



LAND USE COMMISSION

Wednesday, October 16, 2024 | 7:00 P.M.
James C. Lytle City Council Chamber, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

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/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. NEW BUSINESS

A. Planned Development | 1621-1631 Chicago Avenue | 24PLND-0036

Jeffrey Michael, applicant, Horizon Group XXIII, LLC, submits for a Special Use for a Planned Development for the construction of a new 12-story mixed-use building with approximately 10,832 square feet of ground floor and basement commercial space, 110 dwelling units (including 32 bonus dwelling units per IHO), and 48 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant requests the following site development allowances: 1) 78 dwelling units (including 10% on-site inclusionary) + 32 market rate bonus units for 110 total dwelling units where a maximum site development allowance of 54 dwelling units plus IHO bonus units is allowed; 2) increase to the maximum allowed building height to 114.7' where a maximum height of 105' is allowed in the D4 District; 3) reduction to the number of required parking spaces from 91 to 48 (includes 2 compact spaces); and 4) to allow two parking stalls at 15' in length where 18' in length is required. 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

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

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).

recommendation to the City Council, the determining body for this case. PIN:
11-18-403-021-0000

III. DISCUSSION

A. Envision Evanston 2045: Landscaping & Greenspace Referral

Planning staff will facilitate a discussion regarding a City Council referral seeking new landscaping and green space standards as part of Envision Evanston 2045.

IV. PUBLIC COMMENT

V. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, October 23, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.