



Land Use Commission

Wednesday, July 23, 2025 @ 7:00 PM

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

**COMMISSIONER
MEMBER PRESENT:**

Kiril Mirintchev,
Jameika Mangum,
Jeanne Lindwall, Chair
Loren Berlin,
Luke Harris-Ferree

**COMMISSIONER
MEMBER ABSENT:**

Myrna Arevalo,
Brian Johnson,
Max Putchel,
Darush Mabadi

STAFF PRESENT:

Meagan Jones, Neighborhood and Land Use Planner
Elizabeth Williams, Planning Manager
Sam Hubbard, Senior Planner
Jeremiah Bebo, Development Services Supervisor

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

ii. **APPROVAL OF MEETING MINUTES**

A. **Minutes of April 9, 2025**

Staff recommends approval of the regular minutes of the April 9, 2025 meeting minutes

For Action

Motion: Berlin

Second: Mangum

Motion Approved 4-0-1

Ayes: Mirintchev, Mangum, Lindwall, and Berlin

Nayes: None

Abstain: Harris-Ferree

B. **Minutes of April 16, 2025**

Staff recommends approval of the regular minutes of the April 16, 2025 meeting minutes

Motion: Berlin
Second: Mangum

Motion Approved 4-0-1

Ayes: Mirintchev, Mangum, Lindwall, and Berlin
Nayes: None
Abstain: Harris-Ferree

C. **Minutes of May 14, 2025**

Staff recommends approval of the regular minutes of the May 14, 2025 meeting minutes

For Action

Motion: Berlin
Second: Mangum

Motion Approved 3-0-2

Ayes: Harris-Ferree, Mangum, and Berlin
Nayes: None
Abstain: Mirintchev, Lindwall

iii. **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

Kerry Dickson introduced the development team and provided details on the proposed project.

Commissioner Questions

Commissioner Berlin – Asked if the development team had spoken with other buildings that use the alley to coordinate access. **Mr. Dickson** stated they had spoken with Orrington Plaza, which does not use the alley much, and with Bright Horizons (which has mid-block parking), whose manager expressed no concerns. They did not speak with Whole Foods but noted that its deliveries mostly occur in the early morning, reducing potential conflicts. Explained that residential move-ins and deliveries would be scheduled and use the loading dock.

Commissioner Berlin – Asked about unit composition, particularly the percentage of two- and three-bedroom units available through the Inclusionary Housing Ordinance (IHO). **Mr. Dickson** said the plan aligns with IHO requirements.

Commissioner Berlin – Asked about parking and traffic, specifically the duration of leases for City lots and garage capacities. **Sam Hubbard** stated that leases are perpetual and any adjustments require City approval. Parking staff review capacity during each proposal, though specific numbers weren't provided. **Mr. Dickson** added that they have parking requirements to meet.

Commissioner Mangum – Asked if the 120 parking spaces are scattered or located in a single garage, and whether spaces are currently available. **Mr. Dickson** responded that locations are not finalized but would likely be in Sherman Plaza or Church Street garages, both currently at about 50% capacity.

Chair Lindwall – Supported leasing spaces but noted that Ryan Field events could impact parking demand, which should be considered.

Chair Lindwall – Asked if the significant number of affordable units is due to tax incentives. **Mr. Dickson** confirmed it was influenced by both tax incentives and the need for affordable housing, explaining the tax abatement program.

Chair Lindwall – Asked about the target population and if there's a mismatch in demand. **Mr. Dickson** cited examples from Madison, WI, and Lakeview in Chicago, noting that some three-bedroom units can be harder to lease.

Chair Lindwall – Noted that the parking analysis was not included and referenced that the JLL market study recommended more spaces. **Mr. Dickson** stated that the TYLin parking study was more targeted to downtown development.

Chair Lindwall – Asked about the wind study, noting wind tunnel effects on Chicago Avenue. **Mr. Dickson** stated that the study included Chicago Avenue and anticipates a positive impact.

Chair Lindwall – Asked if the traffic study included traffic generated by the approved Legacy building. **KLOA** noted that while Legacy was not included, projections for growth-related traffic from CMAP were used.

Chair Lindwall – Asked if there will be an on-site building manager. **Mr. Dickson** stated there would be a concierge during the day and building management available throughout the day, though possibly not overnight.

Chair Lindwall – Asked about the dog run. **Mr. Dickson** said it would be tucked near the alley, exterior, fenced, and located next to composting.

Chair Lindwall – Asked about the green roof and Aspen trees. **Claire Kettlekamp** confirmed that Aspen is well-suited for urban environments and requires up to 36 inches of soil depth.

Chair Lindwall – Asked about washers and dryers. **Mr. Dickson** said every unit will include a washer/dryer, with a few larger machines available for building use.

Commissioner Mangum – Asked how the project addresses concerns about loss of sunlight as the tallest building in Evanston. **Mr. Dickson** said a shadow study was conducted and reviewed by staff, and that the building's placement helps mitigate impacts.

Commissioner Berlin – Requested clarification on building height.

Commissioner Harris-Ferree – Asked how the development team determined the project height and density. **Mr. Dickson** said it was based on development team and lender

requirements to meet pro forma thresholds and secure funding.

Public Testimony

Sam Gehmen (807 Davis) – Spoke in support, emphasizing the housing crisis for younger generations and the need for more housing downtown to support local businesses.

Bruce Baumberger (807 Davis) – Stated that while Evanstonians oppose vacant lots, density limits must be considered. Raised concerns about traffic, parking, and increased deliveries.

Steve Miszkowicz (807 Davis) – Submitted a handout; requested a continuance for further review of the FAR transfer and market study. Raised concerns about student-oriented marketing, parking, and loading.

Valy Lev (807 Davis) – Compared parking ratios in his building (1.2 spaces per unit) to the proposed project and questioned the availability of garage spaces for the new development.

Gul Agha – Criticized the carbon footprint of tall buildings, urged for a more thorough wind study, and raised concerns about pedestrian comfort at Fountain Square.

Aaron Rosen (1507 Maple) – Criticized “dog whistle” comments against NU students and Rogers Park residents, arguing that opposition to the project undermines affordable housing efforts.

Jennifer Grandy (1507 Maple) – Supported the project, emphasizing that downtown living reduces the need for cars and that traffic issues largely stem from visitors, not residents.

Jenny Washburn – Submitted written continuance requests. Opposed the project, citing loss of tax revenue from the tax break, insufficient perpetuity for affordable units, and steep development allowances.

Paul Breslin (1635 Hinman) – Opposed the project, criticizing the use of tax breaks for high-rises and urging the City to explore land trusts and fiscal audits.

Julia Forgash (1580 Sherman) – Opposed, arguing the project violates zoning regulations and adds traffic without addressing existing vacancies in downtown commercial spaces.

Michelle Chlebek – Supported redevelopment but criticized limited commercial space, high market rents, and the developer’s tax exemption.

Dave Galloway (728 Noyes) – Spoke in support, commending the project team’s design and thoughtfulness.

Dan Lev – Supported the project, citing economic benefits and increased downtown activity, and emphasized that even with tax abatements, the City will benefit financially.

Carol Goldbaum (The Merion) – Raised concerns about garage usage, wind impacts, and the student population in nearby buildings.

Jonathan Seldin – Supported the project, emphasizing the need for affordable units and stating that tall buildings are consistent with downtown precedents.

Cecile McHugh (1926 Orrington) – Opposed the project, citing prior proposals for the site, concerns about FAR transfers, and potential student impacts.

Mike Kutzman – Supported, stating the project doubles affordable units and encourages forward-thinking development.

Steve Miller (924 Sherman) – Opposed, citing increased deliveries and insufficient loading space.

Jeff Boarini – Requested more transparency on the market study and how it informed building composition and density.

Kerry Dickson – Responded to the question on affordability in perpetuity, stating that the affordable units would comply with the IHO’s 30-year affordability requirement.

Discussion followed on Continuances requested by several members of the public – **Chair Lindwall** proposed continuing the meeting to **August 13, 2025** to allow speakers who requested continuances to be present. Motion was seconded and public testimony was closed except for those granted continuances - Sam Gehmen, Steve Miskowicz, Jenny Washburn, Bruce Baumberger, and Val Lev.

Staff and the Law Department will meet after the hearing and discuss procedural requirements and standing for the continuance proceeding on August 13th.

Motion: Lindwall

Second: Harris-Ferree

For Action

Motion Passed continuance 4-1-4

Ayes: Mirintchev, Lindwall, Berlin, and Harris-Ferree

Nayes: Mangum

Absent: Arevalo, Johnson, Putchel, and Mabadi

iv. PUBLIC COMMENT

v. ADJOURNMENT

Commissioner Berlin moved to adjourn. Seconded by Commissioner Harris-Ferree.
Meeting adjourned at 10:09 pm.

The next Evanston Land Use Commission meeting is scheduled to be held on Wednesday, August 13th, 2025, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton City Hall.