



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Mar 8, 2023 at 9:50 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 03/08/23 10:50 AM

Name: Terri Bernsohn

Address of Residence: 1508 Hinman Ave

Phone: (847) 271-3322

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

Provide Written Comment Here:

The builder is grossly underestimating the parking needs of tenants using misleading assumptions about public transportation and whether or not people who commute by train or walk to campus don't also own cars. Has anyone surveyed the rental building at Sherman and Lake, a similar demographic, to get a more accurate figure for the numbers of cars per unit? What about Uber and Lyft drop-off and pickup, Amazon and FedEx deliveries throughout the day? This is already a congested pedestrian corner.

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

15-story, high-rise at 1621-1631 Chicago Ave.

Position on Agenda Item:

Opposed



[Quoted text hidden]

March 7, 2023

Dear Evanston Land Use Commission,

This email is to express my opposition to Mr. Michael's attempt at building a high-rise on our block... again.

I live at 1616 Hinman and already experience way too many parked delivery trucks blocking the alley and access to our parking spots (which we pay extra for) at all hours of the day and sometimes in the evening as well.

The alley cannot be widened at any point due to the Methodist Church, the condo building at Church and Chicago, the existing Merion building as well as the historic courtyard building that faces the alley, Davis Street and Hinman Avenue.

My questions are:

1. How are construction trucks going to be accessing a location which are too narrow for them to pass through?
2. It was my understanding that the city had ordered Mr. Michael's to include loading docks inside of his building in his previous proposal ... how is a truck of any size going to navigate a tight turn like that?
3. Has any construction engineer made a study to see if the land on which Mr. Michaels proposes to build this tall building is sufficient to support such a large structure? Again, a reference to the law suit in Florida against the construction of the condo building next to the building that so tragically collapsed.
4. Last but not least... at the last meeting when Mr. Michaels proposal was denied, he showed his true colors when he screamed at a senior citizen making a valid point about his reputation. We already have to deal with this man from The Merion, do we need more of his presence in Evanston?

Thank you for your time in reading my concerns.

Phyllis M. Adams
1616 Hinman Ave. 7A
Evanston, IL 60201
312.720.3060
phyllisadamsharp@aol.com



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Tue, Mar 7, 2023 at 11:49 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 03/08/23 12:49 AM

Name: Holly and David Reynolds

Address of Residence: 204 Davis St

Phone: (847) 866-7871

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

Provide Written Comment Here:

Development allowances are granted in exchange for public benefits. The public benefits proposed by Horizon are extremely short on value compared to the allowances requested. Two of the benefits, the alley management plan and waste management plan, are business best practices that any well-run business would implement for its own benefit.

Participation in repaving the alley is benefit of some sort but how great. Horizon's property generates most of the traffic and is responsible for most of the deterioration in this alley. How much will they contribute and how often with the increased deterioration their proposed building would cause.

The value of their other proposed public benefits (one local employment participant, a Divvy bike station, a \$10,000 scholarship and a 12-week apprenticeship program) pales in comparison to Horizon's vastly increased revenue from building over and above what the zoning ordinance allows. Also, most of their "benefits" offer "up to" rather than a committed amount. History tells us where this leads.

These are not truly public benefits. Most are self-serving and will never

benefit the public.

The alley presently works poorly because of its width and the number of commercial loading and unloading trucks that use it daily. People trying to reach or depart mid-alley private parking are often delayed for long periods of time while deliveries are made. Access to Horizon residential parking, loading for those moving in or out, and additional commercial deliveries would severely worsen an already existing problem. Additional traffic from the Horizon development would further penalize the church and the residents of 522 Church St and 1616 Hinman Avenue who reach their private parking from the alley.

The Zoning Ordinance is the product of community desires and community input over a long period of time. It is inappropriate for a developer to be granted such excesses, especially when he is providing little or no true public benefit.

This developer has over and over ignored the will of this community expressed in its zoning ordinance and does so yet again. Is it trying to wear down this community's citizens and officials? Does it think so little of the time, thought and effort citizens and officials gave to create our zoning code? Does it hold this thought and effort in such low regard and its own wishes in such high regard that it repeatedly appears to ignore our ordinance? This developer also shows lack of knowledge, understanding or, more likely concern about the effects of its proposals on those around them.

The Land Use Commission, acting on behalf of the citizens it represents, should let Horizon know once and for all that if they wish to build in Evanston, they should show more respect for our ordinances.

Holly and David Reynolds
[204 Davis Street](#)
Evanston

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

B. 1621-31 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, Mar 8, 2023 at 11:16 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 03/08/23 12:16 PM

Name: Bill Schneider

Address of Residence: [1727 Oak Ave Apt 1712 Evanston IL 60201](#)

Phone: (312) 505-5788

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

Provide Written Comment Here:

The building is too tall, with too many units for the "D4 Transition District" in which it is located.

This 15 story proposed building is completely out of scale with its neighboring buildings which are 8 and 9 stories tall. It is inconsistent with the adopted plan for downtown Evanston and inconsistent with the Comprehensive General Plan.

The building will make traffic much worse due to the additional 225 + residents and their need for taxis, Ubers, Lyfts, GrubHub and DoorDash deliveries and package deliveries from Amazon, FedEx, UPS and others.

The building plans to use the already congested alley in the back for access resident's parking and to the buildings loading docks. This will create additional congestion and dangerous conditions for cars and pedestrians on Church Street and in the alley.

This proposed building is completely inconsistent with the zoning on this block of Chicago Ave, which is designated as a "D4 Transition District" and is intended to have buildings no more than 6-10 stories

tall as a transition to the residential community behind it on Hinman Ave.

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

Land Use Commission Hearing High Rise Development: The Legacy
1621-1631 Chicago Ave

**Position on Agenda
Item:**

Opposed



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Mar 8, 2023 at 11:06 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 03/08/23 12:06 PM

Name: Bonnie Smeja

Address of Residence: 807 Davis Street

Phone: (847) 528-0132

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

Provide Written Comment Here:

I support the building of those project. It is a great location for seniors, and can expand the services of the Merion. I live in the 807 Sherman Plaza building and the location on Chicago Avenue is one that I would consider moving to as I need more of the programs Merion has to offer.

Agenda Item (or comment on item not on the agenda): 16XX Chicago Ave building

Position on Agenda Item: In Favor

3/8/23, 11:14 AM

CITY OF EVANSTON Mail - Land Use Commission Public Comment

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Tue, Mar 7, 2023 at 9:03 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 03/07/23 10:03 PM

Name: Ladonna Taylor

Address of Residence: 827 Madison St.

Phone: (847) 475-3741

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

Provide Written Comment Here:

Others will relay the issues we have already raised about the development on Chicago Ave. that will impact first Church's alley egress and other issues but I am also concerned about how the construction itself could damage our church building. The windows on the South side of the building are in fragile condition and I fear heavy knocking and pounding of heavy machinery could damage those windows further and also the Rose window on the West side. When the Mather buildings on Hinman were being razed and rebuilt several years ago the pounding of filings to hold up the building seriously damaged the stained glass window on the East side and it had to be removed and repaired at a cost of close to a quarter of a million dollars, I believe. the church cannot bear another expensive repair like that. We would also not have use of the alley or our parking lot for likely a year and a half. that alley is already conjested much of the time and a tall building trying to share it will increase the difficulty. I am against this project in any form. sincerely, Ladonna Taylor

Agenda Item (or comment on item not none

**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, Mar 8, 2023 at 10:44 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 03/08/23 11:44 AM

Name:	Jeremy Vannatta
Address of Residence:	309 Davis St
Phone:	(773) 960-9595
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 1621 Chicago 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>

Wed, Mar 8, 2023 at 12:51 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 03/08/23 1:51 PM

Name: Joe/,Jan Womack

Address of Residence: 222 Main Street. Apt 401. Evanston, IL

Phone: (405) 315-3459

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

Provide Written Comment Here:

We urge the commission to turn down the HRG Realty Group request for a 15 story building north of the Merion in Evanston. It violates the D4 Transition District and will overly complicate and restrict alley access to the First Church parking lot and drop off zone for children.

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

HRG Realty Group apartment building proposal north of the Merion

Position on Agenda Item:

Opposed

3/8/23, 12:56 PM

CITY OF EVANSTON Mail - Land Use Commission Public Comment

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Meagan Jones <mmjones@cityofevanston.org>

1621-1631 Chicago Avenue - Please do not recommend as proposed.1 message

Holly Wathan <hwathan@outlook.com>

Wed, Mar 8, 2023 at 3:57 PM

To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, "ewilliams@cityofevanston.org" <ewilliams@cityofevanston.org>, "Kashbaugh@cityofevanston.org" <Kashbaugh@cityofevanston.org>
Cc: "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>

Good afternoon. I am resident/owner at the condo building located at 522 Church Street, just north of the proposed 1621-1631 Chicago Avenue development. My husband and i have lived in the condo building for more than 15 years and have followed the various proposals put forth by Horizon Development.

I have reviewed the latest proposal and ask that the Land Use Commission NOT recommend for approval as requested. The overtures that Horizon has made to the community to allow the height and density variances do not justify what it is asking from the community. The project Horizon has proposed is just out of scale with the other buildings in the block and the proposed height will create real disruption in terms of wind and sunlight at the neighboring properties. Horizon offered \$200,000 (subject to adjoining owners contributing) to fix portions of the alley north and south of its new building, but it is unclear if that amount will begin to resolve the flooding issues that occur during heavy rains.

I could elaborate further, but i don't think i can point out anything new that has not already been raised in a public forum. My request, is simply please do not recommend as it is currently proposed.

Thank you for your consideration.

Holly L. Wathan,
Homeowner
522 Church Street

Sent from my iPad



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Wed, Mar 8, 2023 at 4:55 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 03/08/23 5:55 PM

Name: Ann Weatherhead

Address of Residence: 807 Davis Street, Unit 1009

Phone: (847) 962-1508

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

Provide Written Comment Here:

Land Use Commission

RE: Special Use for a Planned Development, 1621-31 Chicago Ave
Ann Weatherhead, First Ward resident (807 Davis Street) and a member of First United Methodist Church.

I regularly work in the Soup Kitchen at FUMC and other outreach ministries serving our unhoused neighbors. The Church parking lot is accessed from the alley, across from the proposed building. Entrance to the kitchen is from the Church parking lot. Regularly when I arrive to deliver food and other supplies for our meal ministries, the alley is blocked by trucks, garbage collection, and Merion buses, requiring up to 20 minutes wait time to access the parking lot and kitchen entrance. In addition, there is a Preschool at our church. They also have stories of getting stuck in the alley for 20+ minutes while waiting for trucks to unload. And our staff have nightmare stories of long waits to access our parking lot.

I am opposed to this development which would drastically increase the traffic, trash, deliveries in the alley making it even more difficult to access. We already have a problem – just imagine how much worse it would be with a large condo building on that lot.

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

No

**Position on
Agenda Item:**

Opposed

[Quoted text hidden]



Meagan Jones <mmjones@cityofevanston.org>

Chicago Ave development still inconsistent, undermines purpose of D4 "transitional" district - Please oppose

Kiera Kelly <kiera.kelly1000@gmail.com>

Tue, Mar 7, 2023 at 5:48 PM

To: Meagan Jones <mmjones@cityofevanston.org>

Dear Megan,

Would you please forward the following email to the Land Use Committee members?

Dear Land Use Commissioners,

While I have attended no short of eight City meetings related to this development, I am not able to attend today and am concerned that my fellow residents are in the same boat. I hope you have a chance to review past minutes and coverage to understand the level of opposition there is and has been to this development over the last 3-4 years (or more?) It is a shame there is no Zoom option for which people can participate tomorrow.

Please vote no on this problematic developer's third try at this redundant luxury high rise. From a planning perspective, Downtown is in crisis, in no small part from what has become an uninviting setting due to development and the City's own consultant report found that we are over-saturated on luxury rentals downtown. Like the Albion, this development will replace six restaurant/storefronts lots that are currently affordable to independent businesses, and would eliminate one of the very last inviting stretches in Downtown that actually draws people to enjoy al fresco dining (al fresco dining has proven not to work under large high rises.)

Please heed the six previous unanimous denials by DAPR, the Plan Commission, and City Council – a huge feat as these bodies have been pro-development and have approved seven high rises in the last five years in the Downtown area alone. Their concerns continue to hold true.

The LUC needs to approve 26 specific Standards of Approval for the proposed development to move forward. The proposed development does not meet these standards:

1. The building is too tall, with too many units for the "D4 Transition District" in which it is located. While the tall building across the street is in the high-density D3 district, building to the proposed height of this development on this east side of the street would inappropriately be extending the boundaries of the D3 zoning. This is inconsistent to the zoning and would be undermining the purpose of D4 transition zoning, negating the buffer of the transition zone for neighborhoods, churches and more.
2. This 15-story proposed building is completely out of scale with its neighboring buildings which are 8 and 9 stories tall. It is inconsistent with the adopted plan for downtown Evanston and inconsistent with the Comprehensive General Plan.
3. The building will make traffic much worse due to the additional 225 + residents and their need for taxis, Ubers, Lyfts, GrubHub and DoorDash deliveries and package deliveries from Amazon, FedEx, UPS and others. The building plans to use the already congested alley in the back for access residents' parking and to the building's loading docks. Note: a former Plan Commissioner conducted his own parking study -- counted cars for this purpose and found a much more higher number of cars and more problematic situation. He has emailed you the results of his study. (Bob Hecking.)
4. This will create additional congestion and dangerous conditions for cars and pedestrians on Church Street and in the alley.
5. This already treacherous intersection for the bike lane will render it unsafe and unusable for children.

Best regards,
Kiera Kelly



Meagan Jones <mmjones@cityofevanston.org>

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

Submitted at 03/08/23 5:56 PM

Name: Betty Ann Badger**Address of Residence:** 1630 Chicago ave.. Evanston**Phone:** (561) 853-6516**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:**
I live in Park Evanston and keep my car in the Park garage.....very dangerous pulling out onto Chic ave between whole foods open until 10pm many cars coming out...numerous people walking out front, very unsafe...and you will add 140 apts...most will have cars using Chicago ave... package delivery trucks already a problem.... how many people and how many cars will you add to this dangerous ave! Unimaginable that this is still being considered....**Agenda Item (or comment on item not on the agenda):** Land use voting on building for 1621 chic ave**Position on Agenda Item:** Opposed

3/8/23, 4:59 PM

CITY OF EVANSTON Mail - Land Use Commission Public Comment

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