SPECIAL PRESERVATION COMMISSION MEETING

EVANSTON PRESERVATION COMMISSION
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404
Tuesday, October 10, 2017
7:00 P.M.

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS

601 Davis St. (L) - Vermilion Enterprises, LLC, applicant. A Planned Development and Special Uses at 601-611 Davis Street and 1604-1610 Chicago Avenue for construction of a 33-story building with ground floor retail, a financial institution with a drive-through facility, and 318 dwelling units above, within a 27,841 square-foot zoning lot that includes the 2-story Evanston landmark building (University Building) at 601 Davis Street. The landmark building is to remain. Site Development Allowances are requested for 1) Number of dwelling units (318 where 93 allowed); 2) Floor Area Ratio (approximately 12.25 where 8.0 allowed as a site development allowance); 3) Building height (313-feet, excluding 40’ parking floors, where 220-feet allowed as a site development allowance); 4) Number of parking spaces (176, including 36 compact, where 452 required); 5) A curb cut/driveway on Davis Street, where it is not allowed (between building and ROW); 6) 5 total loading berths required (1 commercial, 1 university, 3 residential), 3 total loading berths proposed (1 existing); 7) A ziggurat setback of 29.3’ at 63’ building height along Davis Street where 40’ at 42’ building height is required; 8) A ziggurat setback of 21.6’ at 63’ building height along North property line where 25’ ziggurat setback required above 42’ along north property line (interior side yard); and 9) 6 ADA parking spaces required where 4 are proposed (revision required). 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.

The Preservation Commission’s makes advisory recommendations to the Plan Commission regarding the planned development application per City Code/Zoning Ordinance Section 6-15-11-4, and the Powers and Duties of the Preservation Ordinance Section 2-8-3(G) 13 & 15, authorizes the Commission to review applications for Planned Developments that affect the exterior of designated landmarks and to make advisory recommendations to the Plan Commission.

Action: The Commission passed a motion 7 – 0, providing a positive recommendation to the Plan Commission, with the understanding that there may be items that need further
revision, which would be reviewed when there are definitive construction drawings; with the following conditions:

1. Enclosing the space on the 5th floor of the front façade on Davis St.
2. Addressing/dealing with any ventilation impact on the University Building 2nd floor light well.
3. Providing a detailed protection plan for the University Building, including maintenance and protecting the western wall of the University Building at 601 Chicago Avenue, an Evanston landmark.
4. Provide clarification on the arrangements for the support and maintenance of the landmarked University Building; addressing the public benefit from the preservation perspective.
5. Improve the visuals, specifically, lights and translucency from the parking lot from a contextual stand point.

3. ADJOURNMENT

The meeting was adjourned at 8:37 pm on Tuesday, October 10, 2017.

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: http://www.cityofevanston.org/government/boards-commissions/preservation-commission/index.php. Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruiz@cityofevanston.org. The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.