



**Mayor's Downtown Performing Arts Task Force**  
Monday, June 15, 2015 – 7:00 PM  
Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 4802

**Members Present:** Jim Coriossi,  
Allyson Brown-Leber,  
Jeanie Petrick,  
John Engman,  
Judy Kemp (via teleconference),  
Michael Johannsen,  
Penny Rotheiser

**Members Absent:** Michael Corr  
Paul Fitzpatrick  
Jennifer Lasik

**Staff Present:** Paul Zalmezak, Acting Economic Development Manager

**Guests:** Zeb McLaurin, McLaurin Development Partners  
Timothy Poell, SOM Architects  
Christopher Sprague, Schuler Shook Theatre Planners  
Annie Coakley, Executive Director Downtown Evanston, Inc.  
Bill Smith, Evanston Now

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**AGENDA**

**1. Presentation by McLaurin Development Partners and SOM Architects**

Mr. McLaurin introduced concept of 2<sup>nd</sup> Baptist Church as sponsor of the development with active discussions ongoing with potential theater operators, office developers, and residential developers. Additional team includes architects Skidmore Owings & Merrill, and attorney Drinker Biddle & Reath, LLP

Mr. Poell, design director in SOM's Chicago Office reviewed SOM's projects similar in nature to the Evanston proposal located in Chicago, New York, and Dallas. He also presented the slide deck ([Downtown Performing Arts Center Presentation](#))

Upon completion of presentation, Mr. Poell opened the floor for questions.

Ms. Rotheiser asked for clarification on vertical transportation (e.g. elevators, escalators) and expressed concern about long lines that may form to get into theater. Ms. Rotheiser also asked about the size of the pre-function space. Mr. Poell responded that exact measurements not determined but would be designed to be suitable for galas, meetings, etc. Rooftop space also will serve as gathering space. Vertical transportation combination of elevators and ramp system (see plan)

Mr. Engman asked about location of production, office, and support spaces. Mr. Poell referred to the plan and pointed out the area beneath the theater on level 2 and above on level 5 including rehearsal / cat walk, etc. The total square footage, including support space, is an estimated 50,000 sq. ft.

Ms. Petrick suggested the west facing offers advantage of promotion of events and the theater itself to CTA riders.

Ms. Petrick asked about building height and usage of the vertical component of the building. Mr. McLaurin referred to the plan (27 stories) and suggested the use is undetermined. Mr. McLaurin also reiterated that the plan presented is conceptual and the shape and height of the vertical element of the (i.e. the mid-rise portion) will likely change based on the end use.

Mr. Johannsen asked Mr. Poell to summarize the loading plan. Mr. Poell referred to the plan and identified the loading access points.

Several members of the taskforce asked if there is a way to include a third theater space within the building, perhaps in the lower level / parking. Specifically suggested a black box theater with an estimated 100 seats. Ms. Petrick suggested locating the office/support uses in adjacent buildings downtown to free up more space for theater use. Mr. Poell and Mr. McLaurin agreed to research this.

Mr. Johannsen asked how much the theater component of the proposed concept would cost. Mr. McLaurin reported he did not have exact figures but estimated, based on experience that the components of the plan below the vertical component would cost in the range of \$50 to \$75 million (i.e. underground parking, retail uses, and theater)

Ms. Kemp requested a copy of the financial model. Mr. McLaurin reported a financial model does not exist at this time as this is conceptual and agreed to work with the Task Force and potential tenants to define the program and build the model.

Mr. Engman asked about project timing. Mr. McLaurin said it is undetermined a condition of the Task Force process, anchor tenant, public/private financing process, etc.

Ms. Brown-Leber recommended a focus on energy efficiency. Mr. Poell agreed as it is important to his firm, SOM. Mr. McLaurin agreed and reiterated 2<sup>nd</sup> Baptist church's desire to provide a project that supports their social mission.

Taskforce agreed to schedule a meeting week of June 22<sup>nd</sup>.

Meeting Adjourned at 8PM.

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