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

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: August 23, 2017 DAPR Committee meeting

III. OLD BUSINESS

1. 2620 Central Street  Recommendation to ZBA
   Michael Fruchter, property owner, submits to establish one additional dwelling unit at a multifamily residential building for a total of 20 dwelling units where 17 dwelling units are permitted, and to add zero parking spaces where 2 additional parking spaces are required for a total of 21 parking spaces on-site where 31 parking spaces are required, in the R5 General Residential District and the oCSC Central Street Overlay District.

IV. NEW BUSINESS

1. 500 Davis Street  Concept Review
   Michael Wilkinson, architect, submits for concept review of exterior modifications to an existing building consisting of plaza resurfacing, landscaping, outdoor seating and signage bands in the D1 Downtown Fringe District.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, September 6, 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: https://www.cityofevanston.org/dapr.

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)

2620 Central St.

Recommendation to Zoning Board of Appeals
2620 Central St.
June 15, 2017

Dear Ms. Klotz -

I'm writing this letter in support of Lotus Point Properties’ request to utilize an unoccupied unit in their building at 2620 Central Street and turn it into a functioning residential space.

Over this past year Connections for the Homeless has been fortunate enough to rent space in this building. The additional space that they are looking to utilize is on the first floor, which makes it ideal for individuals or families with any type of mobility concerns. Additionally the building is extremely transit friendly as Central Street offers two bus routes. It is also in short walking distance to Metra and provides easy access to the CTA Purple Line.

As you know, Connections, in partnership with the City of Evanston, helps individuals and families that are homeless or threatened with homelessness. Having access to additional housing opportunities are vital to our success in the city. Michael Fruchter, the owner of 2620 Central Street, has been very supportive of our program, and he has pledged to partner with us so that the new space can be utilized as part of our housing initiative.

It is for these reasons that I believe that Lotus Point Properties should be granted the variances needed to allow for this additional apartment.

Sincerely,

Betty A. Bogg
Executive Director
Zoning Analysis

Summary

Case Number: 17ZONA-0216  Case Status/Determination: Non-Compliant

Proposal: convert ground floor space to 1 dwelling unit for 20 DUs total

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>2620 CENTRAL ST</td>
<td>R5</td>
<td>oCSC</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

Applicant: Michael Fruchter

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-7-4-D</td>
<td>Maximum 17 dwelling units permitted on property (based on lot size)</td>
</tr>
<tr>
<td></td>
<td>Existing 19 dwelling units - legally nonconforming</td>
</tr>
<tr>
<td></td>
<td>Propose 20 dwelling units (add 2BR unit on ground floor) - variation required</td>
</tr>
<tr>
<td>6-16-3-5-Table 16 B</td>
<td>21 parking spaces provided on property</td>
</tr>
<tr>
<td></td>
<td>Existing requirement of 29 parking spaces - legally nonconforming</td>
</tr>
<tr>
<td></td>
<td>31 parking spaces required due to additional dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Applicant responsible for net increase only - 2 parking spaces - variation required</td>
</tr>
</tbody>
</table>
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** Closed/Non-compliant  
**August 08, 2017**  
**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 17ZONA-0216  
**Address:** 2620 CENTRAL ST  
**Applicant:** Michael Fruchter  
**Phone:**

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R5  
**Overlay:** oCSC  
**Preservation:** Not Within  
**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

**Analyst Based On:**
- Plans Dated:
- Prepared By:
- Survey Dated:
- Existing Improvements:

## Proposal Description:
convert ground floor space to 1 dwelling unit for 20 DUs total

### ZONING ANALYSIS

#### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USE:</strong></td>
<td>Dwelling - MF</td>
<td>Dwelling - MF</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (LF)</td>
<td>50</td>
<td></td>
<td></td>
<td>No Change</td>
</tr>
<tr>
<td><strong>USE:</strong> Multi Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area (SF)</td>
<td>1,500 sqft per dwelling unit to 4; 800 sqft per dwelling unit thereafter</td>
<td>16528</td>
<td>16528</td>
<td>Compliant</td>
</tr>
<tr>
<td><strong>USE:</strong> Multi Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units:</td>
<td>17</td>
<td>19</td>
<td>20</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rooming Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Building Lot Coverage (SF) (defined, including subtractions & additions):**

| **Building Lot Coverage (SF):** | 7437.6 | | | No Change |
| **Comments:** |          |          |          |               |

**Impervious Surface Coverage (SF, %):**

| **Impervious Surface Coverage (SF, %):** | 9916.8 | | | No Change |
| **Comments:** |          |          |          |               |

**Accessory Structure Rear Yard Coverage:**

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

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

Page 1
Gross Floor Area (SF)
Use:
Comments:

Height (FT)
Comments:

Front Yard(1) (FT)
Direction:
Street:
Comments:

Front Yard(2) (FT)
Direction:
Street:
Comments:

Street Side Yard (FT)
Direction:
Street:
Comments:

Interior Side Yard(1) (FT)
Direction:
Comments:

Interior Side Yard(2) (FT)
Direction:
Comments:

Rear Yard (FT)
Direction:
Comments:

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Multi-family (Res District)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 1BR + 9 2BR + 8 3BR</td>
<td></td>
<td>21</td>
<td>21</td>
<td>Legal Non-Conforming</td>
</tr>
</tbody>
</table>

Use(2):
Comments:

Use(3):
Comments:

TOTAL REQUIRED:
Comments:

<table>
<thead>
<tr>
<th>Handicap Parking Spaces:</th>
<th>Sec. 6-16-2-6</th>
<th>29</th>
<th>31</th>
<th>Non-Compliant</th>
</tr>
</thead>
</table>

| Access: | Sec. 6-16-2-2 |  |  | No Change |
|---------|---------------|----|----|           |

Comments:

LF: Linear Feet SF: Square Feet FT: Feet
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Surfacing:             | Sec. 6-16-2-8 (E) |          |          |               |
| Comments:              |          |          |          |               |

| Location:              | Sec. 6-4-6-2 |          |          |               |
| Comments:              |          |          |          |               |

| Angle(1):              | Comments: |          |          |               |
| Width(W) (FT)          | Comments: |          |          |               |
| Depth(D) (FT)          | Comments: |          |          |               |
| Aisle(A) (FT)          | Comments: |          |          |               |
| Module (FT)            | Comments: |          |          |               |

| Angle(2):              | Comments: |          |          |               |
| Width(W) (FT)          | Comments: |          |          |               |
| Depth(D) (FT)          | Comments: |          |          |               |
| Aisle(A) (FT)          | Comments: |          |          |               |
| Module (FT)            | Comments: |          |          |               |

Garage Setback from

Alley Access (FT)

Comments:  

**COMMENTS AND/OR NOTES**

**Analysis Comments**

**RESULTS OF ANALYSIS**

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

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

See attached comments and/or notes.

**SIGNATURE**  
**DATE**  
08-08-2017
MAJOR VARIATION
APPLICATION

CASE #: 17ZONA-0216

1. PROPERTY

Address: 2620 Central Street, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 1 0 1 1 2 0 4 0 2 9 0 0 0 0
PIN 2: 

(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Michael Fruchter

Organization: Lotus Point Properties LLC

Address: 2620 Central Street - Suite 100

City, State, Zip: Evanston, IL 60201

Phone: Work: 954-445-2101 Home: Cell/Other: 

Fax: Work: Home: 

E-mail: michael@lotuspoint.com

What is the relationship of the applicant to the property owner?

☑ same ☐ builder/contractor ☐ contract purchaser ☐ potential lessee

☐ architect ☐ attorney ☐ lessee ☐ real estate agent

☐ officer of board of directors ☐ other: 

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Lotus Point Properties LLC

Address: 2620 Central Street - Suite 100

City, State, Zip: Evanston, IL 60201

Phone: Work: 954-445-2101 Home: Cell/Other: 

Fax: Work: Home: 

E-mail: michael@lotuspoint.com

“By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing.”

__________________________________________ ______________________________

Property Owner(s) Signature(s) -- REQUIRED Date

4. SIGNATURE

“I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge.”

__________________________________________ ______________________________

Applicant Signature – REQUIRED Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey
  - Date of Survey: ____________
- Project Site Plan
  - Date of Drawings: ______________
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership
  - Document Submitted: Closing Documents
- Application Fee (see zoning fees)
  - Amount $__________ plus Deposit Fee $150

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan
(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Major Variance application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
- Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee
* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

   Convert ground floor space to 1 dwelling unit for 20 dwelling units total.

B. Have you applied for a Building Permit for this project?  ☒ NO  ☐ YES

   (Date Applied: ______________________   Building Permit Application #: ____________________)  

**REQUESTED VARIATIONS**

**What specific variations are you requesting?**  For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

(See the Zoning Analysis Summary Sheet for your project’s information)

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-7-4-D</td>
<td>Maximum 17 dwelling units permitted on property based on lot size. Existing 19 dwelling units are legally nonconforming</td>
<td>Propose 20 dwelling units by adding a 2 bedroom unit on the ground floor</td>
</tr>
</tbody>
</table>

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.

**2**

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-16-3-5 Table 16B</td>
<td>21 parking spaces are currently provided on property. Existing requirement of 29 spaces is legally nonconforming. 31 spaces required due to additional dwelling unit.</td>
<td>To be responsible for net increase only of 2 parking spaces</td>
</tr>
</tbody>
</table>

**3**
A variation’s purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property’s particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The unit in question already exists. It was originally built with the intent of being used as a dwelling unit, although over the years it was not. No additional construction is needed. I am seeking relief from the zoning ordinance so that the unit can be used as it was originally intended.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

It's unlikely that the change in the number of dwelling units will have an adverse impact since the space has been there since the building was constructed. Over the years, it's been used as an office space for the building with people coming and going to that office each day. Having a legal dwelling unit will only add stability to the current environment.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

3. Either…

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

In conjunction with turning this space into a legal dwelling unit, I am looking to work with the city in its Affordable Housing initiative. I recognize that the city has an Affordable Housing shortage and have already been in contact with Connections for the Homeless (CFTH) in order to place one of their families in this apartment. I am attaching a letter of support from CFTH along with this application.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

I'm currently looking through a variance to take an under-utilized existing space and turn it into a legal dwelling unit that would be able to house families in need of Affordable Housing in the City of Evanston. This apartment was existing when I purchased the property. I am looking for relief so that I may use it as it was originally built.
5. Have other alternatives been considered, and if so, why would they not work?

I have considered asking for the use of this space to be commercial. However, the space rests in a residential neighborhood and the neighborhood would best be served to have this space remain residential. Additionally, the space is already designed to be a residential apartment. No additional construction would be necessary to convert this space.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number ______ above, or indicated below.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.
   Michael Fruchter
   2620 Central Street - Suite 100
   Evanston, IL 60201

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
Design and Project Review (DAPR)

500 Davis St.

Concept Review
### Table of Contents (Schedule of Deliverables/Milestones)

This itemized list of client-directed design items and timeframe for achieving them.

### A. Scope Document: Plans, Photos, Documentation to be used to convey scope and design intent
- Ground Floor Plaza/Floorplan (Identify existing materials, damaged areas, areas to receive new materials)
- Photos of existing conditions with notes indicating areas of work and description of work to be undertaken
- Spread sheet quantifying unit totals and area takeoffs

### B. Exterior/Macro (comprehensive vision for the building)
1. Landscape/Plaza (images, landscape plan, paving plan, furniture)
   - a. New Parkway Landscape recommendations/design
   - b. Planter selection
   - c. Furniture/Benches/Bike Racks/Other
   - d. Paver Plan
   - e. Lighting Plan
2. Building Façade (views/elevations)
   - a. Garage exterior grills paint
   - b. Illuminated signage or awnings
   - c. Building identity signage on Hinman
   - d. Uplighting/Downlighting on columns
   - e. Building identity signage
   - f. Treatment of existing glass/aluminum storefront
3. Colonnade (images/views/elevations/sketches)
   - a. Ceiling treatment; Paint/other
   - b. Lighting Concept
   - c. Natural light increase
   - d. Glass treatment/avant garde concepts

### C. Interior/Micro (interiors/finishes)
4. Lobby and Front Entrance (product information, cut sheets, elevation)
   - a. New Furniture
   - b. New Art
   - c. Floor Treatment, inside and outside. Include carpet inset treatment/graphic
5. Typical Floor Lobbies (product information, sample boards, cut sheets, elevation drawings/images)
   - a. New elevator call buttons/chimes, directional signs
   - b. New table/lamps (or other) on all floors
   - c. Lighting
6. Garage Elevator Lobbies (product info, sample boards, cut sheets, elevation drawings or images)
   - a. Paint
   - b. Lighting
   - c. New call buttons and chimes
   - d. New directional signage
7. Roof/Penthouse
   - a. Penthouse paint concept
   - b. Roof Orchard
8. Signage/Wayfinding

### Original List of Deliverables/Scope of Services

<table>
<thead>
<tr>
<th>Item</th>
<th>A. Deliverable Immediately</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Scope Document Draft: Plans, Photos, Documentation to be used to convey scope and design intent</td>
<td></td>
</tr>
<tr>
<td>2. Lobby and Front Entrance (Product info, cut sheets, maybe an elevation drawing)</td>
<td></td>
</tr>
<tr>
<td>3. Building Elevator Lobbies (Product info, cut sheets, maybe an elevation drawing)</td>
<td></td>
</tr>
<tr>
<td>4. Roof (color swatch, maybe an elevation drawing)</td>
<td></td>
</tr>
<tr>
<td>5. Landscape (Images, landscape plan)</td>
<td></td>
</tr>
</tbody>
</table>

**REVISIONS**

Deliverables has been revised and reorganized to reflect a more legible delivery of ideas/concepts, starting with the larger/exterior issues and continuing into the interior areas according to a more logical flow.
GROUND FLOOR PLAN: EXISTING
Interior/Exterior surfaces and survey of conditions of ground floor.

KEY:
1. Concrete public sidewalk with tooled joint pattern.
2. Exposed Aggregate Concrete (EAC)
3. Damaged concrete: primarily spalling at the expansion joint running around perimeter of building at property line.
4. Evanston Brick Paver: Type 2 (EBP-2) Border pattern, darker color than EBP-1.
5. Evanston Brick Paver: Type 1 (EBP-1) Running bond sidewalk field
6. Planted parkway controlled by City of Evanston but potentially incorporated into landscape plan of project. Reduce understory to create better visual access to the east plaza.
7. Entrance/Lobby. Pavers to be replaced to create more inviting entry condition.
8. Building Lobby floor. Existing white marble installed at recent lobby renovation. To remain.
9. Inset entry matt. To be replaced.
10. Building Brick Accent Paver (BBAP) Feature bands separating fields of EAC. To remain under arcade within building perimeter, but to be replaced outside of building footprint.
GROUND FLOOR PLAN: DEMOLITION

Interior/Exterior surfaces to be removed for replacement

KEY:
1. Concrete strip poured in conjunction with the new concrete sidewalk in order to remove damaged/spalled Exposed Aggregate Concrete plaza surface at building perimeter.

2. Sawcut out strip of damaged EAC from center point of each column along perimeter of building. To be replaced with concrete strip to match strip along north edge of building.


4. Remove EAC down to parking garage roof membrane.

5. Remove Evanston Brick Paver Type 1 and Type 2. Salvage for possible reuse. Remove soil and planting material to align east edge of sidewalk with prevailing sidewalk line on properties to the north and south of the site.

6. Remove existing border pavers, brick pavers, Evanston Brick Pavers Type 1, Type 2, soil, groundcover in this area to extend paver strips to the street curb.

7. Remove overgrown understory bushes under parkway trees. Ground cover to remain. Street trees to remain.

8. Remove all Building Brick Accent Pavers (BBAP) throughout. Tiles are damaged in multiple places, are only sitting on a setting bed and can be removed easily, and a new material here will make a dramatic improvement in the appearance of the ground floor, inside and out.

9. Inset entry matt. To be replaced.
EAST PLAZA: DEMOLITION
Exterior surfaces to be removed for replacement.

PLAZA/LANDSCAPE OPPORTUNITIES

KEY:
1. Remove bushes/understory to improve visibility and increase perceived size of plaza.

2. Sidewalk. Although “recently” improved with new pavers, the sidewalk surface does not coordinate with the surface treatment of the building and should.

2a. The existing brick banding bifurcates the paved area adjacent to the building and adds an unnecessary line to the paving surface.

2b. The sidewalks to the north and to the south of the property are currently positioned further to the east by about 2 feet. Presumably the City of Evanston would like to have these sidewalks align for safety/continuity reasons and this would also increase the size of the plaza, creating the perception of a larger, more grand outdoor space associated with 500 Davis.

3. Remove damaged EAC in plaza by sawcutting along yellow line (midway point of columns) and removing the material for replacement.

3a. Because of extensive damage to the EAC in multiple areas it is recommended that all the material outside of the footprint of the building be removed and replaced, possibly with similar material.

3b. EAC material inside the colonnade, after the sawcut effort at the perimeter, may be salvagable and need not be removed.

4. Inset border tile: Old, unattractive, and easily removable due to the thickness of the tile and the setting bed below. To be replaced throughout with a more attractive accent color.

5. Suspended abandoned sign to be removed and replaced with better option.
GROUND FLOOR PLAN: PROPOSED PLAZA/LANDSCAPE CONCEPT

Interior/Exterior surfaces recommendation.

DESIGN CONCEPT: EXTERIOR SPACES AROUND AND UNDER THE BUILDING GET UNIFIED BY CREATING CONSISTENCY ACROSS THE ENTIRE SITE. THIS IS DONE BY REDUCING THE NUMBER OF DIFFERENT MATERIALS USED ON THE GROUND PLANE AND EXTENDING ACROSS BOUNDARIES WITH “ACTIVITY BANDS”. THE PATTERN IS DERIVED FROM THE ORIGINAL GEOMETRY OF THE BUILDING AND GROUND PLANE TREATMENT, BUT EXTENDED EAST AND WEST INTO THE PARKWAY AND TO THE ALLEY.

KEY:
A. Parkway: clean up understory, green field of groundcover with extensions of the plaza and occasional benches under trees accessible by extension of brick paths to curb. Abstract glowing orbs float among the groundcover for lighting effect and artistic spontaneity.

B. Plaza: extend edge of plaza east to align north and south property sidewalks. Reduce the perception of a “sidewalk” and increase the reading of a continuous surface extending from the building to the curb by integrating paving materials while keeping “function” of the sidewalk intact. Creates the perception that the building owns more real estate.

C. Covered “porches” act as an extension of the plazas in terms of program, but “furnished” to accommodate various functions: to the east, Public Porch and Bike Shelter, to the west, Dining Porch, to the center, Front Porch and Lobby.
**KEY:**

Image illustrates the general improvement to the plaza through the implementation of several crucial improvement strategies towards reinforcing the existing bands of function that currently appropriate the zone.

Additionally, “low-hanging fruit” that can have major impact:

1. Remove bushes/understory to improve visibility and increase perceived size of plaza. Groundcover provides consistent, low maintenance greenery while not inviting excessive pedestrian traffic.

2. Plaza: the unification of the surface through the use of a single material creates the impression of a larger plaza. While this illustration shows no surface breakdown or pattern, the effect of a singular material use is apparent.

3. New poured concrete band allows for replacement of damaged EAC without removing all of the material under the colonnade.

3b. EAC under the colonnade to remain

4. Hardy groundcover planted in the parkway to provide plush carpet of greenery and create a visual foreground for the plaza from the street.

5. Sign Removed.
GROUND FLOOR PLAN: PROPOSED PLAZA/LANDSCAPE

Interior/Exterior surfaces recommendation.

PLAZA KIT OF PARTS

KEY:

1. Concrete bike racks (2’x2’x2’ cubes, connected), Color C-1. Style of blocks to match benches and seating. Either stock item or custom cast.

2. Boxwood “box”: groomed boxwood geometrical shape in a short planter that resembles the geometry of the concrete benches, but adds dimension to the parkway groundcover and adds greenery to the hardscape of the plaza, further integrating the parkway and plaza.

3. Building extension strips. Extension of geometry/floor pattern of the building to the curb, providing pedestrian walkways from the street to the plaza and a graphic and physical extension of the plaza. Also provides function: a walking surface leading to concrete benches placed under the trees.

4. Ground light orbs: translucent plastic white orbs with LED lights placed randomly in the field of parkway ground cover. Playful elements providing ambient light and softer geometry in contrast to the hard geometry of the plaza and plaza furniture. Orbs also tie into the new ceiling-mounted orbs in the colonnade.

5. Concrete benches (2’x2’x8’) linear, abstract forms acting as seating and sculpture in the plaza. Color C-1. Form of bench similar to the bike racks, so they appear as linear objects on the plaza. May or may not have LED lights at the base. May or may not have wooden “seats” on top as accent, comfort, warm material addition. In pairs, the benches separated by 4’ 6” provide a place for conversational seating and casual lunch dining.

6. Concrete Stools: (3’x3’x2’) Color C-2. Informal arrangement of concrete blocks for casual seating and small groups. Slight color difference for visual interest.

7. Air Intake Grate: to be replaced and integrated with raised planter (removed from ground plane to avoid walking on it).

8. Outdoor restaurant dining. Furniture by Restaurant. Might be worth having input on furniture selection to work with design goals and be similar to the furniture selected for the east plaza.
GROUND FLOOR PLAN: PROPOSED PLAZA HARDSCAPE/PAVER PLAN

Interior/Exterior surfaces recommendation.

PAVER SELECTION

KEY:
1. Concrete sidewalk: City of Evanston.
2. Concrete inset border: Match existing.
3. Reuse Existing 6x12 UNILOCK pavers removed from sidewalk. Verify color with manufacturer. Confirm availability of additional material should greater quantities be required for new pattern.
4. Existing Exposed Aggregate Concrete (EAC) to remain.
5. Existing red border paver. Salvage and reuse in configuration shown.
7. New inset border paver: To be the same as #6 unless the depth of the paver is too great to fit into the existing setting bed. In that event a thinner tile/paver will be selected to match or be very similar to #6.
8. New field paver: UNILOCK SERIES 3,000. COLOR: Peppered Granite SIZE: 6X12. Note: Intention is to match color of the existing Exposed Aggregate Concrete. Samples to be ordered and compared to existing condition.
GROUND FLOOR PLAN: PROPOSED PLAZA/LANDSCAPE

Interior/Exterior surfaces recommendation.

PLAZA KIT OF PARTS

KEY:

1. Concrete bike racks (2’x2’x2’ cubes, connected), Color C-1.
2. Boxwood “box”
4. Ground light orbs: translucent plastic
5. Concrete benches (2’x2’x8’)
6. Concrete Stools: (3’x3’x2’) Color C-2
7. Air Intake Grate:
8. Outdoor restaurant dining.
9. Globe surface mount ceiling light fixtures
11. New building skirt return
12. Blacktop Parking Garage ramp to remain.
13. Building Skirt/Signage band
GROUND FLOOR PLAN: PROPOSED LIGHTING PLAN

Interior/Exterior Lighting Recommendation

LIGHTING NOTE
It was observed that a level of consistency could be immediately recognized within the building if all light fixtures were outfitted with lamps of consistent color temperature. Currently in the lobby several fixtures have different lamp types, same with the elevator cabs. All fixtures on typical lobby floors should have the same lighting color rendition.


KEY:
A. Parkway globes translucent acrylic globes with LED fixtures inside. Globes removable for maintenance.
B. Colonnade globes: Off-the-shelf fixtures similar in shape and color to the parkway globes.
C. Column downlights: recessed LED downlights wash the back of every column, providing indirect and subtle light to the colonnade floor surface. Also reflects off of the glass storefront.
D. Existing Dropped Ceiling of entry lobby. No change, except to lamp all of the fixtures consistently with the same color temperature lamps.
E. New Suspended Exterior Canopy. Architectural element with a lighting component to light the Address Numbers “500 Davis” and “Parking”.
F. New Lobby Hanging Globes: Pendant lights clustered in southeast corner of new lobby for visual interest and to connect to exterior globes.
G. New Lobby Sconce Fixtures. (Between elevator doors on east wall of lobby – 2 required)
H. New Typical Lobby Sconce Fixture
LIGHT FIXTURES/SPECIFICATIONS

Interior/Exterior Lighting Recommendation

LIGHTING NOTE
It was observed that a level of consistency could be immediately recognized within the building if all light fixtures were outfitted with lamps of consistent color temperature. Currently in the lobby several fixtures have different lamp types, same with the elevator cabs. All fixtures on typical lobby floors should have the same lighting color rendition.

KEY:
A. Parkway globes: translucent acrylic globes with LED fixtures inside. Globes removable for maintenance.
B. Colonnade globes: Off-the-shelf fixtures similar in shape and color to the parkway globes.
C. Column downlights: recessed LED downlights wash the back of every column, providing indirect and subtle light to the colonnade floor surface. Also reflects off of the glass storefront.
D. Existing Dropped Ceiling of entry lobby. No change, except to lamp all of the fixtures consistently with the same color temperature lamps.
E. New Suspended Exterior Canopy. Architectural element with a lighting component to light the Address Numbers “500 Davis” and “Parking”.
F. New Lobby Hanging Globes: Pendant Lights clustered in southeast corner of new lobby for visual interest and to connect to exterior globes.
G. New Lobby Sconce Fixtures. (Between elevator doors on east wall of lobby - 2 required)
H. New Typical Lobby Sconce Fixture (wall across from elevator (Round))

CONCEPT DESIGN | 500 DAVIS, EVANSTON | #1702 | 07.10.2017

SK-A11
GROUND FLOOR PLAN: PROPOSED PLAZA/LANDSCAPE

Interior/Exterior surfaces recommendation.
DESIGN CONCEPT: ADD VISUAL INTEREST AND MATERIAL CONTRAST TO THE RELENTLESS CONCRETE FACADE BY FOCUSING ON THE AREA OF THE BUILDING THAT IS MOST VISIBLE TO PEDESTRIANS. A "SCRIM" OF METAL IS LITERALLY APPLIED OVER THE CONCRETE, ON FURRING. THE METAL RETURNS AT A 90 DEGREE ANGLE TO COVER THE BOTTOM OF THE EXPOSED CONCRETE PANEL AND PROVIDE A LINEAR TERMINATION TO THE WHITE CEILING OF THE COLONNADE. METAL COLOR TO BE DETERMINED. BAND WILL ALSO PROVIDE A FIELD FOR SIGNAGE/LIGHTING THROUGH THE USE OF LASER-CUT LETTERS AND BACKLIT LIGHTING.
**DESIGN CONCEPT:** CALL ATTENTION TO THE ENTRANCE THROUGH THE USE OF A “FLOATING” CEILING SIMILAR TO THAT OF THE INTERIOR LOBBY. THIS PANEL HOVERS LOWER THAN THE MAIN CEILING, CREATING A MARKER TO THE ENTRANCE AND THE POTENTIAL FOR INDIRECT LIGHTING. THE SIMPLE HORIZONTAL GESTURE UNDERSCORES THE 500 IN THE BUILDING ADDRESS. A LIGHTING ELEMENT WILL BE PART OF THE BUILDING ADDRESS SIGN.
COLONNADE/ENTRY/LOBBY
Interior/Exterior surfaces recommendation.