DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, March 15, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, SCOTT MANGUM, ACTING CHAIR

1. **1926 Harrison Street** Preliminary and Final Review
   Olli Hertto, owner, submits to make an adjustment to a building permit. The project will replace the existing overhead door on the north façade and install a new overhead door and entry door on the south façade of an existing building in the B1a Business District and oCSC Central Street Corridor Overlay District.

2. **1815 Oak Avenue** Minor Adjustment to Planned Development
   Michael McLean, developer, submits for approval of adjustments to reduce the Floor Area Ratio, to increase upper level building setbacks, to stairway and mechanical equipment location and for the addition of a terrace to the senior living facility approved in Ordinance 47-O-16 in the D4 Downtown Transition District.

II. APPROVAL OF MINUTES: March 8, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, March 22, 2017** at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php

Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)

1926 Harrison St.

Preliminary & Final Review
This Plat of Survey was prepared by Arnold Olsen, Land Surveyor, located at 626 Grove Street, Evanston, Illinois.

The property is described as follows:

- Southwesterly 35' 6" of the Northeasterly 120' 6" of Lots 18 and 19 in Block 16 in North Evanston, in the W1/2 of Pasture Section 12, T44N, R13E, Illinois East of the 3rd PM, in the City of Evanston, Cook Co., Ill.

The survey includes various measurements and annotations, such as:

- Crosses are at 5° NE of line and 90° 06' of cor.
- Concrete foundation is 0.18 NE of cor.
- Concrete foundation is 0.04 NE of cor.
- Iron pipe at cor.
- Fence is 0.03 NE of cor.
- Fence is 0.09 SE of cor.

The survey is initialed and dated:


I hereby certify that I have surveyed and staked the premises described in the above caption and that the plot herein shown is correct, being a true representation of the same with dimensions correct to 3'

Dated this 2nd day of January, 1948.

Arnold Olsen, Land Surveyor.

The Records of

W. E. Finger

Recording Engineer.
1. Raynor model if needed, flush, 2” high-strength steel overhead door w/ hot-dipped galvanized steel track, Raynor operator & openers

2. Armor door, flush, commercial steel door w/ welded frame & commercial grade cylinder, lockset (2) 4” x 4” heavy duty spring hinges & (1) 4” x 4” heavy duty concealed hinge

3. Raynor “Superview” 1-1/2” thick, aluminum overhead door, lite profile in clear anodize color w/ insulated tempered glass, w/ galvanized steel track, Raynor operator & openers

North Elevation:
- Remove existing doors & window
- Enlarge opening & install new doors

South Elevation:
- New overhead doors & entry door

Revised 3.2.2017

FinnPro Inc. (2) new overhead doors & (1) entry door

1926 Harrison St. Evanston
Olli Hertto 224.619.7776

1.11.2017; 2.7.2017
Revised 2.22.2017; 3.2.2017
If you are looking for a heavy-duty door that will enhance your home's panache or timeless architecture, the Wide Profile model is the answer. Designed for both strength and durability, the 2" thick Wide Profile door features rail and stile construction with a standard joint seal. This model also offers 187 ArmorBrite™ exterior finish options and optional white or black EnduraCote™ hardware. And, for added design flexibility, the Wide Profile model is also available with window thicknesses ranging from 1/8" to 1/2", in various glass types including: frosted, laminate, reflective, satin, tinted, tempered, and insulated.

**WIDE PROFILE SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Door Width</th>
<th>Door Height</th>
<th>Section Thickness</th>
<th>Section Joint</th>
<th>Door Style</th>
<th>Window Designs</th>
<th>Glass Thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td>4'-20'</td>
<td>6'-10'</td>
<td>2&quot;</td>
<td>Tongue &amp; Grove</td>
<td>Not Available</td>
<td>1 Pane</td>
<td>1/8&quot;, 3/16&quot;, 1/4&quot;, 1/2&quot;, 2-3/8&quot; Std, 6&quot; Wide Opt</td>
</tr>
</tbody>
</table>

**Glass Type**

- Clear, Laminated, Acrylic, Insulated, Reflective, Tinted, Frosted

**End Stile Width**

- 3-3/8" 2-3/8" Std, 6" Wide Opt

**Center Rail Width**

- Not Available

**Batten Width**

- 3/8" 2-3/8" 5x1

**Finish**

- Anodize Finishes, 187 ArmorBrite Colors

**Track Hardware Finish**

- Galvanized, EnduraCote White, EnduraCote Black

**Limited Warranty**

See Page 11
StyleView doors are an excellent combination of contemporary design and quality construction. The configuration options are so broad that we are able to create doors that truly complement the architectural elements of the home. They are the first option I consider for the modern home.*

An inspiration in both form and function, Raynor StyleView offers architectural flexibility, maximum visibility and extreme durability in a maintenance-free aluminum door. The Custom Profile, Wide Profile and Narrow Profile models feature a series of unprecedented designs, architectural glass options and 187 ArmorBrite™ color finishes for showcasing a home's unique flair. From modern styles to classic facades, StyleView is the choice for achieving a contemporary look or accentuating the design of an older residence.

*Charles Stimson, Architect, Des Moines, IA
1. RAYNOR ASSEMBLY AT 200, FLUSH, 2" HIGH-STRENGTH STEEL OVERHEAD DOOR. 1/2 HOT-DIPPED GALVANIZED STEEL TRACK, RAYNOR OPERATOR & OPENERS.

2. ARMOR DOOR, FLUSH, COMMERCIAL STEEL DOOR W/ WELDED FRAME & COMMERCIAL GRADE CYLINDER, LOCKSET (2) 4½" x 4½" HEAVY DUTY SPRING HINGES & (1) 4½" x 4½" HEAVY DUTY CONCEALED HINGE.

3. RAYNOR 3/8" VIEW 2" THICK ALUMINUM OVERHEAD DOOR, WIDE PROFILE IN CLEAR ANODIZING COVER W/ ½" INSULATED FROSTED GLASS, W/ GALVANIZED STEEL TRACK, RAYNOR OPERATOR & OPENERS.

NORTH ELEVATION

SOUTH ELEVATION

FINNPRO INC. (2) NEW OVERHEAD DOORS & (1) ENTRY DOOR

1926 HARRISON ST. EVANSTON
OLLI HERTTO 224-619 7716

REVISED 3.2.2017
Design and Project Review (DAPR)

1815 Oak Ave.

Adjustment to a Planned Development
View From South-West

CONDOR PARTNERS, LLC
Ridgeline Properties, LLC
1815 OAK AVENUE
Evanston, Illinois

6 March, 2017
AJM

Hirsch Associates LLC
Architecture + Planning
## Area Chart

**Ridgeline Properties, LLC**

**CONDOR PARTNERS, LLC**

**1815 OAK AVENUE**

Evanston, Illinois

7 March, 2017

AJM

14021 E

### Notes:

1. **Landscape Improvements and Enhancements:**
   - Cutting brush and filling
   - Planting grass and shrubs

2. **Building Improvements:**
   - Repaint
   - Replace windows
   - New roof

### Table:

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>New Building</td>
<td>12,000</td>
</tr>
<tr>
<td>A2</td>
<td>Existing Building</td>
<td>8,000</td>
</tr>
<tr>
<td>A3</td>
<td>Parking Lot</td>
<td>2,000</td>
</tr>
</tbody>
</table>

**Hirsch Associates LLC**

Architecture + Planning

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Ridgeline Properties, LLC

CONDOR PARTNERS, LLC

© HIRSCH ASSOCIATES, LLC 2009
Level 1 Floor Plan - Lobby, Parking & Support

1815 OAK AVENUE
Evanston, Illinois

6 March, 2017

Hirsch Associates LLC
Architecture + Planning

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SCALE: NTS

CONDOR PARTNERS, LLC
Ridgeline Properties, LLC

14021
AJM

RIDGE AVENUE
CLARK STREET
EAST RAILROAD AVENUE
UPPER RIDGE AVENUE
OAK AVENUE

RECEIVING
STORAGE
TRASH ROOM
COURTESY VANS
DEPOT
MEP SPACES

18 PARKING SPACES
(+ 12 VALET SPACES)

DROP-OFF PARKING RAMP

BIKE PARKING

CROSSWALK

VESTIBULE

SHOP/CAFE

MARKETING

RECEPTION

MARKETING OFFICE

BUSINESS OFFICE

CONFERENCE ROOM

RECORDS/COPY ROOM

LOBBY

PACKAGE ROOM

M.C. & A.L.C.I.
A.L. & I.L.
Level 10 Floor Plan - Independent Living

CONDOR PARTNERS, LLC
Ridgeline Properties, LLC

1815 OAK AVENUE
Evanston, Illinois

6 March, 2017
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Ridgeline Properties, LLC
CONDOR PARTNERS, LLC