



Planning & Development Committee

Monday, November 14, 2022 @ 6:30 PM

Virtual and Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers,
Room 2800

COMMITTEE MEMBER PRESENT:

Juan Geracaris, Councilmember, Jonathan Nieuwsma, Councilmember, Eleanor Revelle, Councilmember, Melissa Wynne, Councilmember, Devon Reid, Chair, Clare Kelly, Councilmember, and Bobby Burns, Councilmember

COMMITTEE MEMBER ABSENT:

STAFF PRESENT:

Sarah Flax, Interim Director of Community Development and Liz Williams, Planning and Zoning Manager

(I) CALL TO ORDER - COUNCILMEMBER REID

A quorum being present Councilmember Reid called the meeting to order at 7:17 p.m.

(II) APPROVAL OF MINUTES

PM1. Approval of the Minutes of the Regular Planning & Development Committee meeting of October 24, 2022

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of October 24, 2022.

Moved by Councilmember Juan Geracaris

Seconded by Councilmember Eleanor Revelle

Ayes: Councilmember Juan Geracaris, Councilmember Jonathan Nieuwsma, Councilmember Melissa Wynne, Councilmember Bobby Burns, Councilmember Eleanor Revelle, and Councilmember Devon Reid

Carried 6-0 on a recorded vote

(III) PUBLIC COMMENT

Will Flat commented of the community benefits that Underwriters Laboratories (UL) will bring by coming to Evanston.

Brian Whiting, 1st Ward, spoke in support of the signage request by UL. The recent large decrease in demand for office space due to remote work presents a challenge and Evanston is fortunate to have a potential new large tenant.

Matt Cavanagh, ARC Real Estate Group, spoke about the current struggle to lease retail space and the addition of UL as office tenant will help.

(IV) ITEMS FOR CONSIDERATION

- P1. Ordinance 111-O-22, Granting a Special Use for a Planned Development with Site Development Allowances and a Special Use Permit for a Kennel Located at 2222-2310 Oakton Street in the I2 General Industrial District and the oRD Redevelopment Overlay District

Moved by Councilmember Eleanor Revelle

Seconded by Councilmember Jonathan Nieuwsma

Ayes: Councilmember Devon Reid, Councilmember Juan Geracaris,
Councilmember Eleanor Revelle, Councilmember Melissa Wynne,
Councilmember Jonathan Nieuwsma, Councilmember Bobby Burns

Carried 6-0 on a recorded vote

Councilmember Kelly joined at 7:19 pm

- P2. Ordinance 119-O-22, Approving Zoning Relief for Underwriters Laboratories (UL) Signage at 1603 Orrington Avenue in the D3 District

Moved by Councilmember Jonathan Nieuwsma

Seconded by Councilmember Eleanor Revelle

Councilmember Nieuwsma spoke in support of bringing the internationally respected UL brand and 200 of its professional employees to downtown. He stated that UL's visiting stakeholders will also be attractive to the local economy and the proposed signs meet the appropriate design and bird friendly requirements.

Councilmember Kelly stated that Mies van der Rohe's student George Schipporeit designed the building and asked why the lit logo building signs are important to UL. Donna Pugh, a partner at the law firm Foley & Lardner, LLP 321 North Clark Street, Chicago, representing the applicant introduced Terry Brady, President and CEO of UL Research Institutes and Board Chair of UL Standards & Engagement. Mr. Brady introduced the 128-year-old company and its three new UL brands that unite their shared safety mission. The proposed location in Evanston would be the headquarters for Underwriters Laboratories Standards and Engagement ("ULSE") and UL Research Institutes ("ULRI") for their new global safety science initiative and the proposed signs identify both and support their new brand launch. UL wants Evanston residents to see and know that their safety mission work is being done locally. UL

brings together industries, academics, regulators, and consumer organizations and plans to use one floor of the building as a convening space. Councilmember Kelly reiterated her concern regarding respecting the architecture and asked what the negative impact would be of not placing the logo signs on the building. Tim Rivelli, General Counsel for ULSE and ULRI, responded that recognition is important to establish their presence and brand.

Commissioner Burns asked if UL has a remote work policy. Mr. Rebel responded that the current policy is flexible and hybrid with staff present currently approximately three days per week, which will vary based on scheduling of the convening space. Councilmember Burns asked if UL puts on conferences. Mr. Brady gave examples of the standards technical panels annual meeting and their Board meetings. Councilmember Burns asked what the term of the lease was, and UL responded that the first term is eleven years.

Councilmember Burns asked what the Land Use Commission discussion was regarding precedence and adherence to the zoning code. Ms. Williams responded that the commission evaluated the question and in the end summarized that signs did not set precedence due to the unique character of the building being the tallest building in Evanston. Additionally, the commission recommended conditions that no other tall building signs be located on the building and that the signs must be removed if the tenant leaves the space.

Councilmember Wynne expressed support for the organization and their commitment and agrees with the building sign. Councilmember Revelle concurred. Councilmember Reid also stated his support for the sign and its design. He suggested a review of the code because a tenant from the second floor to the top floor would be able to put up the building sign by right.

Councilmember Burns asked about UL's public benefits and ways that they would directly invest in Evanston. Mr. Rebel responded that they have a history of actions that align with their charitable mission. He provided examples of working with local schools and projects in science career development. Councilmember Burns asked what UL's thoughts on a public benefits agreement are. Mr. Rebel responded that they are open to it and would like to know more about what Evanston would be looking for. Councilmember Nieuwsma commented that the quality of the UL brand coming to Evanston will bring other similar businesses. Councilmember Burns encouraged UL to create collaborations that create local workforce opportunities and careers. Charlotte Farmer Senior VP/COO of UL Research Institutes spoke about the UL history of fully engaging with the community. Mr. Brady described their Case Western program that funds bringing in city kids on campus after school to learn about STEM. Councilmember Burns suggested staff work on including a public benefits discussion component earlier into the application process.

Ayes: Councilmember Juan Geracaris, Councilmember Eleanor Revelle,
Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,
Councilmember Bobby Burns, Councilmember Reid

Nayes: Councilmember Clare Kelly

Carried 6-1 on a recorded vote

- P3. Ordinance 113-O-22, Approving a Major Adjustment to the Planned Development at 1012-18 Church Street Previously Authorized by Ordinance 114-O-19

Moved by Councilmember Jonathan Nieuwsma

Seconded by Councilmember Eleanor Revelle

Ayes: Councilmember Clare Kelly, Councilmember Juan Geracaris,
Councilmember Eleanor Revelle, Councilmember Melissa Wynne,
Councilmember Jonathan Nieuwsma, Councilmember Bobby Burns,
Councilmember Reid

Carried 7-0 on a recorded vote

(V) ITEMS FOR DISCUSSION

There were none.

(VI) ITEMS FOR COMMUNICATION

There were none.

(VII) ADJOURNMENT

Councilmember Burns adjourned the meeting at 8:17 p.m.

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant
Liz Williams, Planning Manager