DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, March 14, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, ERIKA STORLIE, ACTING CHAIR

II. APPROVAL OF MINUTES: March 7, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 1715-1735 Chicago Ave. Preliminary/Final Approval
   Derek Ullian, applicant, submits for permit for parkway improvements along Chicago Avenue, to include precast concrete plank pavers, benches and landscaping, Evanston Place Apartments, in the R6 Residential District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 21, 2018, 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 Michael Griffith, Development Planner, at 847.448.4311. 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 quines 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 COMMITTEE (DAPR) MINUTES  
March 7, 2018


Staff Present: J. Velan

Others Present: J. Velan

Presiding Member: E. Storlie

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

Approval of minutes

February 21, 2018, and February 28, 2018, DAPR Committee meetings.

Mr. Gerdes made a motion to approve the minutes from February 21 and 28, 2018, seconded by Ms. Eckersberg.

The Committee voted, 9-0, with one abstention, to approve the minutes of February 21 and 28, 2018.

New Business

1. 1727 Oak Ave. Planned Development

Trammell Crow Company, developer, proposes to construct a 17-story active adult, age-restricted, multi-family rental development with 169 units and 139 parking spaces in the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) number of dwelling units (169 where 117 allowed); 2) building height (155 feet where 170 feet allowed as a site development allowance); 3) front yard setback (1 foot where a minimum of 3 feet required); and 4) loading (1 short berth where 2 short berths required).

APPLICATION PRESENTED BY: Johnny Carlson, developer  
Gretchen Camp, architect

DISCUSSION:

- Public benefits updated:  
  9 affordable units at 50%/60% AMI, on-site  
  8 affordable units at 80% AMI, on-site  
  Added more on-street parking and trees  
  Approximately $1 million additional in public benefits

- Loading relocated, all vehicle access at one location. Loading trucks can reverse on-site so there is no backing out onto the street.
- Ground floor reconfigured.
- Dog park under concrete building canopy, pergola or open air. Revised to eliminate need for site development allowances.
• Bird zone is the lower base up to 48’, using bird friendly glass, added window framing at corners of building, so it isn’t entirely clear across the corners, and added framing in balcony railings to break up balconies.
• Signage indicating where 1007 Church Street parking is located.
• 2 short term parking stalls on the street for Uber drop offs, etc, not metered.
• Previously had 45 on-street metered spaces; now propose 49: 2 are short term and 2 are ADA for 1007 Church; net is the same 45. 1007 Church ADA spaces are right in front of that building.
• Staff suggests using short term 15 minute meters to encourage vehicles to move. Agreed to by developer.
• Will modify walk for ADA accessibility at 1007 Church ADA spaces.
• Only need 1 loading berth because there is very low turnover in age restricted buildings. Will have 8 on-site staff (similar sized buildings typically have 4) so deliveries will go quicker. Smaller units that are typically single occupancy means most often move in is done by a van or small moving truck
• Landscaping with pea gravel for the dog park.
• LEED 55 upper bird zone - not committing to comply but will apply best practices as are economically feasible. Cannot afford fritting all the way up the building.
• Mr. Gerdes, note specifically what bird friendly measures will be taken, encourage residents to turn out certain lights at certain times, etc.
• Ms. Eckersberg asked about balcony drainage, stating they should slope away from building, taking into account the force of drainage on the green roof.
• Relocating a fire hydrant to maximize on street parking, and making pedestrian environment friendlier. Staff is concerned about distance between fire hydrants if one is moved. Will confirm location is appropriate.
• Construction - hope to break ground in August 2018.

Public Comments:
• Sue Luellbach, Coalition for the Homeless, encouraged seeing IHO discussions this early in the process. City has a subcommittee looking at inclusionary housing, where IHO will be looked at as the minimum requirement, with only more above as a public benefit. This proposal is still not in compliance with the IHO, want all units at 50%/60% AMI.
• Kiera Kelly, studies are incomplete and don’t look at the traffic issues. Between this new building and 1815 Ridge, 811 Emerson, the study is incomplete. Church and Ridge will now be rated D which is very concerning. Now 12th luxury high rise, City needs a downtown development plan given how much development is occurring. Consider the totality of the recently approved very tall buildings as well as this one. Luxury rentals increase gentrification and acceleration of real estate values. Want common sense and moderation. If this one is approved, future ones in less desirable locations should be scrutinized more.

Mr. Gerdes made a motion to recommend approval of the project to the Plan Commission, seconded by Mr. Mangum.

The Committee voted, 9-0, to recommend approval of the project to the Plan Commission. Ms. Biggs abstained.
Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The Committee voted to unanimously, 10-0, to adjourn.

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Design and Project Review (DAPR)

1715-1735 Chicago Ave.

Preliminary/Final Approval
ENTRANCE TERRACE ENLARGEMENT DETAIL - OPTION 2
CORNER CONCEPT - SECTION B
EXISTING TREE

POURED-IN-PLACE CONCRETE RETAINING WALL WITH IPE CAP

PLANTING AREA

23'-2"

PLANTING CONCRETE WALL

SLOPE

CORNER CONCEPT - SECTION C
CENTRAL TERRACE LANDSCAPE PLAN

EXISTING SIDEWALK

EXISTING BUILDING

EXISTING TREE

PROPERTY LINE

PAVING AREA, 190 SF

PLANTING AREA

N. CHICAGO AVE, BIKE LANE

TREE UPLIGHT

EXISTING TREE

LOW PLANTING

PRECAST CONCRETE PLANK PAVERS WITH ACCENT STRIP LIGHTING

SCALE: 1/4" = 1'-0"
PRECEDENT IMAGES - LIGHT BOLLARD AND STRIP LIGHTS
ADA ANALYSIS

N. CHICAGO AVE, BIKE LANE

EXISTING TREE

16 X 16 TIMBER RETAINING WALL

PLANTING AREA

PRECAST CONCRETE PLANK PAVERS WITH ACCENT STRIP LIGHTING

PLANTING AREA

16 X 16 TIMBER BENCH LIGHT BOLLARD

NEW CONCRETE WALKWAY

EXISTING CONCRETE WALKWAY

ADA ACCESSIBLE ROUTE
DETAILS

DETAIL E

AZEK COMPOSITE BROAD FASTENED TO FRAME WITH HIDDEN STAINLESS STEEL FASTENERS

FORMS + SURFACES MODIFIED KNIGHT BENCH, BENCH SUPPORT 2" X 3/16" POWDER COATED STAINLESS STEEL

POWDERCIATED STAINLESS STEEL BRACKET FOR LIGHTING ATTACHEMENT

DETAIL F

PRECAST CONCRETE PLANK PAVERS

1 1/2" SAND LEVELING COURSE

8" COMPACTED AGGREGATE BASE COURSE

COMPACTED SUBGRADE