



Date: August 2, 2007
To: Plan Commission Chair and Members
From: Departments of Community Development and Public Works
Re: Staff Report, Proposed Planned Development at 708 Church (ZPC 07-04 PD&M)

PROJECT & APPLICATION DESCRIPTION

An application for map amendment and planned development (special use) by 700 Church Street, LLC, the contract purchaser of the subject property commonly known as 708 Church Street (the "Subject Property"). The Subject Property is located near the geographic center of Downtown Evanston. It is within the D2 zoning district (Downtown Retail Core) and is bounded by Church Street to the north, Orrington Avenue to the east, Sherman Avenue to the west and the historic Hahn building immediately to the south. It shares the same triangle of land with the 3-story retail/office Hahn building at 1608 Sherman, the 5-story Fountain Square Office Building at 1600 Orrington, and with the Fountain Square public plaza itself.

The applicant proposes to demolish the existing 2-story Nash Building at 708 Maple, and develop a mixed-use building that would include residential, retail, and office uses with structured accessory parking. **Approximate** characteristics regarding use and scale are given below.

218 dwelling units 234 parking spaces 28,650 square feet of retail and office space 457,752 square feet of defined floor area floor area ratio (FAR) of 15.7 building height of 523 feet

As part of the application under consideration, the applicant primarily requests:

1. A **zoning map amendment** to re-designate the property at 708 Church St **from the D2** (Downtown Retail Core) zoning district **to the D3** (Downtown Core Development) district.
2. A **special use permit for Planned Development** designation, and
3. Approval from the City Council to **exceed the D3 zoning district planned development allowances for building height** (not to exceed 523 feet), and for **floor area ratio** (not to exceed 18.10).

Refer to Attachment A for the full public notice. Attachment B contains minutes from the Site Plan and Appearance Review Committee meetings for this project.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. ZONING ORDINANCE

The following table analyzes the proposal against the as-of-right and planned development allowances for the D3 Downtown district.

Reg / District	Height	Dwelling Units/ Lot Area	Floor Area Ratio (FAR)	Yards	Parking/Loading	Uses: Permitted/ Special
Proposed Project	484 feet (523 feet actual height, less 39' exception for levels devoted to accessory parking)	218 units 29,024 square feet	FAR = 15.77	Front yard: 0' (Church St) East Side Yard: 0' (Orrington) West Side Yard: 0' (Sherman) Rear Yard: NA Interior Side Yard: 0'	234 Parking Spaces 2 long loading berths provided	Retail and multiple-family dwellings are permitted uses; Planned Developments are special uses
D3 Regulations	85 feet maximum height, after subtracting exception for ht of parking floors.	96 units maximum. 5,000 square feet minimum.	Max FAR = 4.50 for buildings and 8.21 for parking structures	Front yard: 0' Street Side Yard: 0' Rear Yard: Abutting non-Residential: 0' Interior Side Yard: 0'	396 required spaces 5 required loading docks	Retail and multiple-family dwellings are permitted uses; Planned Developments are special uses
D3 Development Allowances	85 feet (towers may be erected up to 220 feet, if they meet certain conditions)		3.5 Additional			

NOTE: The Zoning Ordinance is contained in Title 6 of the City Code, which is available online at <http://www.cityofevanston.org/global/code.shtml>

2. 2000 COMPREHENSIVE GENERAL PLAN

An evaluation of the proposal as it relates to Comprehensive Plan goals is as follows:

I. LAND USE

- ✓ Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston (Ch.2).
 - ✓ Evanston's housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price (Ch.3).
 - ✓ Evanston should maintain a diverse range of business and commercial areas, all of which will be viable locations for business activity (Ch.4).
 - ✓ Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity (Ch. 5).
- n/a** The growth and evolution of Evanston's institutions should be supported so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods.

II. PUBLIC FACILITIES

- n/a The City of Evanston's public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents. (Ch. 7)
- n/a City parks and recreation areas should be of the highest quality in order to meet residents' various recreation and leisure interests (Ch. 8)
- ✓ Utility systems in Evanston should provide reliable, quality service and support future development throughout Evanston (Ch. 9).
 - **See Public Works Department comments below regarding utility systems.**

III. CIRCULATION

- ✓ Evanston's streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area (Ch. 10).
 - **See Public Works Department comments below regarding traffic, parking, roadways, and signage.**
- ✓ Evanston's parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston's neighborhoods and business districts (Ch. 11).
 - **The Zoning Ordinance requires 396 parking spaces, whereas 234 are provided. However, the site is within ¼ mile of three transit systems (CTA, Metra, Pace), which meets the guidelines for transit-oriented development.**
- n/a Transportation providers should offer safe, convenient, affordable, and easily accessible transit alternatives to the automobile (Ch. 12).
- ✓ The safety and convenience of pedestrians and bicyclists should be a priority (Ch. 12).

IV. COMMUNITY ENVIRONMENT

- ✓ Buildings and landscaping should be of attractive, interesting and compatible design (Ch.13).
 - **See Community Development Department comments below regarding Design Guidelines for Planned Developments.**
- n/a The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents (Ch. 14).
 - **The proposed design considers the adjacent landmark Hahn building.**
- ✓ The creation of art and arts activities should be recognized and promoted as a vital component of the local economy (Ch. 15).
 - **The developer will work with the city to provide public art if and when appropriate.**
- ✓ Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment (Ch. 16).
 - **The project will be developed as LEED certified.**

Note: The 2000 Comprehensive General Plan is available online at:
http://www.cityofevanston.org/departments/communitydevelopment/planning/comp_plan.shtml

3. 2006 DESIGN GUIDELINES FOR PLANNED DEVELOPMENTS

Please refer to tab 17 in the planned development application for the applicant's evaluation of the proposal as it relates to the Design Guidelines for Planned Developments.

I. GUIDELINES FOR BUILDING DESIGN AND EXTERIOR APPEARANCE

X A. New Construction / Additions to Existing Buildings

✓ Mass

Strictly considering the volume of space contained, this proposal is not unique – there are several existing developments that enclose more space (e.g. The Optima projects, Sherman Plaza, etc.) Considering its overall size, however, the massing of the structure has been handled so as to be sensitive to the street level and the architectural context. The prime bulk of the residential tower is set back (approx. 30') from the sidewalk and street, and much of it will not impact the street-level experience.

✓ Scale and Context

- **Tower** – the residential tower will be unique in its height compared to all other buildings in Evanston. If built, the tower will create a permanent iconic presence in the Evanston skyline.
- **Retail/Office base** – the base of the building, while somewhat larger in height than its neighbors, will reinforce the existing streetscape wall and will support the pedestrian experience as it will provide greater visual permeability, sidewalk furniture and street trees, and other amenities.
- **Height and floor area ratio exceed development allowances in the D3 Downtown District. See comments above regarding massing.**
- **See Public Works Department comments regarding streetscape.**
- **Continuity of ground floor retail/services will be provided.**

✓ Exterior Building Materials

✓ Roofs

✓ Architectural Features

✓ Security and Exterior Lighting

- **See Public Works Department Comments regarding street lighting.**

✓ Loading Docks and Refuse Collection Areas

- **The Zoning Ordinance requires 5 loading berths, whereas 2 long berths are provided.**

✓ Utilities, Mechanical Equipment, and Stormwater

- **See Public Works Department comments below regarding utility systems.**

n/a Wireless Communication Antennas

✓ B. Parking Structures

✓ C. Ground Floor Uses

✓ Retail/Services

n/a Sidewalk Cafes

n/a Offices

✓ D. Signage

X E. Adaptive Reuse of Buildings

- **N/A – new construction**

✓ F. Green / LEED Buildings

- **The project will be developed as LEED certified.**

II. GUIDELINES FOR SITE PLANNING

- ✓ A. Landscaping
- n/a B. Requirements for Parking Lots
- ✓ C. Circulation
- ✓ D. Public Art
 - **Potential for public art at street level.**
 - **The edifice itself, being iconic by its placement and height, could potentially be considered public art.**

LEGEND: ✓ Meets Guideline X Does Not Meet Guideline n/a Does Not Apply

*NOTE: The 2006 Design Guidelines for Planned Developments are available online at:
<http://www.cityofevanston.org/plancommission>*

PUBLIC WORKS DEPARTMENT COMMENTS

The Public Works Department has completed a review of the Planned Development Application dated June 29, 2007 for the Fountain Square Development project and we offer the following comments:

1. Water & Sewer

The size of the proposed water and sewer services are not provided. This information is required to determine which water and sewer mains these services will be directed to. For example, the Lower Level Plan (A100) indicates that the proposed mechanical room will be along Sherman Avenue. Sherman Avenue is served by a 6-inch diameter water main whereas both Church Street and Orrington Avenue have 12-inch water mains. Depending on the size of the water service needed for the development, connecting to the 6-inch water main on Sherman may not be an option. Also, we anticipate that based on the size of the new sewer service, it will need to discharge to the 84-inch diameter MWRD sewer on Orrington Avenue instead of the 15-inch combined sewer on Sherman Avenue.

The applicant needs to be aware that the MWRD plans to rehabilitate their 84-inch diameter sewer on Orrington Avenue in 2009 (probably between January and March 2009). As part of this project, one of their major work sites is on Orrington Avenue just south of Church Street, adjacent to the proposed development site. The MWRD will need to stage on Orrington Avenue taking the parking spaces and all but the eastern-most northbound traffic lane on Orrington Avenue to complete the work.

The water meter and RPZ on the fire line must be within 2 feet of where the water service enters the building.

The applicant needs to submit calculations in support of the proposed storm water detention vault. It is unclear if a credit will be sought for the proposed permeable green areas on the sixth floor roof.

Any plans to re-configure Fountain Square should consider the potential need to re-route the City's 15-inch combined sewer on Sherman Avenue that is located under the fountain area.

2. Street and Sidewalks

The plans do not indicate where existing water and sewer services are to be disconnected. This information is required to determine the extent of the required pavement restoration. Public Works reserves the right to require additional paving (than what is depicted in the PD application) to cover the impacts of utility service cuts in the public way.

It appears there is a reduction in the number of trees in the sidewalk. The proposed removal, replacement and spacing of trees in the public way should be reviewed and approved by the City Arborist.

The plans do not include a proposed street lighting plan. There is currently Tallmadge and Davit lighting in the public way adjacent to the development site.

It is recommended that city-standard bike racks be installed at locations to be identified in coordination with the City's traffic engineer and the ongoing development of the City's downtown bike rack plan.

The curbing on Church Street should be removed and replaced with the streetscape work as proposed for both Sherman and Orrington Avenue.

The sidewalk pavers should be carried across the proposed driveway on Orrington Avenue with an 8-inch concrete base.

With the elimination of the driveway on Sherman Avenue, the sidewalk and curbing must be restored to original grade.

A streetscape plan should be submitted that provides elevations (back of sidewalk, top of curb, gutter, etc.), sidewalk cross-slopes, sidewalk cross sections every 25-feet as well as proposed location and specifications for street lighting, planters, trees, signs, traffic signals, parking meters, bike racks, ADA-ramps, etc. The streetscape plan should be in conformance with the downtown streetscape design for the special service district and/or as modified with City approval.

No civil plans have been provided for Option B.

3. Traffic and Parking

It appears that there will be a net reduction in on-street metered parking of 6 spaces (9 eliminated on Orrington Avenue with 3 additional provided on Sherman Avenue). A reimbursement cost for the lost revenue associated with the space reduction will be calculated by Parking Systems.

Five total loading berths are required as per the zoning analysis and two will be provided on site. Therefore, when the two loading berths are occupied, other service trucks will need to use curb space or may double park. Trucks will need to back in to the proposed two loading berths and will do so in the immediate vicinity of the exit ramp from the parking garage on the east side of Orrington Avenue. It is recommended that flaggers be required for all truck deliveries and pick-ups using these berths.

The applicant should provide turn template diagrams demonstrating that trucks can safely access the proposed loading berths.

The City is in the process of hiring a consultant to update its Downtown Traffic Model to (2007) existing conditions and to forecast future conditions based on approved development projects. A model run will also be prepared to include the 708 Church Street development to assess its traffic impacts. The work is expected to be completed by early October.

4. Streets & Sanitation

Trash must be stored and covered for pick up within the development and not on the public way.

FOR FURTHER CONSIDERATION

Staff recommends that the Plan Commission consider the following staff observations when evaluating the proposed redevelopment for this site:

- a. The height of the structure should be further examined in light of data provided by a shadow study. A wind study would be recommended as well.
- b. The ability of fire fighting equipment (pumps especially) to reach the upper portions of the tower is a significant concern of the Fire Department staff.
- c. Fire Department staff recommend that the developer consider the integration of a firefighter service elevator – details can be sent by the Fire Department.

If it acts favorably, the Plan Commission may wish to consider the following conditions on the requested variation:

- a. Development and use of the subject property shall be in substantial compliance with all applicable legislation, with the testimony and representations of the applicant, and with the approved plans and documents on file in this case.

Attachment A. Public Notice

Attachment B. Site Plan and Appearance Review Committee Minute

ATTACHMENT A. PUBLIC NOTICE

The Evanston Review Publication Date: July 19, 2007

OFFICIAL NOTICE – CITY OF EVANSTON

The Evanston Plan Commission will conduct a public hearing in the City Council Chambers, 2nd floor, Civic Center, 2100 Ridge Avenue, Evanston, Illinois, at 7:00 PM., on August 8, 2007 when they will consider the following matter:

ZPC 07-04 PD&M 708 Church Street

An application by 700 Church Street, LLC, the contract purchaser of the subject property commonly known as 708 Church Street (the "Subject Property"), for a Planned Development and a Map Amendment. The Subject Property is located in the D2 Downtown Retail Core Zoning District. The applicant requests that the City grant a planned development as a form of special use permit including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow redevelopment of the Subject Property with a mixed use multi-family residential, retail, and office building that will contain accessory parking. In addition, the applicant requests that subject property be rezoned from the D2 Downtown Retail Core District to the D3 Downtown Core Development District.

The Subject Property commonly known as 708 Church Street bears the following Permanent Identification Number (PIN) for real estate purposes: **11-18-305-005-0000**. The property is legally described as follows:

LOTS 1, 2, 3, 4, 12, 13, 14 AND 15 IN RESUBDIVISION OF BLOCK 28 IN VILLAGE OF EVANSTON IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The applicant proposes to construct a new building with multi-family residential, retail, and office uses at 708 Church Street with the following characteristics:

- a) Approximately 218 dwelling units;
- b) Approximately 28,650 square feet of retail/office space;
- c) A defined floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 457,752 square feet, resulting in a floor area ratio of about 15.77;
- d) A maximum building height of approximately 523' to the top of the roof of the building; and
- e) Approximately 234 parking spaces.

The applicant is requesting special use and map amendment approval, development allowances, exceptions to development allowances, and other relief that may be necessary for the following regulatory concerns:

1. The applicant requests grant of a special use as authorized by §6-11-4-3 for a planned development.
2. §6-11-1-10 (D) establishes the mandatory planned development thresholds for a project located in the D3 Downtown Core Development District. The proposed project at 708 Church Street includes the development of 218 dwelling units with an approximate gross floor area of 626,033. These characteristics trigger a mandatory planned development request to obtain approval for the proposed project.
3. §6-11-4-8 establishes the maximum building height for structures in the D3 district as 85', with up to an additional 40' allowed for levels devoted to accessory parking. The applicant requests an exception to a site development allowance under §6-11-1-10 (C) 1 for building height. The proposed actual building height to the top of roof is 523', with a regulatory building height of 484' (excluding 39' for levels devoted to accessory parking).
4. §6-11-1-4 establishes ziggurat setbacks for properties within downtown zoning districts abutting certain streets. The applicant requests a site development allowance under §6-3-6-5 (C) from the required 40' ziggurat setback from the Church Street, Sherman Avenue, and Orrington Avenue lot lines for the portion of the building greater than 42' in height.

5. §6-11-4-4 establishes a minimum lot size of 300 square feet per dwelling unit in the D3 district. The subject property is approximately 29,024 square feet in size, yielding a maximum of 96 dwellings units. The applicant requests a site development allowance under §6-3-6-5 (E) to allow 218 dwelling units on the subject property.
6. §6-11-4-6 establishes the maximum floor area ratio as 4.5 in the D3 District. The applicant requests an exception to a site development allowance under §6-11-1-10 (C) 2 to allow a floor area ratio of approximately 15.77 (excluding areas dedicated to parking, loading, and mechanical equipment).
7. Table 16-B in §6-16-3-5 establishes the minimum off-street parking spaces for principal structures. The proposed project (assuming non-residential uses as retail and a residential unit mix of 70 1-bedroom units, 94 2-bedroom units, and 54 3-bedroom units) requires a total of 396 off-street parking spaces. The applicant requests a site development allowance under §6-3-6-5 (D) to allow the provision of a total of 234 off-street parking spaces.
8. §6-16-4 establishes the minimum number of off-street loading berths for principal structures. The proposed project requires three short loading berths for the residential uses and two long loading berths for the retail/office uses (assuming all such uses as retail uses). The applicant requests a site development allowance under §6-3-6-5 (D) to provide a total of two long loading berths on the subject property.

The Zoning Ordinance contains the following relevant sections including sections for which the applicant may seek development allowances and exceptions to development allowances within the planned development special use permit.

§6-11-1-10 contains the allowances, requirements, procedures, and standards for planned developments in Downtown zoning districts, including the D3 Downtown Core Development District.

§6-11-4 contains the requirements, standards, and limitations within the D3 Downtown Core Development District.

§6-16 contains the requirements and standards for off-street parking and loading facilities.

§6-3-4 contains the requirements, procedures, and standards for amendments to the Zoning Ordinance, including the rights of the applicant and neighboring land users.

§6-3-6 contains the requirements, procedures, and standards for planned developments, including the rights of the applicant and neighboring land users.

The public hearing may be continued to a further date, time and place without the delivery of an additional notice such as this one.

For information, contact the Department of Community Development, Zoning Division at 847/ 866-2930 (phone), 847/448-8120 (fax), or zoning@cityofevanston.org (e-mail). Persons needing mobility or communications access call Facilities Management 847/866-2916 (voice) or 847/328-4080 (TDD).

Have the list of

The City's website at <http://www.cityofevanston.org> provides access to the entire City Code, including the Zoning Ordinance. Join the ZONING_INFORMATION electronic bulletin board from the City's home page: click on the following: SIGN UP FOR E-MAIL NEWS; E-MAIL MAILING LISTS – Enter your name and email address and select ZONING_INFORMATION; Click on SUBSCRIBE

ATTACHMENT B. SITE PLAN AND APPEARANCE REVIEW COMMITTEE MINUTES

APPROVED

May 9, 2007

SPAARC 708 Church Street Concept

Construct a forty nine story residential and commercial mixed use building

PROJECT PRESENTED BY:

Justin Pelej Focus Development

Tim Anderson “ “

George Halik Architect, Booth Hansen

Todd Stevens “ “

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Pelej introduced his colleagues and presented renderings and plans for the proposed building. The following was discussed:

- Survey of property
- Ground floor plan
- Current building elevations
- Photos of surrounding properties
- Rendering of 49-story building
- Site is at the northern portion of the block that houses the Nash building
- They do not intend to change the Hahn Building
- They envision/suggested to the City enlarging and redevelop Fountain Square, (if Fountain Square building ever comes down) making it a city gathering place
- Building proposed is 29,000 sq. ft.
- 218 condo units proposed
- The required # of units will be readily adaptable to ADA requirements
- Parking:
 - 234 parking spaces
 - Required ADA accessible spaces will be provided
 - Parking on 1st, 2nd and 3rd floors
 - Entrance ramp to parking off Orrington
 - Propose to lose 8 street parking spaces
 - Underground parking was considered but not feasible
 - Working on day and night masking of parking lights
 - Propose opaque/translucent backlit glass
 - Cars will not be visible from outside the building
 - Using Sherman Plaza as a model for amount of parking spaces to be provided: there is 1 unit unsold and there are 3 extra parking spaces for sale
- Loading dock also off Orrington; trucks will back in (28' and 27' column center lines)
- Plan takes up 120' area along Orrington
- 55' for loading and drive aisle
- Curb cuts: propose a short loading curb cut on Orrington only
- Tower is set back 37.5' from property line on north, west and east sides; just under 20' from south side, to have the least amount of impact on pedestrian traffic
- Tower: 10,000 sq. ft.
- Total height: 523' (top of top floor)
- Materials:
 - Lower part: glass and aluminum
 - Base: c-stone or pre-cast stone aggregate (to tie in with other stone buildings)
 - Structure is slab system concrete; core is concrete
- Ms. Eckersberg asked them whether they've considered migratory bird problem with the building being so much glass: they will consider
- Mechanicals: not yet planned
- Width of sidewalk: maintaining current width

- Doors to street: swing out but are back from property line: do not swing into public way
- Mr. Barnes suggested they check ADA requirements for access to retail stores
- Traffic study: final report is in process
- Utility infrastructure: met with Public Works; their Civil Engineer is working with City
- Mr. Nagar gave the Public Works Guidelines and Regulations to architect, George Halik, AIA principal
- Retail store design: maximizing glass: approximately 60' on Orrington and 40' on Sherman
- 90% glass on front of stores
- Access to 2nd level retail/offices on Orrington on edge of retail area
 - Possible common elevator/corridor
 - May be multi-tenant
- Wind tunnel issue to be addressed: Mr. Barnes recommended a push plate door system
- Configuration of condominiums:
 - 800 sq. ft. 1 bedrooms to 3,500 sq. ft. penthouses
 - Smaller units on first 21 floors; 7 per floor
 - Larger units on upper 12 floors; 2 per floor
- Shadow study: in process
- Zoning analysis: complete. The following are variances (hence they classified as are a Planned Development):
 - 45' height allowed; 523' proposed
 - F.A.R.: 3 allowed; 17 proposed
 - Loading and parking requirements not being met
 - 60 units allowed per lot size; 217 proposed
- Inclusionary Housing Policy: have not decided which option to take (cash or units)
- Public benefits to city:
 - Leed certified (at some level)
 - Hope to do Fountain Square redevelopment to be used by the public for concerts, art fairs, etc. and a restaurant off the square
- Public Comment:
 - Great concern for wind in the immediate area; would Fountain Square be too windy for proposed activities? Wind study is in process.
 - Why should this building be the highest point in town? Who determined that this is the center of the city? Buildings usually are smaller as they move away from the center.
 - Parking for commercial users, staff and customers; replacing retail with retail
 - 3 one way streets abutting property could cause a traffic problem; traffic study in process
 - Parking for owners of units with bicycles? Using Sherman Plaza as model, provided 1.5 per unit with direct access to street off freight elevator, would be similar

ACTION:

Discussion only. No action taken on concepts.

APPROVED

June 6, 2007

SPAARC 708 Church Pre-Application Conference

Construct a forty nine story residential and commercial mixed used building

PROJECT PRESENTED BY:

Justin Pelej Focus Development
 George Halik Architect, Booth Hansen
 Steve Friedland Attorney
 Jim Klutznick Developer, Klutznick-Fisher
 Todd Stevens Booth Hansens

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Pelej addressed the questions asked by the Committee at the May 9th, 2007 meeting at which he presented the development concept. Mr. Halik presented a model and elevation of the proposed building. The following was discussed:

- Questions addressed by Mr. Pelej:

- Parking: number of parking spaces lost on Orrington; if Fountain Square proposal goes through, 9 parking spaces will be lost
 - Shadow study: was performed, will provide more detail as requested; long thin shadow, always moving
 - Wind study: to be pursued further
 - Loading berth: propose 2 long berths enclosed in building; would need variance; once stores are initially opened, all deliveries are at front of stores
 - Affordable housing: will look further into both options, but will probably lean towards paying the fee, rather than having the units in the building
 - LEED Commitment: they are planning to attain the minimum certification; may use the following green technologies:
 - Green roof
 - Storm water capture
 - Wind turbine generated power
 - Retail parking: Mr. Burke has provided the data needed to do further evaluation; proposed retail base would require less parking; area municipal garages have the capacity for the retail parking
 - Residential parking: 1.1 car spaces per unit; 1.5 bike spaces per unit
 - Migration Bird Path addressed by Mr. Halik:
 - “Chicago Lights-Out Program” requires residents to close blinds at 11:00 during the season when birds migrate;
 - Certain types of glass work better than others (mirror reflective is worst)
 - A little variation (for example, spandrel) would make the building more visible to birds
 - They will continue to research the subject
- Mr. Halik presented a model of the building and surrounding area (had not been presented prior to this meeting)
 - Mr. Halik stated that they propose that the tax funds that come from the building could be used to renovate Fountain Square
 - No change in any of the plans
 - Two stories retail, 3 stories enclosed parking
 - Green roof
 - Base is about as tall as Marshall Fields building
 - Half of 2nd floor could be retail
 - No curb cuts on Sherman or Church
 - Restoring a couple of spaces on Sherman
 - Fire exit on north side of Hahn building
 - Easement was granted by 708 Church to Hahn Building for emergency egress only
 - Mr. Ruiz asked how the garages would look from outside: Mr. Halik replied that it will glow and be lively and light glass, but you will not be able to see through it. Perhaps a light box will be used.
 - Mr. Halik stated that the first two stories will be stone to align with the Hahn Building
 - Mr. Ruiz asked Mr. Halik to revisit the height issue: Mr. Halik stated that this is the place to put a tall building in Evanston. He moved the building on the model to different places, illustrating that if it were on the south end of the Fountain Square block, there would be too many tall buildings clustered together. He moved it to different places on the model, illustrating that this is the best location, stating that he believes this is the spiritual center of the City.
 - Mr. Hallen commented that it does not create canyons at this location, nor is it in a transition zone
 - Mr. Barnes asked that they consider the disabled issues so they do not repeat the same issues that occurred with the Sherman Plaza development

ACTION:

Mr. Hallen thanked them for their presentation. No action is taken on pre-application conferences.