



ACTIONS
Land Use Commission
Wednesday, July 23, 2025 | 7:00 PM
Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
909 Davis Street

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.

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR

2. APPROVAL OF MEETING MINUTES

- A. **Minutes of April 9, 2025**
[April 9th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved, 4-0-1.
- B. **Minutes of April 16, 2025**
[April 16th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved, 4-0-1.
- C. **Minutes of May 14, 2025**
[May 14th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved, 3-0-2.

3. NEW BUSINESS

A. Planned Development | 601-603 and 605-615 Davis St. & 1604-1608 Chicago Ave. | 25PLND-0019

Kerry Dickson, applicant, of Davis Street Development Company, LLC, submits for a Special Use for a Planned Development to allow construction of a new 31-story mixed-use building with approximately 3,200 square feet of ground floor commercial space, 445 dwelling units, and 200 parking spaces (80 onsite and 120 offsite) in the D3 Downtown Core Development District. The applicant requests the following site development allowances: 1) 317 dwelling units where a maximum of 92 dwelling units are allowed; 2) no ziggurat setback between 42'-131' in height where a 40' ziggurat setback is required and a 33' ziggurat setback from 131' in height to the top of the building where a 40' ziggurat setback is required; 3) no upper story setback above 42' in height along a street side lot line (Davis St) where a 30' upper story setback above 42' is required and a 15.25' upper story setback above 42' in height along an interior side yard property line (north) where a 25' upper story setback above 42' in height is required; 4) a 12.9 floor area ratio where a maximum floor area ratio of 6.5 is allowed; 5) a 308' tall building where maximum building heights are limited to 85'; and 6) 200 parking spaces where 250 parking spaces are 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. PINs: 11-18-306-021-000, 11-18-306-026-0000, 11-18-306-029-0000, 11-18-306-030-0000, and 11-18-306-040-0000

[Planned Development - 605 Davis St](#)

Action: Motion to continue hearing to the August 13, 2025 meeting, passed 4-0-1.

4. PUBLIC COMMENT

5. ADJOURNMENT