



MEETING MINUTES

PLAN COMMISSION

Wednesday, August 9, 2017

7:00 P.M.

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

Members Present: Jim Ford (Chair), Simon Belisle, Patrick Brown, Terri Dubin, Carol Goddard, Colby Lewis, Andrew Pigozzi

Members Absent: Peter Isaac, Jolene Saul

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 7:01 P.M.

2. APPROVAL OF MEETING MINUTES: July 12, 2017

Commissioner Goddard made a motion to approve the minutes from July 12, 2017.
Commissioner Dubin seconded the motion.

A voice vote was taken and the minutes were unanimously approved, 7-0.

3. NEW BUSINESS

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, 287-unit residential building with 9,616 square feet of ground floor commercial space and 182 parking spaces. The applicant seeks site development allowances for: number of dwelling units (287 units proposed where a maximum of 93 units are allowed by code), building height (192 feet proposed where 105 feet is allowed by code), floor area ratio (6.9 proposed where 5.4 is allowed by code), number of parking spaces (182 spaces proposed where 389 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. Jones provided a brief presentation, providing an overview of the proposed development, stating public benefits and briefly providing the standards for project approval. Donna Pugh, of Foley & Lardner, reviewed the request site development allowances and introduced the development team which included Jason Koehn and Andrew Yule of Albion Development; Paul Alessandro and Ray Hartshorne of Hartshorne Plunkard Architecture; Ted Wolff of Wolff Design Landscaping and Luay Aboona of Kenig Lindgren O'Hara & Aboona, Inc..

Mr. Koehn gave an overview of Albion Development then Mr. Yule, Mr. Alessandro, Mr. Wolff and Mr. Aboona provided project details regarding site plans, floor plans, and landscaping, explaining revisions made from the initial designs of the project to what is currently being presented. Mr. Yule explained the addition of two affordable units on-site and provided information on the public benefits proposed to be provided as a part of the project. He also stated that representatives from both Tommy Nevins Pub and Prairie Moon were present to speak in support of the project then provided information on a study conducted by SB Friedman regarding school age children expected to be onsite once the project is complete.

Chair Ford stated that a request for a continuance had been submitted from a resident within 1,000 feet of the subject property. The Commission granted the continuance with the hearing being continued to the September 13, 2017 Plan Commission meeting after additional public comment was received. He then opened the hearing to Commissioner questions and comments which included:

- Location of dedicated retail parking. Mr. Yule stated that there would be 14 dedicated parking spaces for the retail space, likely to be for employees. He also stated that the restaurant tenant would be required to have a valet service.

- Showing a demand for studio units. Mr. Yule explained that there are a number of factors contributing to the demand including: mortgage standards being higher, millennials demanding fewer bedrooms and empty nesters looking to downsize. He stated that the target audience is for millennials first and empty nesters second who are looking to be in an urban environment.
- Projected leasing rates. Mr. Yule stated that proposed rates would depend on the market but be in the range of \$1500 for studio to 3 bedrooms depending on location within the building. Would like to keep a \$50,000 salary range for the building
- Inclusion of Leed 55 bird migration measures within the building design.
- Consideration of other building massing options. Mr. Alessandro stated that this was done and various considerations such as shadow effects, bird migration patterns, height and other items were looked at.
- Traffic pattern concerns. Mr. Yule reiterated that parking access would be off of the alley behind the building which is proposed to exit north of the site onto Grove Street. Mr. Aboona shared that the intersections near the site were analyzed and that it is expected that not every resident will have a vehicle and that those who do have vehicles would not all drive. Additional discussion occurred regarding traffic within and coming out of the alley.
- Why the developer decided to pay a fee-in-lieu instead of providing onsite affordable units. Financially the project would not work by adding all of the affordable units on-site.
- Additional information on the proposed partnership with Evanston Township High School.
- Clarification on required remediation of the site. Mr. Yule stated that there were a number of former uses that contributed to site contamination. The southeast corner of the site is most contaminated. Both a phase I and phase II were done and additional work will be done to remove contamination from site and put down a vapor barrier over the property to make sure contamination does not affect future uses.
- How construction will mitigate railroad noise. A triple glazed system will be used to mitigate noise, vibration not anticipated within the structural system.

Chair Ford then opened the hearing to questions from members of the public. A total of 11 people asked questions which included:

- What the vision is for the type of tenant that will be leasing in the building. Mr. Koehn stated that the description is largely anecdotal but geared to young professionals, cannot be precisely defined and that units of a similar size are occupied in similar buildings in Evanston.

- Clarification on how the figure of 14 school age children was calculated. Based on an S.B. Friedman study which looked at census tracts, building unit mix and comparison communities.
- Discussions of providing additional affordable units on site and the costs associated.
- Clarification on bird migration impact and how impacts will be mitigated.
- How the proposed amenities and benefits will be enforced or monitored. Mr. Mangum stated that the ordinance approving the project will have conditions placed which put stipulations on timing of the public benefits being in place and make them mandatory requirements.
- Parking concerns and whether there will be an additional charge for residents to have a parking space. Staff provided information on the TOD Parking Study that was drafted and speaks to car ownership and parking use. Mr. Yule mentioned that valet would be handled through a partnership with the owners of nearby garages at the Holiday Inn Express or nearby City garages.
- If studies had been conducted on wind tunnel effect from the project. Mr. Alessandro explained that the podium design mitigates the effects wind may have on the street level below.
- What commercial tenants are intended for the ground floor space. Tommy Nevins and Prairie Moon representatives spoke in support of the project. Rohit Sahajpal of Tommy Nevins Pub stated that the owners of the restaurant and site voluntarily put their property up for sale due to decreased revenues and site remediation costs. Robert Strom of Prairie Moon believes the project is a good opportunity to update the restaurant.
- Clarification on the building setback and sidewalk width. With a zero building setback on Sherman the clear sidewalk width is approximately 9 feet 6 inches wide.
- Could the project be done meeting the zoning standards.

Chair Ford then opened up the public hearing to public testimony. Five members of the public spoke with others deciding to hold their testimony to the continued meeting. The public testimony consisted of the following comments:

- Appreciation of the building design but wanting more on-site affordable units to be included and consideration of possible residents.
- Requiring wind study, bird migration study and solar study as requested by similar project in Oak Park.
- Possible ways to adjust the building design to address development allowances and other zoning concerns in addition to obtaining more public benefits.
- Appreciation of working with the existing restaurants and creativity of some public

- benefits such as working with ETHS.
- Concern of following the 2009 Downtown Plan

Chair Ford mentioned that those who chose to hold their testimony would remain under oath and be able to speak at the next regularly scheduled Plan Commission meeting.

Chair Ford made a motion to continue the item to September 13, 2017 at 7:00 PM in Council Chambers. A voice vote was taken and the motion was approved unanimously, 7-0.

4. PUBLIC COMMENT

Ms. Jones stated that there will be a joint Plan Commission and Zoning Board of Appeals meeting on August 30, 2017 to review a request for rezoning and a special use for a proposed restaurant on Simpson Street. Additionally an item for discussion, possible changes to the C1a Zoning District, will be brought before the Plan Commission following that meeting.

A brief discussion followed regarding the intent of requesting a continuance of agenda items and format for the public hearing at future meetings.

One member of the public inquired about the request for a wind study. A brief discussion followed with the Commission deciding that it would not expressly require the study but wanted to make sure that the concerns from the public were reiterated to the developer.

5. ADJOURNMENT

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

A voice vote was taken and the motion was approved by voice call 7-0. The meeting was adjourned at 9:25 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department