DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 02, 2017


Staff Present: Ana Asilis, Katie Knapp

Others Present:  

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:35 pm.

Approval of minutes

July 26, 2017 DAPR Committee meeting

Mr. Gerdes moved to approve the minutes from July 26, 2017, seconded by Ms. Biggs.

The Committee unanimously voted 9-0, with one abstention to approve minutes from the July 26, 2017 meeting.

Old Business

1. 1450-1508 Sherman Avenue Planned Development
Andrew Yule, developer, submits for a planned development to construct a 16-story, 287 dwelling unit mixed use building with 185 parking spaces and approximately 9,600 square feet of ground floor commercial space in the D4 Downtown Transition District. The applicant seeks site development allowances for: number of dwelling units (287), building height (192 feet), floor area ratio (6.9), number of parking spaces (185), and a ziggurat setback that is less than 40 feet at a height of 42 feet.

APPLICATION PRESENTED BY: Andrew Yule, Developer
Paul Alessandro, Architect

DISCUSSION:

- Ms. Leonard announced that public comments would be heard prior to the developer’s presentation.
- Mr. Carl Klein, long time resident of Evanston, expressed his appreciation towards the introduction of 'coUrbanize' and said that it was an efficient, transparent way to engage the community with the development projects in the City. Mr. Klein stated that the project required a serious review of the zoning codes applicable and that his other comments were available online on coUrbanize.
- Mr. Chris Pappas, a small business owner in the vicinity of the development,
voiced his concern about the impact of the two year construction period on small businesses around the development. He stated that the developers should consider the issues of parking and increased noise levels that would affect the businesses during the construction.

- Ms. Kiera Kelly, Evanston resident, also appreciated the introduction of coUrbanize. Ms. Kelly stated that the development was transformation of a whole block at once and that it did not have a relatable aspect of human scale to it. She mentioned that the same developer had provided a wind study, shade study and bird migration study for a similar development at the Village of Oak Park and stated that the businesses in downtown Evanston also deserve the benefit of similar information.

- Mr. Thomas Wesley, Evanston resident, spoke out in support of the development by saying that it was situated at an ideal location in Downtown, within the scale of the urban corridor and that it would generate large amount of taxes for the City. He added that Downtown Evanston is already dense and the development would only imply an addition to the consumer base.

- Ms. Elizabeth Meadows, Evanston resident and member of Interfaith Action of Evanston’s advocacy team, stated that the proposed development must consider the Inclusionary Housing Ordinance issued in January 2016 and create affordable housing units instead of a total buyout. Ms. Meadows also stated that the developer’s contribution to the affordable housing fund would not immediately result in the construction of affordable housing units.

- Ms. Sue Loellbach, manager of advocacy with the Connections for the Homeless, Evanston, agreed with Ms. Meadows’ statement and stated that the development must consider the proposal to include affordable units versus the total buyout.

- Ms. Annette Prince, from the Chicago Audubon Society, stated that the proposed design seeks the LEED pilot credit #55 for bird-friendly design and enquired if there was any assessment of strategies done by the developer in order to gain the pilot credit.

- Mr. Yule, developer, discussed the updates of the project with respect to the comments received in the previous DAPR Committee meeting on July 26, 2017 and public comments received. Important points discussed were:
  - The developer will consider the impact of construction on small businesses such as parking issues and attempt to resolve them.
  - The project is fully committed to seeking the LEED pilot credit #55 and will take all measures to ensure the same.
  - Staff’s comment regarding the integration of the podium with the tower was considered and two options for façade changes were proposed.
  - Discussion with staff member Jennifer Lasik resulted in the developer deciding to contribute $50,000 towards public art and Mr. Yule added that local artists from Evanston would be encouraged to make their contributions to the project.
  - A $50,000 Contribution towards landscaping and greenery initiatives in nearby areas.
  - A revised exterior lighting plan has been submitted as per staff
- The developer is working on a maintenance plan for the pocket park which is intended to be used in all seasons.
- The route for bike parking has been revised as per staff request to accommodate the use of accessible bikes.
- The developer is in talks with Maven, a car sharing company to discuss the car sharing arrangements in the building.
- The developer will provide two on-site affordable housing units in addition to the in-lieu payment.
- The main vehicular access into the building, the alleyway, has been proposed to be widened by an additional two feet, by shifting the building footprint by two feet away from the alley at ground level.
- The developer has entered into a partnership with Luxer, to handle package delivery services at the building.
- The developer submitted a market study to indicate demand for studio units in Evanston. Mr. Yule also stated that the occupancy rate in similar projects in Evanston was higher than the national average.

- Mr. Alessandro, architect, explained the proposed changes to façade to integrate the podium with the tower and recapitulated the previous meeting’s discussion.
- Mr. Yule clarified to Ms. Biggs that they planned to purchase the parking meter space currently present at the entrance of the building on Sherman Avenue to time and monitor this loading zone and limit it to 15 minutes.
- Mr. Alessandro clarified to Mr. Gerdes that there would be no vertical lighting on the exterior and that the focus would be on lighting the street level according to the LEED standards and mentioned that a revised lighting plan will be provided.
- Mr. Mangum enquired if the concrete on the west façade would be prefabricated or masonry unit, to which the applicant responded that standard, modular sized, concrete masonry unit would be used. The applicant also clarified that the columns on the south side would be painted concrete, to which Mr. Mangum responded that the applicant must try and integrate all elements of design.
- Mr. Mangum asked if louvres would be provided for ventilation at the parking levels, to which the applicant responded that all the ventilation systems would be placed at the rear side of the building.
- Mr. Mangum commented that the façade options to integrate the podium and the tower each have their own pros and cons with the added glass on the podium resulting in additional exposure of vehicles in the parking levels.
- The applicant clarified to Mr. Mangum that they would provide signage at both ends of the alley to notify that it is a one-way, northbound alley. Mr. Mangum stated that alley and viaduct improvements should be made at both the Lake Street and Grove Street ends of the alley, and also recommended that typically developments of such scale would incorporate all utilities underground which also would allow vehicles to use the full width of the alleyway.
- Ms. Leonard mentioned that a building at Main and Chicago is facing issues with delivery trucks crowding the alleyway and that she would not like the issue to repeat on Sherman Avenue. The applicant clarified to Ms. Leonard that the
trucks arriving at the building would be no longer than 30’ and that it would be included in the tenant lease that trucks cannot block the alleyway entrance.

- Ms. Leonard asked if the public benefits were quantified on an annual basis, to which the applicant responded that the developer was committed to the public benefits and further discussion could take place to finalize the details.

- Mr. Zalmezak enquired as to how many residents would occupying the new development, to which the applicant responded that for the 287 housing units that were being offered there would approximately be 394 residents.

- Ms. Jones enquired about the usage of tandem spaces by the occupants of the multiple bedroom units, to which the applicant responded that it was the residents' responsibility to use the tandem spaces alternatively if they have more than one vehicle. Ms. Jones also asked if the proposed restaurant would be using the first floor garage space for parking and if they would using valet service. The applicant responded that the lease to the restaurant would include the usage of valet parking and that the restaurant would collaborate with the City to arrange for parking in the nearby public parking lots.

- The applicant clarified to Mr. Mangum that the entry system for cars would be through key card.

- The applicant clarified to Ms. Leonard that they would discuss the proposed viaduct restoration with CTA and Metra to restore lights and freshly paint the viaducts. Ms. Leonard stated that the developer should consider a plan to commit to the restoration on an annual basis.

- Mr. Zalmezak added that the City was looking for funding sources to carry out the restoration of the bridge viaduct and that the developer could consider investing in that project.

- The applicant clarified to Mr. Nelson that the slab would be cast on grade and that there would not be a basement floor due to the high water content in the soil and the historical conditions that existed.

Mr. Zalmezak moved to recommend positive approval of the Planned Development to the Plan Commission with the given comments, seconded by Ms. Leonard.

The Committee unanimously voted 10-0, to approve the recommendation to the ZBA for 1450-1508 Sherman Avenue.

______________________________

Adjournment:
Mr. Mangum moved to adjourn, seconded by Mr. Gerdes.

The committee voted unanimously 10-0, to adjourn.

The meeting adjourned at 4.00 pm.

The next DAPR meeting is scheduled for Wednesday, August 9, 2017 at 2:30 pm.
in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Kalyani Agnihotri