Provide Written Comment Here: February 21, 2023
Land Use Commission
[2100 Ridge Avenue](#)
Evanston, IL 60201

Dear Commission Members:

The League of Women Voters of Evanston (LWVE) writes in support of the proposed development located at 1811-1815 Church Street.

The League of Women Voters is a nonpartisan political organization that encourages informed and active participation in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy. League advocacy is based on member study and agreement on selected issues and involves concerted efforts to achieve public policies consistent with League positions.

The proposed development is consistent with the local League's positions on land use, zoning and housing. The League recently reviewed and

updated our zoning and housing positions, specifically adding language supporting policies that “prioritize equity, lower housing costs, and the reduction of segregation, and that focus on resident wellbeing and housing stability”. In addition, the League’s position on zoning includes the following language: support for “reducing zoning restrictions and streamlining approval processes to encourage the use of land and buildings in creative and impactful ways and to create more affordability”.

It is also important to note that the applicant for this proposal, HODC, is a strong and experienced organization capable of developing and implementing a successful project.

We encourage you to approve the application and the changes proposed for this development for which there is great need and one that will benefit the neighborhood and the entire community.

Sincerely,
Jennifer Lee O’Neil

Member, LWVE Board of Directors

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

1811-1815 Church Street

**Position on
Agenda Item:**

In Favor

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

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

Wed, Feb 22, 2023 at 4:26 PM

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Formstack Submission For: Land Use Commission Public Comment

Submitted at 02/22/23 5:26 PM

Name: Nambi Chambers

Address of Residence: 1816 darrow ave

Phone: (773) 414-2487

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

Provide Written Comment Here: 5th ward is the only ward that has nothing for families. No coffee shop bakery, no bakery, nothing to bring the community together. There resources close by. To bring an additional 180 people in one building will significantly impact property value and quality of life.

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

Position on Agenda Item: Opposed

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