



**CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
CITY COUNCIL MEETING
Monday, October 9, 2017**

**Administration & Public Works (A&PW) Committee meets at 6 p.m.
Planning & Development Committee (P&D) meets at 7:15 p.m.
City Council meeting will convene at conclusion of the P&D meeting.**

ORDER OF BUSINESS

AGENDA ADDENDUM

The following addendum has been made to the City Council agenda materials for October 9, 2017,

Updated draft minutes from the September 13, 2017 Plan Commission, included in the materials for Agenda item P3, is attached.

(P3) Ordinance 103-O-17, Special Use Permit for Planned Development Located at 1450-1508 Sherman Avenue in the D4 Downtown Transition District



MEETING MINUTES

PLAN COMMISSION

Wednesday, September 13, 2017

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Jim Ford (Chair), Patrick Brown, Carol Goddard, Colby Lewis, Andrew Pigozzi, Jolene Saul

Members Absent: Simon Belisle, Terri Dubin, Peter Isaac

Associate Members Present: none

Associate Members Absent: Scott Peters

Staff Present: Meagan Jones, Neighborhood and Land Use Planner
Scott Mangum, Planning and Zoning Administrator
Johanna Leonard, Community Development Director

Presiding Member: Jim Ford, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Ford called the meeting to order at 7:07 P.M.

2. APPROVAL OF MEETING MINUTES: August 9, 2017

Commissioner Goddard made a motion to approve the minutes from August 9, 2017. Commissioner Lewis seconded the motion.

A voice vote was taken and the minutes were unanimously approved, 6-0.

3. OLD BUSINESS (Continued from August 9, 2017)

A. PLANNED DEVELOPMENT

17PLND-0052

1450-1508 Sherman Avenue

Andrew Yule, Albion Residential, is requesting approval of a Planned Development to construct a 16-story, 286-unit residential building with 9,321 square feet of ground floor commercial space and 186 parking spaces. The applicant seeks site development allowances for: number of dwelling units

(286 units proposed where a maximum of 93 units are allowed by code), building height (178 feet proposed where 105 feet is allowed by code), floor area ratio (6.78 proposed where 5.4 is allowed by code), number of parking spaces (186 spaces proposed where 409 spaces are required by code), and a ziggurat setback that is less than 40 feet at a height of 42 feet. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Ms. Pugh, of Foley & Lardner, provided a brief overview of changes to proposed development, stating public benefits and briefly providing the standards for project approval. She then reviewed the requested site development allowances and introduced the development team which included Jason Koehn and Andrew Yule of Albion Development; Paul Alessandro of Hartshorne Plunkard Architecture; Ray Hartshorne Ted Wolff of Wolff Design Landscaping and Luay Aboona of Kenig Lindgren O'Hara & Aboona, Inc. Mr. Yule provided a schematic sketch of what could be built by-right and with site development allowances and. Mr. Alessandro provided shadow study drawings, a comparison of building heights in the area and briefly touched on wind affects.

Chair Ford opened the hearing to Commissioner questions and comments which included:

- Clarification on the determination of allowable height. Ms. Jones stated that the maximum height allowed by-right in the D4 District is 105 feet. With planned development site development allowances, an additional 40 feet of height may be approved. Additionally, in the downtown districts, up to 4 stories or 40 feet of height may be excluded from the height calculation if at 75% of the floor area associated with that height is used for parking. Considering all of these factors, the allowed height may be up to 185 feet.
- Clarification of plan designs presented to staff.

Chair Ford then opened the hearing to questions from the public regarding the new information presented. The questions included the following:

- Whether the shadow study took the hotel's rooftop pool into consideration. The study generally shows buildings affected by shadows that the new development may create at various points throughout the day and year.
- If various study information is verified. Mr. Mangum stated that the project would be approved with verification of accurate study information.
- How the height was reduced and clarification on how the height is calculated. Ms. Jones restated her previous explanation of the zoning height determination. Mr. Alessandro added that the building height reduction came

from a reduction in floor to floor height. He added that the actual height of the building is 177 ft. 6 in., however, excluding the 2 floors with at least 75% parking use, the calculated height goes down to 156 feet.

- Clarification on what parking decks are available, noting that the parking deck across the Sherman Ave. is owned by the hotel.
- Whether or not the developer is aware of the new retail coming in at the Barnes & Noble site and taking that into consideration.

Chair Ford then opened the hearing up for public testimony. There were 30 members of the public who spoke either in opposition or in favor of the proposed project. Comments in opposition to the project touched on the following:

- The scale of the project changing the character of the downtown, negatively impacting traffic and infrastructure and raising leasing rates.
- The overall design of the project not properly fitting the context of this portion of the downtown
- The project not following the suggested 3 to 5 stories recommended within the Downtown Plan and failing to act as a transition to less dense areas.
- Too many site development allowances that go above what the zoning code permits.
- Concern of too much density being allowed at the site that could negatively affect traffic and the adjacent alley to the immediate west of the site.
- Concerns of inadequate parking on-site and possible effects on the surrounding neighborhoods.
- Concern for businesses that may be negatively impacted by additional construction in the area and loss of parking space during that time in addition to noise that can affect nearby businesses and residences. A request for proper monitoring or limitation of decibel levels at the site was made.
- Whether or not the project will be able to achieve the LEED certifications and engineering standards it is committing to.
- Significant comments and concerns regarding affordability of units within the site, inclusion of affordable units on-site and how that affects the affordability of Evanston and changes its demographics. A number of people representing Connections for the Homeless, Interfaith Action, NAACP and Joining Forces for Affordability spoke regarding the need for affordable housing in Evanston and encouraging inclusion of affordable units on-site with a mix of units. A statement from Joining Forces for Affordability requested, as part of the project approval, 15 to 29 on-site affordable units with additional suggestions for an alternative equivalent proposal, a negotiation between the City and the developer for a combination of on-site units and a fee, a mix of units representative of those within the building and that those units be provided at 50% to 60% of Area Median Income (AMI).

Comments in support of the project touched on the following items:

- Emphasis on taller buildings in the vicinity of the proposed project and proximity of the mixed-use building to transit stations.
- Economic development benefits from additional residents (foot traffic) visiting surrounding businesses and new retail space, including keeping one of the existing restaurants on the site.
- The recently completed TOD Parking study showing that the proposed spaces provided for the development are in line with what has been utilized in other larger development projects.
- A commitment to construct the building with no Tax Increment Finance (TIF) assistance or tax abatement incentives.
- Commitment to inclusion of art, education and sustainable benefits to the public.
- Cleaning up of environmental contamination of the site from previous uses which would likely not be done without new development.
- Building design considering existing adjacent properties.
- Changes in the area occurring that call for a variety of uses that the proposed project will likely provide.

Chair Ford then closed the public hearing and asked for final comments from the developer and staff. Mr. Yule stated that the development team is committed to working on the affordability aspect of the proposed project and will continue to work on compliance with LEED, accessibility and building codes. He also emphasized that the project is not seeking any TIF assistance or tax abatement for the project. Ms. Leonard then spoke addressing several concerns mentioned during public testimony. She stated that the current public engagement tool can add a component for the construction aspect of the project and that it is a requirement that a website be set up for approved Planned Developments which tracks the project through the construction phase of development.

The Commission then began its deliberation of the project, reviewing the standards for approval and discussing the following items:

- The height reduction being a step in the right direction but concern with the material on the upper portion of the building. Mr. Pigozzi stated that while the density and parking is not as much of a concern due to current trends, the various design aspects of the building do not relate well and that the setback does not work for the building. He emphasized that the pocket park seems diminished by the columns of the building.
- How the project relates to the Downtown Plan. Commissioner Lewis stated that the project speaks to adding vitality and walkability to the downtown area and that the transition for the area is assisted by the railroad tracks. Chair Ford stated he has concern with the density of the site and shape of the building with the zigzag setback being lost at the south end of the site where more transition is needed.

- Considerable discussion regarding the affordability of the building. There was concern expressed regarding the fee-in-lieu of on-site units being accepted and urging of an update to the Inclusionary Housing Ordinance. Various recommendations for alternatives were discussed including adding at least 15 on-site affordable units in addition to a fee-in-lieu of providing all of the affordable units on-site and providing an acceptable mix of affordable units. Recalling the earlier statement from Joining Forces for Affordability which called for an alternative equivalent proposal, a negotiation for a possible combination of on-site affordable units and fee, and a mix of studio, one and two bedroom units at 50 to 60% of Area Median Income, the Commission began to formulate a recommendation.

Commissioner Lewis made a motion to recommend approval of the planned development with conditions as recommended by staff and the added condition that Albion Residential provide an alternative equivalent proposal for complying with the Inclusionary Housing Ordinance, which proposal shall provide a minimum of 15 units, in a mix of studio, 1- and 2-bedroom units, affordable by households at 50-60% of AMI, and which shall be consistent with the Inclusionary Housing Ordinance. Commissioner Goddard seconded the motion.

A roll call vote was taken and the motion was approved, 4-2

Ayes: Brown, Goddard, Lewis, Saul.

Nays: Ford, Pigozzi.

4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT

Commissioner Lewis made a motion to adjourn the meeting. Commissioner Pigozzi seconded the motion.

A voice vote was taken and the motion was approved by voice call 6-0.

The meeting was adjourned at 10:47 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner

