

96-R-97

A Resolution

Designation of a Developer for the Southern Portion  
of Research Park and Authorizing the Negotiation  
of the Redevelopment Agreement

WHEREAS, the City of Evanston has determined that the southern portion of the Research Park should be redeveloped with commercial activities; and

WHEREAS, the Northwestern University Evanston Research Park Board issued Requests For Proposals for the redevelopment of the southern portion of the Research Park; and

WHEREAS, said Requests For Proposals said forth a desired development project to include a multi-screen cinema, a hotel, retail, commercial and a senior center; and

WHEREAS, the Northwestern University Evanston Research Park Board recommended that the proposals submitted by The John Buck Company and Arthur Hill & Company, be considered by the City of Evanston; and

WHEREAS, the City of Evanston Economic Development Committee (EDC) received said recommendation in June 1997; and

WHEREAS, the EDC held over twelve meetings to review and discuss said proposals; take testimony from the community; and review information from city consultants; and

WHEREAS, the EDC has determined that each developer has assembled excellent development teams; and

WHEREAS, the EDC believes that the development proposals set forth by the two developers, The John Buck Company and Arthur Hill & Company, are viable projects and present great opportunities for the City of Evanston; and

WHEREAS, the EDC recommends that the City Council designate a developer so that negotiations can commence; and

WHEREAS, the Evanston Art's Community has presented to the EDC a recommendation that a performing arts center be incorporated into the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the recitals stated above are incorporated herein and made a part of this resolution.

SECTION 2: That the City of Evanston affirms the proposed development of an urban retail and entertainment complex including a multi screen cinema; a hotel, a garage, a retail and commercial center, a senior center and the addition of a performing arts center.

SECTION 3: That Arthur Hill and Associates is designated as the developer of the retail/entertainment complex.

SECTION 4: That the City Council affirms the negotiating points outlined in the attachment.

SECTION 5: That the City Manager or his designee is authorized to initiate negotiations and any other additional activities necessary to effectuate said development.

SECTION 6: That the City Manager or his designee is requested to provide the City Council and Economic Development Committee with periodic reports as to the status of the negotiations and to make a detailed report to the Council on March 23, 1998.

SECTION 7: That this Resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.

Lorraine H. Morton  
Mayor

ATTEST:

Mary P. Morris  
City Clerk

Adopted: December 15, 1997

Many issues will be negotiated during the next phase of the development process. The following are a list of the values, issues, and concerns raised during the committee's review of the proposed development; gleaned from the public comment and will be considered during the negotiations:

1. Better financial position for the City
2. Improved physical connection to the downtown
3. Involvement with EVMARK for financial/operational/marketing etc to assist in the continue development of the existing downtown
4. Review of parking garage to improve access, traffic, operations, etc.
5. Inclusion of a performing arts complex; commitment by the developer to assist in the development
6. Consideration of a bowling alley in the development\
7. Compatible and interesting architecture
8. Information from the developer regarding their plans for seeking public input in the design process
9. Favorable design of each project component which will encourage pedestrian flow to and from the existing downtown
10. Design of movie theaters and garage so to minimize long blank uninteresting facades
11. Opportunities to maximize revenue
12. Review of sizing of all components of project to ensure positive impact of completed project
13. Careful consideration of public spaces and public art
14. Careful selection of retail users to compliment and not compete with existing downtown
15. Review of traffic patterns and possible modifications to minimize impact
16. Review of hotel component to determine if full service hotel with greater conference and meeting potential
17. Review of economic impact of reduction of cinema seats
18. Emphasis on employment opportunities for Evanston residents during the construction phase and with the business once they open in the new development
19. Utilization of Minority, Women and Evanston businesses in the procurement of goods and supplies for the project during constuction and once the project is completed.
20. The establishment of a fund to mitigate uncertain circumstances within the neighborhood surrounding the project once it is completed. (Similar to the Home Depot projcct)

This list is not a complete list of the issues that will be addressed during the negotiations and the negotiating team will provide information to the Committee and City Council on a regular basis.

December, 1997

**IN MEMORY OF LAWRENCE BRADFORD PERKINS  
1907-1997**

**WHEREAS**, Lawrence Bradford Perkins, the son of architect Dwight H. Perkins, graduated from the College of Architecture of Cornell University in 1930, after working in the Chicago office of Howard T. Fisher's General House, Inc., he went into partnership in 1935 with another Cornell Graduate, Philip Will, Jr.; and

**WHEREAS**, the following year E. Todd Wheeler joined the partnership, and the firm continued as Perkins Wheeler & Will until 1944, when the name was changed to The Perkins & Will Partnership; and

**WHEREAS**, in its early years the firm concentrated on residential and educational work, but it soon grew into one of the largest and most powerful architectural firms in the country, because of Perkins' service to education, the American Association of School Administrators gave him the distinguished Service Award for 1975; and

**WHEREAS**, Mr. Perkins served in the Plan Commission of the City of Evanston for over seventeen years and for several years as chairman of the Plan Commission; and

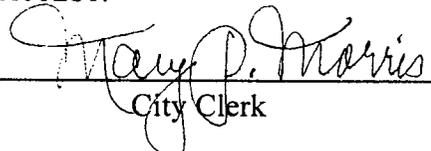
**WHEREAS**, in Evanston the firm Perkins and Will designed the Methodist Building, Foster Fieldhouse, the Second Church of Christ, Scientist, the Harper & Row Building, Dawes School, Skiles Junior High School, Chute Junior High School and additions to Evanston Township High School; and

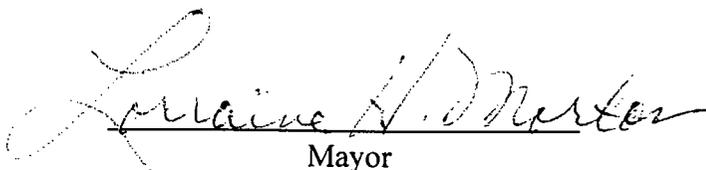
**WHEREAS**, Mr. Perkins served the citizens of the entire City of Evanston with distinction, giving most liberally of his time, energy, and ability and to acknowledge the contributions of Mr. Perkins great love of designing facilities for children:

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Evanston, Cook County, Illinois on behalf of itself, the Mayor, City Manager, City Officials and the residents of this community, does hereby express its appreciation of Lawrence Perkins' service to the City of Evanston.

**BE IT FURTHER RESOLVED** that this resolution be made a part of the permanent records of the City of Evanston and that a copy, executed by the Mayor and attested by the City Clerk, be sent to his wife Joyce Perkins.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

