

April 23, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

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202500825

Transmitted is an Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 67, “University Station,” to change the uses permitted within the planned development to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, “Commercial Neighborhood,” zoning district in the area located at 3701 Montgomery Road in the Evanston neighborhood.

The City Planning Commission recommended approval of the designation at its April 18, 2025, meeting.

Summary

The applicant team MSA Design, on behalf of Xavier University, requested another Major Amendment on February 12, 2025 to amend the existing Concept Plan and Development Program Statement to include additional uses. The additional approved uses would include, “small-scale recreation and entertainment” and uses consistent with the Commercial Neighborhood – CN zoning district such as retail, commercial, office, and housing. Other than expanding the uses permitted, all other aspects of the Planned Development will remain the same and will not affect any physical attributes, including the subject building located at 3701 Montgomery Road.

The City Planning Commission recommended the following on April 18, 2025, to City Council:

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement