



ACTIONS

Land Use Commission

Wednesday, August 27, 2025 | 7:00 PM

**Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
Lorraine H. Morton City Hall, 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 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.

Join Zoom Meeting

<https://us06web.zoom.us/j/83301833813?pwd=IIAUoM3osBe3lfQ1voLZa7mG0Y9vB1.1>

Meeting ID: 833 0183 3813

Passcode: 650560

1. **CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR**
2. **APPROVAL OF VIRTUAL COMMISSIONER PARTICIPATION**
Action: Approved, 6-0-1.
3. **OLD 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 Street](#)

Action: Motion to recommend approval with conditions as outlined below, failed 3-4.

Conditions:

1. Prior to issuance of a Certificate of Occupancy for the proposed building, the applicant shall execute a lease with the City for a minimum of 114 parking stalls within one (or multiple) of the City-owned garage facilities within 1,000 feet of the subject property. Parking stalls shall be leased at the standard monthly fee so that the total parking supply for the development shall be 196 parking spaces (80 provided onsite and 114 provided off-site);
2. Pursuant to Section 5-7 of the Evanston City Code, the proposed development is a "covered development" and the applicant shall comply with the Inclusionary Housing Ordinance. In particular, the subject property shall be operated in substantial compliance with the following:
 - a. Inclusionary Housing Application: Deemed compliant on July 17, 2025 and is subject to the Inclusionary Housing Ordinance effective on that date. The applicant proposes eighty-six (86) Inclusionary Housing units, thirty-one (31) required by the Inclusionary Housing Ordinance and fifty-five (55) as a public benefit.
 - b. Modifications: The Applicant may comply with the Inclusionary Housing Ordinance in another manner than above if an updated Inclusionary Housing Application is submitted and deemed compliant. Modifications to overall project plans may require the Applicant to resubmit an updated Inclusionary Housing Application;

3. Prior to building permit issuance for any site demolition or new building construction, the applicant shall submit a Construction Management Plan (CMP) for review and approval by the City;
4. The proposed building shall be constructed as a fully electric building in compliance with the year 2050 requirements of the Health Buildings Ordinance at time of occupancy;
5. The applicant shall install the high-visibility ladder style crosswalks at all legs of the intersection of Church Street and Orrington Avenue as identified in the 6/13/25 Traffic Impact Study prepared by KLOA;
6. Prior to issuance of a building permit, the applicant shall execute and record a Zoning Control Agreement in substantial compliance with the draft agreement marked "25832642v9" and submitted as part of this application;
7. The applicant shall work with the City to finalize adequate exterior safety features for car exiting the 80-space onsite parking garage, which may include, but is not limited to, warning lights/sounds and/or mirrors;
8. The art installation which is proposed as a public benefit to be located within the ground floor residential lobby shall be in a prominent location for visibility from the exterior of the building. The applicant is strongly encouraged to hire an Evanston-based artist, or an artist with strong ties to the Evanston community, for creation of the proposed art;
9. Any above ground electrical service infrastructure needed in the refuse/loading area on the north side of the University Building shall not disrupt refuse collection, loading, building egress, and parking functions within refuse/loading area. Any such equipment shall be screened from view as feasible;
10. Petitioner shall work with the University Building ownership on acceptable electrical service to the University building given that the overhead pole and wires supplying electrical service to the University Building is on the tower site and will be removed. If feasible, electric service to the University Building should be below grade;
11. Composting shall be made available for all commercial and residential building tenants;
12. The applicant shall fully remove and reconstruct with concrete the full width of the alley abutting the development site from Davis Street to the northern property boundary. Additionally, the applicant shall fully remove and replace with concrete the following sections of the alley between Davis Street and Church Street:
 - a. The full width of the alley from the northern property boundary for a length of 10'.
 - b. An approximately 10' x 84' section on the western side of the alley generally abutting 1629 Orrington Avenue.
 - c. The full width of the alley from Church Street south for approximately 111'.

Prior to any repairs within the alley, the applicant shall provide a topographic survey and a proper analysis of drainage and grades shall be done in order to ensure all drainage onto the alley can be properly routed and accommodated by storm structures within the

alley. Any improvement within the alley in which there are inlet structures, utilities, etc., that will be impacted, these elements must be adjusted or reconstructed as necessary and graded to ensure they are placed at the proper elevation.

13. The applicant shall make a \$100,000 contribution to the City's alley fund for repair of alley's through-out the City.
14. Residential tenants will be prohibited from obtaining on-street residential parking passes for street parking in the vicinity of the subject property.
15. Employees of the commercial unit(s) within the building shall be prohibited from utilizing on street metered parking spaces during work shifts.
16. The proposed layby parking area along Davis Street shall not be used for loading/unloading for commercial unit(s) and shall not be used for move-ins or move-outs by residential tenants of the subject property. The loading zone shall be continuously monitored by building management to ensure these activities are not occurring. Deliveries to the residential tenants shall be left within the lobby and delivery drivers shall not deliver products directly to each unit.
17. Residential move-ins/move-outs shall be scheduled with building management and shall not occur between the hours of 7am-9am and 4pm-6pm Mondays through Fridays.
18. Commercial deliveries shall be prohibited between the hours of 7am-9am and 4pm-6pm Mondays through Fridays.
19. Prior to building permit issuance for any site demolition or new building construction on the subject property, the applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston. The CMP shall include but is not limited to the following: 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, 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, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website;
20. The applicant shall explore the feasibility of incorporating an extensive green roof system on the 31st floor rooftop.
21. The City considers increasing the number of layby lanes from two to four.
22. The developer shall provide electronic info kiosks with bus arrival information that can be viewed from the lobby of the building and the sidewalk.
23. Consider obtaining 50 unlimited ride passes for all of the regional transit agencies.
24. The building shall meet LEED version 5 standards.
25. Substantial compliance with the documents and testimony on record.

4. NEW BUSINESS

A. Major Variations | 2102 Grant Street | 25ZMJV-0031

Nate Rosalie, applicant on behalf of the property owner, requests Major Variations from the Zoning Ordinance in order to construct a new 1st-floor addition to an existing single-family home in the R1 Residential District. The applicant is seeking a variation from Section 6-8-2-8 which requires a minimum side yard setback of 15 feet and from Section 6-8-2-7 which restricts maximum building lot coverage to 30 percent. The Land Use Commission is the determining body for this case, in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-12-312-009-0000.

[Major Variations - 2102 Grant Street](#)

Action: Motion to approve, passed 6-0-1.

B. Special Use | 815 Howard Street | 25ZMJV-0033

Dr. Barbara Roayl, applicant, requests a Special Use for an animal hospital in order to operate a new veterinary clinic within an existing building in the B3 Business District, (Section 6-9-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-5 of the Evanston Zoning Ordinance. PIN: 11-30-123-020-0000.

[Special Use - 815 Howard Street](#)

Action: Motion to recommend approval with conditions as listed below, passed 6-0-1.

Conditions:

1. Overnight stays shall not be permitted. Should overnight stays be proposed in the future, a new Special Use Permit application shall be applied for.
2. Employees are not to park on the street during hours of operation.
3. The Applicant shall construct the associated improvements to the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable +City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council.
4. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.

5. PUBLIC COMMENT

A. [Public Comments Received \(Updated\)](#)

6. ADJOURNMENT