
Staff Present: S. Flax, J. Velan

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:34 pm.

Approval of minutes

October 11, 2017 DAPR Committee meeting.

Ms. Biggs moved to approve the minutes from October 11, 2017, seconded by Mr. Nelson.

The Committee voted 11-0 to approve the minutes of October 11, 2017 with minor revisions.

New Business

1. 1701 Main Street Preliminary Review

Brian Foote, architect, submits for a new 133,867 sq. ft. Robert Crown Community Center with ice complex, library, new artificial turf sports fields and 225 off-street parking spaces, to replace the existing facility and grass sports fields, in the OS Open Space District.

APPLICATION PRESENTED BY: Brian Foote, Architect
Stephanie Levine, Senior Project Manager

DISCUSSION:
- 17 Acre park with existing 60,000 square foot footprint building. New building to be on west side of the property with a 90,000 square foot footprint.
- OS Open Space Zoning District. Exceeds zoning requirements for FAR, possibly height and parking requirements.
- Traffic and Parking Analysis completed showing the proposed 225 parking spaces to be sufficient (site currently has 150 spaces). Takes possible tournaments and other special events into consideration. Will have both artificial turf fields and restored parkland.
• Southeast corner of site at higher elevation to remain as are heritage trees at the site. Are likely to be used for nature play.
• Pedestrian Access through proposed sidewalk which will have perimeter fencing. A new sidewalk on south side of Lee Street. An additional access drive is to be completed.
• Discussion took place with residents along Lee Street regarding possible berming on the north end of the site.
• Wide pedestrian sidewalk proposed which would hold bike parking. Possible Divvy station being researched and the project will have Electric Vehicle Charging stations within the parking lot.
• Ms. Knapp stated that an expressed network should be considered for maneuvering on the site. Mr. Mangum suggested using a trail loop at James Park as an example for site access and as a recreational amenity.
• Ms. Biggs stated that there is a conceptual plan to address the nearby Main & Dodge intersection. Will likely move forward after Robert Crown project is developed.
• Dewey & Main intersection has a proposed 2-way access to the parking lot entrance. Ms. Leonard inquired about traffic calming measures at this point. Analysis proposes several traffic calming measures for the area.
• No additional entrance proposed on north end of building near the tennis courts for security purposes. Visitors to be funneled to main entrance. More direct route for tennis court users suggested.
• Portable stands proposed for spectator seating. Space to west consists of terrain steps that can be used as seating. Each field is accessible.
• Universal accessibility proposed within the building.
• Remediation of the site to occur. Borings taken from the site. Wet soil, not used as landfill facility. Portions of area below athletic field and parking lot possibly to be used for stormwater storage. Possible use of caissons for building.
• Building to be LEED Silver- building will have a reflective roof, porous pavers in parking area proposed.
• Some maintenance for artificial turf is needed though it is on more stable ground and more porous than regular grass.
• Turf areas will have lighting; additional site lighting is being researched.
• Mr. Mangum stated that more details on the design should be included when returning for recommendation to ZBA (because of requested variations, project must come back to DAPR for further review).
• Refrigerant for the ice production system likely to be glycol system but has not been fully vetted. Zamboni to be determined.

Mr. Mangum made a motion to approve preliminary review of the project. Seconded by Ms. Biggs.

The Committee voted, 11-0, to approve preliminary review.

2. 2215 Dempster Street/ 1305 Pitner Avenue Final Review
Michael Newman, architect, submits for a proposed 3-story, 16-unit building for Housing Opportunities for Women (HOW) in the R5, General Residential District.
APPLICATION PRESENTED BY: Michael Newman, Architect

DISCUSSION:

- 3-story, masonry (red brick) building with 16 parking spaces. Small section of façade to be nichiha board.
- Building to consist of 16 units - eight 1-bedroom and eight 2-bedroom units, two accessible units and two adaptable units included.
- Entry added on Pitner Avenue side of the building. Southwest corner to be landscaped with fencing stretching around portions of site, excluding the front of the property (along Pitner). 6’X6’ portion of fencing along the southeast portion of the site with low landscaping creates a site triangle facing Dempster St. Fence will be metal mesh with intent to plant vines that will grow along the fence to create a green trellis, will then change to a wood fence around the parking lot. Sound attenuating measures suggested.
- Parking lot to have a stormwater detention system to slowly release water into city sewer system.
- Traffic Study was requested by the neighborhood which was done September 18-22, 2017. Average Daily Traffic count was 680 with average speed of 22 mph. less than 2% over 25 mph. Site well controlled, alley has low volume and could accommodate additional vehicles. Speed bump program could mitigate possible speeding. Pitner Ave. does not appear to have an excessive traffic volume issue and likely would not be negatively impacted by the development.
- Parking Study done following the traffic study, taking counts every 4 hours and included the weekend. Parking spaces an average of 50% full. On Pitner Ave, 70% one or two instances during the weekend. 31% of vehicles were registered to addresses in area, 15% to broader Evanston, remaining vehicles from other areas (Chicago, Skokie, etc.). Duration of visitor vehicles was less than 4 hours.
- Project meets zoning requirements with no variances being requested (project is considered to be built as of right), therefore, the project does not go to ZBA nor to City Council for zoning relief.
- Four members of the public spoke with concerns and questions regarding the scale and character of the new development in a lower density area, when zoning was changed from R2 to R5, concentration of affordable housing in one area, possible issues with foundations when construction is underway, addressing stormwater runoff and clarity on the process and notification of meetings. An additional question was asked regarding underground storage in other areas of the City, which is something that which has occurred for more recent developments.
- Examples of higher density buildings adjacent to lower density areas were provided (Central Street specifically). Ms. Biggs explained some of the requirements and restrictions regarding stormwater control of larger developments. City of Evanston’s is more restrictive than County level requirements.
- Bike parking surface to be woodchipped.
- Trash Chute within building for refuse, not recycling which is proposed to be
located within the outside trash enclosure area. Infrastructure exists to have a trash compactor, however, rolling bins are proposed.

- Electrical Vehicle Charging stations not provided, however, electrical room within the building provides for possibility of future installation.
- Electrical panels located 4 feet above the floor and space for a backup generator exists.

Mr. Gerdes made a motion to approve final review of the project. Seconded by Ms. Biggs.

The Committee voted 11-0, to approve final review.

---

Adjournment:
Ms. Biggs moved to adjourn, seconded by Mr. Mangum. The committee voted unanimously 11-0, to adjourn.

The meeting adjourned at 4:01 pm.

The next DAPR meeting is scheduled for Wednesday, October 25, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones
# DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE:

**Address:** 1701 Main Street

**VOTING MEMBERS** | **STAFF** | **COMMENTS**
--- | --- | ---
Director of Community Development | Johanna Leonard Chair | No comment
Planning and Zoning Administrator | Scott Mangum Vice Chair | No comment
CMO/Economic Development | Paul Zalmezak | No comment
Director of Public Works Agency or Representative | Dave Stoneback |  
City Engineer | Lara Biggs | No comment
Rep. from the Fire Department | Mario Tristan | Information requested on type of refrigerant for ice producing.
Rep. from Public Works, Division of Distribution/Sewer | Jim Nelson | I will have comments on site drainage, disconnects and new water/sewer after I review the Utility/Civil drawing.
Zoning Planner or Development Planner | Melissa Klotz or Michael Griffith |  
Building & Inspection Services Division Manager | Gary Gerdes | - Signage – separate permit/review required.  
- Include any Lee St./other residential street/pedestrian improvement for vehicular and pedestrian safety.
Neighborhood and Land Use Planner | Meagan Jones Secretary | No comment
Civil Engineer/Stormwater Management | Ingrid Eckersberg | No comment
Transportation & Mobility Coordinator | Katie Knapp | No comment
Sustainability Coordinator | Kumar Jensen | No comment

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.

**Address:** 2215 Dempster Street/1305 Pitner Avenue
## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE:

<table>
<thead>
<tr>
<th>VOTING MEMBERS</th>
<th>STAFF</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director of Community Development</td>
<td>Johanna Leonard Chair</td>
<td>No comment</td>
</tr>
<tr>
<td>Planning and Zoning Administrator</td>
<td>Scott Mangum Vice Chair</td>
<td>No comment</td>
</tr>
<tr>
<td>CMO/Economic Development</td>
<td>Paul Zalmezak</td>
<td>No comment</td>
</tr>
<tr>
<td>Director of Public Works Agency or Representative</td>
<td>Dave Stoneback</td>
<td></td>
</tr>
<tr>
<td>City Engineer</td>
<td>Lara Biggs</td>
<td>No comment</td>
</tr>
<tr>
<td>Rep. from the Fire Department</td>
<td>Mario Tristan</td>
<td>No comment</td>
</tr>
</tbody>
</table>
| Rep. from Public Works, Division of Distribution/Sewer | Jim Nelson | - The existing water and sewer goes out to Pitner. A 1” lead water Service and a 6” sanitary that needs to be disconnected at the connection to the City water and sewer main.  
- **We will not lower our water mains.**  
- Tap on 10” water main will be done by City contractor to dig hole.  
- No valve vault for the water tap. VALVEBOX ONLY  
- Any bends that have to be done on the new 6” water will have to be done on the water service with all bends being tested on the pressure test for the service.  
- **NO NEW M.H. FOR THE NEW SANITARY CONNECTION (BLIND CONNECTION)**  
- Contractor needs to pothole over our 10” and 24” water main for both the new sanitary and new water.  
- Sanitary material is C 900 water quality pipe.  
- Will new sanitary go under water with the blind connection?  
- Can sanitary run out the back away from any water main? |
| Zoning Planner or Development Planner | Melissa Klotz or Michael Griffith | |
| Building & Inspection Services Division Manager | Gary Gerdes | - Signage- separate permit/review  
- Fence – separate permit/review  
- Construction Management Plan required. |
| Neighborhood and Land Use Planner | Meagan Jones Secretary | No comment |
| Civil Engineer/Stormwater Management | Ingrid Eckersberg | No comment |
| Transportation & Mobility Coordinator | Katie Knapp | No comment |
**DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE:**

<table>
<thead>
<tr>
<th>Sustainability Coordinator</th>
<th>Kumar Jensen</th>
<th>No comment</th>
</tr>
</thead>
</table>

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.