DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, January 25, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

1. 3006 Central Street
   Gregory Goss, architect, submits for interior and exterior remodeling and a new façade for an existing building in the B1a Business District and oCSC Central Street Overlay District.

II. APPROVAL OF MINUTES: January 11, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, February 1, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

3006 Central Street

Final Review
3006 Central St

December 23, 2016

- User drawn points
- Zoning Boundaries & Labels
- Northeast

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This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
GENERAL PROJECT DESCRIPTION

Central Rug & Floors owns and occupies this 2-story building.

The owner proposes to develop the existing building for multi-tenant occupancy including 2-retail tenants (1-being Central Rug & Floors) and 1-adjacent ground floor level retail tenant shown.

The proposed ground floor build-out will include the following:
- New Storefront & Front Elevation
- Accessible Toilet Rooms
- Fire Rated Demising Wall
- Vanilla Box finished space
- NO structural changes
- Separate Mechanical Systems
- Separate Electrical Systems

The proposed second floor interior build-out will be available for leasable office suites to professional business tenants. The interior modifications will include:
- Fire Rated Corridor connecting existing front stair to rear stair
- Common Men’s & Women’s Toilet Rooms
- Demised multi-tenant vanilla box office suites
- Replace existing industrial windows in east elevation with Therm-o-pane window units
- Existing aluminum & glass window units in north elevation to remain
- Separate HVAC units for office suites
- Tenant interior developments will be submitted under separate permit
Proposed Front Elevation

- Proposed Alterations for:
  - 3006 Central Street
  - Evanston, Illinois

- Proposed Design Features:
  - Architectural Cast Stone Base Slabs
  - New Clear Anodized Aluminum Storefront
  - New Wall Sconce
  - New Metal Awning
  - Cast Stone Blocks Plaster W/ Cap Trim
  - Existing Aluminum Windows to Remain
  - Restore Existing Masonry Facade
  - Foam Profile Crown Molding for Paint
  - Existing Aluminum Overhang

- Documents:
  - Sheet Size (24x36) 1/4"=1'-0" (or half size)

Existing Photo Front Facade

- Existing Photo Description:
  - 3006 Central Street
  - Evanston, Illinois

- Existing Features:
  - Existing Aluminum and Glass Storefront
  - New Metal Awning
  - New Wall Sconce
  - Architectural Cast Stone Base Slabs

- Documents:
  - Sheet Size (24x36) 1/4"=1'-0" (or half size)
Voting Members Present: M. Muenzer, I. Eckersberg, G. Gerdes, M. Jones, L. Biggs, M. Klotz, M. Tristan

Staff Present: A. Swanson

Others Present:

Presiding Member: M. Muenzer

A quorum being present, M. Muenzer called the meeting to order at 2:31 p.m.

New Business:

1) 2301 Lawndale Avenue

Michael Hauser, architect, submits for major zoning relief for a one story addition and patio to an existing single-family home. The applicant requests a 4.5’ north interior side yard setback where 5’ is required for the addition, an 8.3’ street side yard setback where 15’ is required for the addition, and a 12.6’ street side yard setback where 15’ is required for the patio in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Michael Hauser Architect

DISCUSSION:

- The one-story addition will be used as breakfast nook for the kitchen
- The applicant submits for major zoning relief because the setback requirements given the width of the lot restrict any addition to the rear of the home
- The existing wood deck would be removed and a flagstone patio will be installed off the addition
- Mr. Muenzer recommended that the proposed patio be revised to meet the required setback
- The proposed addition will match the brick of the existing structure

Mr. Gerdes moved to recommend approval, seconded by Ms. Biggs.

The Committee voted unanimously 7-0 to recommend approval with the condition that the proposed patio be reduced in size to meet the required side yard setback.

2) 3501 Hillside Road

Greg Ter-Arutyunov, architect, submits for major zoning relief for a two-story addition to an existing single-family home. The applicant requests a 12.2’ rear yard setback where 30’ is required in the R2 Single-Family Residential District.

APPLICATION PRESENTED BY: Michael Shively Architect

DISCUSSION:

- The applicant submits for major zoning relief as the lot has sub-standard dimensions
• The addition would be used for an expansion of the existing garage to a 2-car garage and additional living space in two bedrooms
• Two adjacent neighbors submitted letters in support of the proposal
• The half-gable roof is proposed in order to mitigate impact to adjacent neighbors

Mr. Gerdes moved to recommend approval, seconded by Ms. Biggs.
The Committee voted unanimously 7-0 to recommend approval.

3) 3006 Central Street

Preliminary Review

Gregory Goss, architect, submits for interior and exterior remodeling and a new façade for an existing building in the B1a Business District and oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Gregory Goss Architect

DISCUSSION:
• Central Rug currently owns and occupies the entirety of the building
• Converting to a multi-use building (Central Rug and another retail tenant will occupy the two storefronts on the ground floor and office suites on the second floor)
• The existing brick façade on the second floor will be painted or existing paint will be removed to uncover the original brick
• The ground floor will be covered with a limestone panel and will include glass storefronts
• The existing windows on the second floor will remain with an aluminum overhang
• The entranceway on the west end of the north elevation will be recessed and also covered with a limestone panel
• A blue fabric awning will cover both of the ground floor storefronts
• Two existing windows will be replaced on the side of the building and three windows will be installed in previously existing openings on the other side of the building
• Mr. Gerdes recommends contacting the Commercial Plan Reviewer to confirm any accessibility or restroom requirements and requirements for new window openings on side of building
• Mr. Muenzer recommended that the second floor brick be exposed to its original color if possible and to not cover the brick with stucco and to consider limiting the total number of proposed building materials

Mr. Gerdes moved to recommend approval, seconded by Ms. Biggs.
The Committee voted unanimously 7-0 to recommend approval with conditions.

Other Business:
Approval of the September 21, 2016 meeting minutes.

Mr. Tristan moved to approve the minutes from September 21, 2016, seconded by Mr. Gerdes.

The Committee voted unanimously, 6-0, with one abstention to approve the minutes of the September 21, 2016 DAPR meeting.
Adjournment:
Ms. Eckersberg moved to adjourn, seconded by Ms. Biggs.

The meeting adjourned at 3:01 p.m.

Respectfully submitted,
April Swanson
City of Evanston, Illinois

CERTIFICATE
OF
ZONING COMPLIANCE

APPROVED

ZONING CERTIFICATE NUMBER: 16ZONA-0242

DATE ISSUED:

In accordance with Section 6-3-2 of the Zoning Ordinance, the building, structure, and/or use described below complies with the provisions of the Zoning Ordinance governing the proposed use.

PROPERTY ADDRESS: 3006 CENTRAL ST

ZONING DISTRICT: B1a

OVERLAY DISTRICT: oCSC

USE: new façade, interior remodeling, change of use

CONDITIONS OR COMMENTS:

CERTIFICATE BASED ON:

Plans Prepared As: Preliminary

Plans Dated:

Plans Prepared By:

Plat of Survey Dated:

Plans Originating As:

Related Application ID:

Miscellaneous:

ISSUED BY:  

Zoning Officer
Melissa Klotz
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review  September 09, 2016  RESULTS OF ANALYSIS: Compliant

Z.A. Number: 16ZONA-0242  Purpose: Zoning Analysis without Bld Permit App
Address: 3006 CENTRAL ST  District: B1a  Overlay: oCSC  Preservation: Not Within
Applicant: Gregory Goss  Reviewer: Melissa Klotz  District:

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure

- Change of Use
- Sidewalk Cafe
- Other
- Plat of Resubdiv/Consol
- Business License
- Home Occupation

Proposal Description:
- New façade, interior remodeling, change of use

ZONING ANALYSIS

PRINCIPAL USE AND STRUCTURE

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Comments:

Minimum Lot Width (LF): No Requirement 60 60 Compliant
USE: Commercial Shopping Center

Comments:

Minimum Lot Area (SF): No Requirement 8400 8400 Compliant
USE: Nonresidential

Comments:

Dwelling Units:
Comments:

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions): None
Comments:

Impervious Surface Coverage (SF, %)
Comments:

Accessory Structure Rear Yard Coverage: 40% of rear yard
Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
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**MISCELLANEOUS REQUIREMENTS**

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**COMMENTS AND/OR NOTES**

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**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

[Signature]  
**9/20/16**  
**DATE**