



LAND USE COMMISSION ACTIONS

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

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo		X
Commissioner	George Halik	X	
Commissioner	Brian Johnson	X	
Commissioner	Jeanne Lindwall		X
Commissioner	Darush Mabadi	X	
Commissioner	Jameika Mangum	X	
Commissioner	Kiril Minintchev	X	
Vice-Chair	Max Puchtel	X	
Chair	Matt Rogers	X	
TOTAL		7	2

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

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).

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

ACTION: *Motion to recommend approval of the Planned Development, with the following conditions, carried 7-0:*

1. *That up to three (3) on-street parking stalls immediately in front of the subject property be changed to 30-minute-maximum metered stalls;*
2. *The subject property shall be operated in substantial compliance with the Alley Management Plan for Legacy Apartments, dated 10/9/24. Should use of the alley become problematic, which shall be at the discretion of the City, the applicant agrees to further modify the Alley Management Plan to address any such problems, which may require additional restrictions on move-ins/move-outs, refuse collection, and commercial deliveries, among other strategies for addressing any such problems identified by the City.*
3. *Prior to appearing before the Planning & Development Committee, the applicant must provide a preliminary Construction Management and Staging Plan that outlines general construction parameters that will be maintained during site development, for review and approval by City staff.*
4. *The applicant shall enter into a final Construction Management Plan (CMP) with the City of Evanston prior to the issuance of any building or demolition permits. The final CMP must include but is not limited to the following: water and sewer utility connections, construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross-sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, a proposed schedule for street opening for utility connections with cross-section details, and project updates via monthly newsletter and project website.*
5. *Compliance with all applicable related regulations including but not limited to the Inclusionary Housing Ordinance and the Green Building Ordinance, and the Bird Friendly Building Design Ordinance.*
6. *Applicant must enter into the appropriate agreement with the City for the encroachment of any building (balcony, canopy, etc.) or site elements within the public ROW.*
7. *The subject property will provide and maintain a connection to the abutting property to the south which shall allow and provide for adequate egress through the subject property as necessary for the abutting property to the south to comply with any applicable Building Code or Life/Safety requirements.*
8. *Substantial compliance with the documents and testimony on record.*
9. *The applicant and city staff work together to consider aggressive measures to improve pedestrian and bike safety between the short term parking stalls and the bike path.*
10. *The applicant shall provide two parking spaces within the development for use by car share vehicles.*

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.

ACTION: *No formal action was taken by the Commission. A discussion occurred relative to the*

draft landscaping and green space standards.

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.