

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 7, 2018**

Voting Members Present: E. Storlie, S. Mangum, G. Gerdes, J. Hyink, I. Eckersberg, J. Nelson, M. Tristan, K. Jensen, M. Griffith, M. Jones

Staff Present: P. Zalmezak, E. Golden, J. Velan

Others Present:

Presiding Member: E. Storlie

A quorum being present, Ms. Storlie called the meeting to order at 2:30 pm.

Approval of minutes

January 17, 2018, DAPR Committee meeting.

Mr. Nelson moved to approve the minutes from January 17, 2018, seconded by Mr. Gerdes.

The Committee voted, 9-0, with one abstention to approve the minutes of January 17, 2018.

New Business

- 1. 1829 Simpson St. Preliminary/Final Review**
Arkady Kats, property owner, submits for interior and exterior remodeling for a Type 2 Restaurant, Lenny & Lambs, in the B1 Business District.

APPLICATION PRESENTED BY: Arkady Kats, applicant

DISCUSSION:

- Mr. Mangum asked the applicant to describe changes to the plan from the last time DAPR reviewed this case.
- Mr. Kats stated subway tile will be used on the front façade, colors likely to be shades of orange/yellow with green and red as accent colors. He stated the front door will be moved and the parapet raised. He stated he may install a bike rack, but the location needs to be discussed. He stated trees will be planted in the patio area.
- Mr. Gerdes asked to confirm the materials and colors.
- Mr. Kats indicated the materials will be as shown on the drawing, but colors may change. He stated there will be stucco on the sides, subway tile over the brick on the front.

- Mr. Gerdes stated the fireplace shown on the site plan needs to be included in the permit submittal.
- Mr. Gerdes stated signage is a separate permit submittal.
- Mr. Mangum asked if building material samples were available and about the application of the stucco on the east and west facades.
- Mr. Kats stated he did not have samples. He stated materials will be new glass, architectural aluminum, engineered wood siding, smooth stucco, and subway tile.
- Mr. Mangum stated the windows on the west facade are different than previously reviewed by DAPR.
- Mr. Kats stated the windows will be larger but not as many. He stated the total window opening area is the same.
- Mr. Mangum asked about exterior lighting details, concerned about light spilling over onto adjacent properties.
- Mr. Kats stated there will be lights on poles in the patio.
- Mr. Mangum asked about the fence gate opening details, noting the ZBA's condition that there be no gate.
- Mr. Kats stated the gate is needed to get equipment back to the patio on occasion but would not be open to customers.
- Mr. Gerdes stated he is conformable with the design, but hesitant without seeing the materials. He stated public comments should be collected, have the applicant return with materials and addressing comments.
- Public comments:
 - Which side of the patio will table and chairs be located?
 - Will windows be recessed from the front façade?
 - How is the east façade different from previous drawing?
 - Concerned about work done over multiple phases.

Mr. Mangum made a motion to continue this case to the February 21, 2018, meeting in order for the applicant to provide the following, seconded by Mr. Gerdes:

- 1. Exterior building material samples, including material color.**
- 2. Fence gate/opening details.**

The Committee voted, 10-0, to continue this case to the February 21, 2018, meeting with the requested information provided.

- 2. 1239 Asbury Ave./1224 Dempster St. Recommendation to ZBA**
Michael Finnegan, board member, submits for major zoning relief to subdivide a property to split Beth Emet The Free Synagogue from a single family residence, with 32.7% building lot coverage where 32.3% currently exists and 30% is permitted and 65.1% impervious surface coverage where 63.8% currently exists and 45% is permitted, all for the synagogue property, in the R1 Single Family Residential District.

APPLICATION PRESENTED BY:

Michael Finnegan, board member

DISCUSSION:

- Ms. Storlie asked the applicant to describe changes made from the previous plan reviewed.
- Mr. Finnegan stated the proposed north property line has been adjusted so the proposed lot includes the existing detached garage and alley access. He stated this revision was requested by the ZBA, it reduces the number of variations and is a cleaner plan.
- Mr. Mangum stated the revised plan eliminates the curb cut onto Asbury Ave. and uses the existing garage.
- Mr. Gerdes asked what would happen to the play area which is shown to straddle the proposed property line.
- Mr. Finnegan stated the play area would be reconfigured once they get a buyer for the proposed lot.

Mr. Mangum made a motion to recommend approval of the project to the ZBA, seconded by Mr. Nelson.

The Committee voted, 10-0, to recommend approval of the project to the ZBA.

**3. 1801 Main St. (fka 1701 Main St.) -
Robert Crown Community Center**

Recommendation to ZBA

Brian Foote, architect, applies for major zoning relief to construct a 2-story, 133,000 sq. ft. community center (with ice rinks, gymnasium, public library, preschool, multi-purpose rooms) and exterior site work including new parking lot, athletic fields and landscaping in the OS Open Space District. The applicant requests a FAR of 0.18 where a maximum FAR of 0.15 is allowed, to provide 225 off-street parking spaces where a minimum of 334 off-street parking spaces are required, to provide 23' wide two-way drive aisles where a minimum of 24' is required, to provide zero loading docks where a minimum of 2 long loading docks are required.

APPLICATION PRESENTED BY:

Brian Foote, architect
Stefanie Levine, applicant, Public Works
Agency

DISCUSSION:

- Mr. Foote stated they are back because an additional zoning variation was identified in the proposed plan that was not previously presented. He stated the plan had not changed, however.
- Mr. Foote stated they are requesting a variation to reduce the required driveway aisle width from 24' to 23'. He stated they are restricted in the north-south direction to fit in the athletic field, over play area, pedestrian walks and landscape island within the parking lot.

Mr. Gerdes made a motion to recommend approval of the project to the ZBA, seconded by K. Jensen.

The Committee voted, 10-0, to recommend approval of the project to the ZBA.

4. 2211 Oakton St. – Aldi

Preliminary/Final Approval

Joshua Baird, architect, submits for a building permit to construct a 1,990 sq. ft. 1-story addition onto the existing ALDI in the I1 Industrial District and oRD Redevelopment Overlay District.

APPLICATION PRESENTED BY:

Robert Gudmundson, civil engineer
Tom Strehmann, ALDI

DISCUSSION:

- Mr. Strehmann, stated ALDI has been in Evanston since 2010. He stated they need to expand the building in order to accommodate an expanding product line and more refrigerated food
- Mr. Gudmundson stated the addition will be at the front of the building, approximately 2,000 sq. ft. He provided material samples.
- Mr. Jensen asked if they had building energy efficiency and waste stream reduction goals, and if so, could those details be provided.
- Mr. Strehmann stated there are corporate goals and that he could provide those details. He stated they recycle paper waste and connect with local agencies concerning food waste.
- Mr. Mangum stated complaints have been received concerning the dumpster and litter on the property.
- Mr. Strehmann stated there is a trash compactor to the rear of the building, stating he is not aware of where the litter is coming from.
- Ms. Storlie stated that complaints about trash come up periodically. She stated efforts need to be made to pick up trash on the property.
- Mr. Mangum asked how far the canopy will extend out from the front façade.
- Mr. Strehmann stated 3-4', it would not project past the walk in front of the building.
- Mr. Gerdes asked about their construction schedule.
- Mr. Strehmann stated they hope to begin construction in July with completion in October.
- Mr. Nelson asked if water and/or sewer lines would be impacted, if so, that would be a separate permit.
- Mr. Strehmann stated there will be some utility work, confirmed the need to submit for those permits.
- Ms. Hyink noted the existing bike racks are not noted on the proposed site plan.
- Mr. Strehmann stated the bike racks will be relocated.

Mr. Gerdes made a motion to recommend approval subject to the following conditions, seconded by Mr. Jensen:

- 1. Relocate existing bike racks.**
- 2. Address trash/litter on the property.**

The Committee voted, 10-0, to approve the project subject to the conditions noted.

- 5. 3233-3249 Central St. Recommendation to ZBA**
Highlands on Central, LLC, property owner, submits for major zoning relief to construct a 14 unit multiple-family residence with a detached garage and open parking. The applicant requests 14 dwelling units where a maximum 10 dwelling units are allowed, 55% building lot coverage where a maximum 40% is allowed, and 62.1% impervious surface coverage where a maximum 55% is allowed, in the R4 General Residential District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Dan Schermerhorn, property owner
William Schermerhorn, property owner
Eileen Schoeb, architect

DISCUSSION:

- Ms. Schoeb described the project briefly. She stated all units will be ADA adaptable, zero grade change for ground level, using pavers, parking is compliant, incorporating bio swales to address stormwater, using exterior building materials that are similar to existing materials used in the neighborhood.
- Ms. Storlie asked if these would be rental units.
- Ms. Schoeb stated yes.
- Ms. Schoeb stated they attempted to break up the roof line. She stated, bike racks will be provided.
- Mr. Jensen asked if the garages will accommodate electric vehicles.
- Ms. Schoeb stated they can construct the garages with empty conduit for future modifications to accommodate electric vehicles.
- Mr. Gerdes asked what they meant by ADA adaptable units.
- Ms. Schoeb stated ADA clearances are met, low profile thresholds, that the units can be adaptable to be ADA compliant. She stated the plan provides single-floor living.
- Mr. Mangum asked about ADA accessible units on the 2nd floor.
- Ms. Schoeb stated units on the 2nd floor will be accessible by stairs, but that those units can be adapted to ADA standards.
- Mr. Mangum stated the number of proposed dwelling units is a zoning variation which will result in additional income to the applicant which then requires public benefits.
- Ms. Schoeb noted proposed public benefits:
 - Single-floor living
 - ADA adaptable units

Using work building task force to demo the existing building, salvaging materials

Will employ a work building task force working during construction

Will install a crosswalk with flashing lights

Bus stop pad

- Mr. Mangum stated the Inclusionary Housing Ordinance (IHO) requires one affordable dwelling unit, and if provided on-site, provides a bonus of 1 dwelling unit above the maximum permitted by the zoning ordinance, which reduces the dwelling unit count variation. He stated the ZBA will look at the least deviation necessary this when making a decision. He suggested providing the affordable unit on-site as a condition of DAPR's recommendation.
- Ms. Schoeb stated more details are needed on the affordable housing ordinance, such as how long is the time commitment for the on-site unit.
- Mr. Mangum stated he would refer them to Ms. Flax, Housing Coordinator, but thought the time commitment is 25 years.
- Mr. D. Schermerhorn questioned why the on-site affordable unit will be required if they comply with the ordinance.
- Mr. Mangum clarified that while payment of the fee-in-lieu of providing one unit is in compliance with the IHO, providing one unit onsite would comply with the IHO and reduce the degree of the variation from by achieving the density bonus of one additional unit.
- Ms. Hyink asked if there would be a path provided along the side the building for cyclists to get between the front and rear of the property.
- Ms. Schoeb stated the assumption is residents will store their bikes in the garage and use the alley.
- Mr. Gerdes stated 55 decibels is the maximum sound level permitted at the property line for a/c units.
- Ms. Betty Esther asked if all of the units would be accessible, including those on the second floor.
- Ms. Schoeb stated all units will be ADA adaptable, units on the second floor will not be ADA accessible.
- Mr. Mangum stated he would like to see a bus shelter included in the public benefits.

Mr. Mangum made a motion to recommend approval of the project to the ZBA with the following conditions, seconded by Mr. Gerdes:

- 1. Provide the required affordable dwelling unit on-site (Inclusionary Housing Ordinance).**
- 2. Work with Public Works Agency concerning public benefits in public right-of-way, including bus shelter.**

The Committee voted, 10-0, to recommend approval of the project to the ZBA with the conditions noted above.

- 6. 2525 Church St. Preliminary/Recommendation to City Council**
Bill Balling, Superintendent, Morton Grove-Niles Water Commission, submits for a building permit and municipal use exemption per Section 6-7-4 of the Zoning Ordinance to construct a new 3620 sq. ft. water pumping station, connecting pipes and public restrooms in the OS Open Space District.

APPLICATION PRESENTED BY: Bill Balling, Superintendent
Larry Thomas, consultant
Roxanne Knapp, architect

DISCUSSION:

- Mr. Balling stated the project is to construct a water pumping station, a mini-booster station. He stated completion is expected to be in December 2018. He stated the Commission will remove the existing school building.
- Ms. Knapp described the exterior building materials, to include cast stone base, masonry walls, brown metal trim, asphalt shingles. She stated the goal is create a park like building.
- Mr. Balling stated the building will include space for public restrooms to be built out later when the splash park is constructed.
- Mr. Mangum stated the municipal use exemption in the zoning code is appropriate in this case, stating it is up to the City Council to approve the exemption. He asked how the building minimizes adverse impacts to the homes across the street.
- Mr. Balling stated the proposed building is located as far west as possible. He stated the building design is intended to be park like and be residential in character.
- Mr. Mangum asked about equipment noise.
- Mr. Balling stated all equipment is within the building, water pumping is underground. He stated the transformer is located outside the building and will be equipped with a muffler.
- Mr. Gerdes asked about signage.
- Mr. Balling stated signage is not intended unless required by the City.
- Mr. Thomas stated there would be on-site directional signs and restroom signage.
- Mr. Gerdes stated one ADA accessible parking space is required.
- Ms. Betty Esther asked if the transformer would be fenced in, what chemicals would be stored.
- Mr. Balling stated the transformer was not planned to be fenced in, bleach will be stored on-site to disinfect the water.

Mr. Mangum made a motion to grant preliminary approval and to provide a positive recommendation to the City Council for the municipal use exemption, seconded by Mr. Gerdes.

The Committee voted, 10-0, to grant preliminary approval and to provide a positive recommendation to the City Council for the municipal use exemption.

APPROVED

Adjournment

Mr. Jensen moved to adjourn, seconded by Mr. Mangum. The Committee voted unanimously, 10-0, to adjourn.

The meeting adjourned at 4:13 pm.

The next DAPR meeting is scheduled for Wednesday, February 21, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith