Planning & Development Committee  
Minutes of May 29, 2007  
Room 2200 – 6:30 p.m.  
Evanston Civic Center


Presiding Official:  Alderman Tisdahl

DECLARATION OF QUORUM

Chair Tisdahl called the meeting to order at 6:37 p.m.

The Committee deliberated on whether an Executive Session is necessary regarding the matter under the Special Order of Business. The matter of consideration being the acquisition of City property relating to the proposed plan for 1618 Sherman and the City property owned at Fountain Square. The consensus of the Committee is that any acquisition of city property should not be in open session. Ald. Bernstein said that he does not understand why this proposal is for presentation this evening with an incredibly long agenda; he feels the entire proposal should not be publicly presented at this stage. Mr. Wolinski informed the Committee that it is the opinion of Corporation Council that the proposed Planned Development for 1618 Sherman has filed for zoning analysis and presented their concept before SPAARC, therefore is legally acceptable for the applicant to have a public presentation at this time. He assured that under city legal approval, staff allowed the applicant to give their presentation this evening for the purpose of informing Council for their opinion of the proposal. He acknowledged that this proposal would involve the sale of city property, however official application and presentation has been made by the application for zoning analysis and concept presentation before SPAARC.

Ald. Bernstein stated that he does not understand staff’s position on this, however, in his opinion it is legally out of order to go into closed session regarding the acquisition of City property because this proposal is still only at the conceptual presentation stage.

Ald. Bernstein moved to go into Executive Session for the limited purpose of discussing any related issues to acquisition of City property at Fountain Square, seconded by Ald. Jean-Baptiste.

Ald. Rainey asked staff if there has even been any talk or discussion of selling Fountain Square. Mr. Hill explained to the P&D Committee that the request came out of respect to this proposed project and the possible liability proposed on subterranean fountain square area. He said that Executive Session would be necessary if the Committee wished to discuss any purchase or sales price for that subterranean area. He said with respect to this matter being on the P&D Committee agenda tonight, the request came in, which he reviewed, and he found out last Thursday evening that the applicant had filed for a zoning analysis; therefore the thought was to have a public input presentation as to what the project entails. Mr. Hill noted that the Mayor has specifically been invited to come this evening for the public presentation of this proposal. He stated that upon this presentation, the P&D Committee or Council can vote to go into Executive Session to discuss further acquisition probabilities.
Ald. Rainey asked if the issue of using that subterranean right discussed at SPAARC. Mr. Wolinski responded that it was discussed as far as the developer utilizing the subterranean areas under the Fountain Square area for required parking. Ald. Bernstein said that it still should not matter because this project is only at the concept stage before SPAARC; no official PUD application has been filed by the developer to go before the Plan Commission, there is a landmark property involved that has not gone before the Preservation Commission, therefore his question is what the P&D Committee’s role is this evening regarding this proposed project. He said historically this order of business is totally out of order. He strongly feels this project is not ready for public discussion or response at this time. Mr. Hill agreed; the developer is only requesting to present the proposal before Council/P&D Committee for their information at this time. Ald. Rainey stated that at this time the Committee has no background information to determine the acquisition or sale of any property, therefore the presentation would be informational only. Ald. Moran and others expressed their interest to see the presentation.

The vote was 7 against going into Executive Session, 2 voting in favor of (Bernstein, Jean-Baptiste).

SPECIAL ORDER OF BUSINESS

1618 Sherman Plan Presentation

Mr. Chad Rowe, Senior Vice President and representative for R.D. Horner & Associates, the developer for the proposed project for presentation. He gave a basic description of the project and turned the presentation over to the architect, Mr. Daniel Coffey. Mr. Coffee gave background information on the development team. He started with Mr. Bob Horner, President of R.D. Horner & Associates and gave a brief chronicle of his company. Next, He acknowledged Mr. John Mangel, Principal with HAS Commercial Real Estate; he handed out a company brochure and gave a chronicle of this company. He gave background information on his firm, Daniel P. Coffey, & Associates, an architect firm with a wide variety and experience in urban planning and design.

Mr. Coffey used a slide presentation to give an illustration of the site description. He explained the proposal in detail describing the use of the existing Hahn Building and the renovation and rotunda building addition to the Fountain Square area; described the levels of mezzanine, underground parking street level usage and lamination, addition of waterfall, described the layers of height all the way up to the proposed penthouse floors. He described the breezeway level separating the commercial use floors and the residential tower. He also showed the breezeway area in between the existing Hahn building and the proposed rotunda building that will accommodate a new restaurant use.

Chair Tisdahl noted that the Veterans have expressed their position and stand firm that they do not want the war memorials moved for any renovation or future development plans of Fountain Square. Mr. Hill noted that 1500 square feet of the proposed rotunda building is on City property.

APPROVAL OF MAY 10, 2007 SPECIAL MEETING AND REGULAR MEETING MINUTES OF MAY 14, 2007

Ald. Rainey made corrections to both sets of minutes; she was not listed as present or absent. The May 10th special meeting she was present and the regular meeting on May 14th she was absent. Staff apologized for this oversight.
Ald. Wynne moved approval of both sets of minutes as amended, seconded by Ald. Hansen. The vote was 9-0 in favor of the motion.

ITEMS FOR CONSIDERATION

(P1) Ordinance 45-O-07 – Planned Development Request for 1890 Maple Avenue
Mr. David Reifman of DLA Piper Law Firm, along with Mr. Greg Graines, they represent the applicant Carroll Properties, Inc. He is joined this evening by Bob King, President of Carroll Properties, Mr. Randy Deutsch of Fitzgerald Associates Architects, Mr. Larry Okront, Okront & Associates Land Planners, and Mr. Eric Russell of KLOA Traffic Consultants. Mr. Reifman noted that this plan received a unanimous positive recommendation from the Plan Commission. He further noted that the only relief needed is a site development allowance to increase the building height which is necessary of only about one-third of the building area. He briefly listed some of the public benefits of this project include: 1) the redevelopment of site with a vacant office building that will further anchor the revitalization of Emerson Street and Maple Avenue area, 2) outstanding architectural design sensitive to neighboring properties including significant setbacks on Emerson and Maple, 3) this building will be a LEED Certified building with significant on-site accessible green space, 4) dramatically improves streetscape in creation of a public plaza area as a gateway to downtown Evanston. Additional public benefits is a positive fiscal impact on the City and schools, anticipated the generated approximate $860,000 annually in real estate taxes plus fees and transfer taxes. Mr. Reifman noted the benefit of an expansion of the rental housing base in the City with the rental units provided in this building. He pointed out that this project will meet all off-street parking requirements of the Zoning Ordinance. In addition, they are proposing a $50,000 cash contribution to the City of Evanston which is a counter-proposal to what is presented in the draft version of the ordinance which was circulated in Council’s packet for $150,000.

Mr. Larry Okront gave historical background on the zoning and land use transitions that have happened in the downtown area over the last 20 years. He gave a slide presentation showing aerials of the downtown area starting back in 1986 up to what is currently downtown today. He especially noted that the noticeable and observable change in development since the past 9-years. Mr. Okront pointed out that there is no longer an abundance of parking in open lots that took up much land 20 years ago and ground floor uses are much more visible. He showed several more aerial views and gave distances from proposed condo residential towers from several different locations in comparison to this proposed building.

Mr. Randy Deutsch gave an overview of the entire project. The proposed building will be a combination multi-family residential building with approximately 152 dwelling units, approximately 36,000 to 40,000 square feet of retail/commercial space, a defined gross floor area of approximately 183,927 square feet resulting in a floor area ratio of about 4.93 (this excludes parking loading, storage, mechanics, and uses accessory to the building), approximately 312 parking spaces with 269 off-street parking spaces enclosed within the building and 44 off-street parking spaces provided off-site in the public garage just south of the site on Maple Avenue. Mr. Deutsch continued using a slide presentation illustrating the entire design of the building in detail (plans available for view in the Community Development Department).

Mr. Eric Russell of KLOA gave his report analysis of the traffic study he conducted for this site.

Mr. Reifman requested that additional time be granted to obtain all permits and to begin construction from the normal allowance time of 1 year after approval. Acknowledgement of the
letter dated May 29, 2007 from Mr. Ivan P. Kane of Mayer, Brown, Rowe and Maw LLP representing Evanston Northwestern Healthcare occupying the building at 1001 and 1033 University. They have requested that the condition be added to Section 8 of the ordinance regarding construction techniques and scheduling of high impact construction activities.

Mr. Wolinski informed the P&D Committee that staff recommends approval of this project and feel that the design of this building is even superior to their adjacent building at 1880 Oak. Several questions and concerns followed from the P&D Committee. Chair Tisdahl suggesting consideration of small offices for the second floor retail space, Ald. Bernstein raised question of the off-site parking in the City garage on Maple, Ald. Rainey praised the design of this building and the applicants offering rental units in this development, especially near the downtown area. Mr. Wolinski further informed the Committee that the Plan Commission recommends that the $150,000 for Affordable Housing be enforced which Ald. Wollin agreed and even feels that $150,000 for a project of this site in combination with the 1880 Oak building is still not acceptable.

A letter from Ebenezer African Methodist Episcopal Church stating their congregation’s approval and support for this project was entered into the record.

Citizen Comments

Ms. Tina Paden distributed a packet of photos taken showing the traffic congestion that already exists on University Place and the unrealistic location of the proposed “I” delivery area proposed for this project. She noted that the congestion will double over the problem that 1880 Oak will cause as well. She pointed out there are already existing problems with deliveries to the almost vacant office buildings that exist there now. She feels the traffic study presented is not accurate and will be much worse than what is portrayed. She commented on this building offering rental units and who will be able to afford them. If this building is approved, she urged the Committee to keep within 8-10 stories on Emerson Street.

Mr. Stephen Yas informed the Committee that he lives in the 1889 Maple Avenue townhouses since 1988 and was also the architect for this townhouse development. He expressed his support for this proposed project and agrees that it is in keeping with his townhouse development and the continued streetscape for Maple/Emerson intersection. This new proposed building will be a much safer building design compared to the dark office building that is existing. He noted that the main traffic congestion periods are only during Friday and Saturday nights around 9:30 p.m. when the movie theatre attracts most of its traffic and during rush hours there is a backup on Emerson. He is in favor of this proposed project.

Stamato Blamas stated that she owns two properties in Evanston and is very interested in preserving the African American heritage and significance that this site and block once stood for. She request that the P&D Committee keep this in consideration and require the developer to have some type or recognition towards that history. She read from a prepared statement.

Ald. Jean-Baptiste moved to introduce and refer back to Committee for further discussion, seconded by Ald. Rainey for discussion purposes only. Ald. Rainey suggested that staff work with the developer but argued whether it is necessary to introduce and bring back to Committee at this point. She feels much more discussion and deliberation is needed for a project of this size and suggested that this matter be held in Committee.
The vote was 5 voting in favor of the motion and 4 voting nay. The motion passed.

(P2) Ordinance 57-O-07 – Moratorium on New Building Construction in the Downtown Area for 180-days

Ald. Holmes moved to approve the moratorium and to suspend the rules this evening for adoption.

Ald. Rainey contended on suspending the rule for this moratorium; she is not comfortable as it is with having a moratorium on downtown development. The Committee asked for a list of the projects that are in the pipeline currently for the downtown area. Mr. Wolinski gave the Committee a quick rundown of projects that are in the pipeline for downtown that have had a zoning analysis are:

<table>
<thead>
<tr>
<th>Project Considered in the Pipeline</th>
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<tr>
<td>1) 49-story tower at 708 Church Street</td>
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<tr>
<td>2) The 1618 Sherman Avenue project presented this evening</td>
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<tr>
<td>3) 1-story retail building proposed for the current excavated lot in the 600 of Davis</td>
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<th>Current P.D.’s that have been approved</th>
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<tr>
<td>4) Sienna Project</td>
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<td>5) 1881 Oak</td>
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<td>6) 1890 Maple</td>
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<td>7) 1603 Orrington</td>
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<th>Projects of Interest not considered in pipeline</th>
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<tr>
<td>8) 1515 Chicago Avenue (previous Optima project proposal site)</td>
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Ald. Holmes feels strongly that the Council needs to keep the same practice in sync with other practices they have followed of the same nature in other wards and areas of town, specifically the West Side and Central Street moratoriums. She reiterated the point made that downtown actually belongs to all of Evanston and the revised downtown plan will benefit everyone. She does not see any critical effect that this moratorium will have on any immediate future development plans and it will definitely not affect any of the projects that are currently in the pipeline. Ald. Hansen asked staff if any projected permit fees for this fiscal year will be affected by this moratorium. Staff replied negative for the time frame involved.

Ald. Rainey asked if any notice has been sent out regarding this moratorium to the businesses, property owners, developers, etc. This is another reason, she will not support suspending the rules for a downtown moratorium; it effects far too many interested parties to move on so quickly. She informed the Committee that she is in favor of the moratorium, but not for suspending the rules because it is unfair to development investors and downtown property owners as well. Chair Tisdahl agreed.

Citizen Comments

Diane Lequar expressed her support for the moratorium, especially for the transitional areas of downtown. She has been to the majority of meetings held and commended the Plan Commission Downtown Plan Committee for all their hard work that they have done so far, therefore they and the consultants should be given ample consideration while working on the new downtown plan.
Travis Marlatte also supports the moratorium during the downtown planning stage and that it is necessary during the consultant’s time working with the City.

Jonathan Perman thanked Ald. Rainey for supporting to not suspend the rules this evening and agrees with her consideration of the downtown property owners and development interests.

The vote was 9-0 in favor of the motion without suspending the rules this evening.

Ald. Rainey moved approval of ordinance 51-O-07, seconded by Ald. Jean-Baptiste. The vote was 9-0 in favor of the motion. Ald. Rainey suggested that this ordinance be suspended by the rule on Council floor because of the time of year and season when this needs to be enforced immediately. The Committee members agreed.

(P4) Ordinance 50-O-07 – Amending the City Code by Enacting a New Title 9, chapter 16, “Carbon Monoxide Alarm Ordinance”
Ald. Rainey moved approval of ordinance 50-O-07, seconded by Ald. Hansen. The vote was 9-0 in favor of the motion.

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Jacqueline E. Brownlee