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

Approval of minutes

February 7, 2018, DAPR Committee meeting.

Mr. Gerdes moved to approve the minutes from February 7, 2018, seconded by Mr. Nelson.

The Committee voted, 11-0, to approve the minutes of February 7, 2018.

Old 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:
- Revised construction drawings submitted showing fence gate with lock.
- Material samples provided, includes stucco, architectural aluminum for signage, cedar siding, 6”x12” porcelain tile, mortar between tiles.
- Parapet wall reviewed with architectural drawings, 9”-10” taller than on original submission. Non-combustible materials needed.
- Gate on west side of property’s fence for emergency egress only.
- Lighting not to have spillover onto adjacent properties, to be included on architectural drawings.
- Entrance and interior to be ADA accessible.

Mr. Gerdes and a motion to approve the project subject to the following condition, seconded by Ms. Biggs:

1. Signage on fence gate stating not an entry/exit for customers.

The Committee voted, 11-0, to approve the project subject to the above noted condition.
New Business

1. **1101 Howard St.**  
   Concept Review
   Dean Maggos, architect, submits for concept review of proposed exterior modifications to an existing building in the C1 Commercial District.

   **APPLICATION PRESENTED BY:**  
   Dean Maggos, architect

   **DISCUSSION:**
   - Adding 3 windows on either side of entrance, new canopy over entry and windows.
   - Medical and dental building, lower level is medical supply.
   - No windows proposed for lower level.
   - Signage to remain as is, lettering over entrance.
   - Mr. Mangum suggested looking at adding windows to the lower portion of the front facade.

2. **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) a fence and pergola in the front and north interior side yard for a dog park. Recommendation to Plan Commission.

   **APPLICATION PRESENTED BY:**  
   Johnny Carlson  
   Aaron Roseth

   **DISCUSSION:**
   - Age restricted building.
   - Site development allowances:
     - Number of dwelling units
     - Building height
     - Parking setback
     - Accessory structure for dog park pergola
   - Public benefits:
     - 17 affordable dwelling units, studio and 1-bedroom, with ¼ at each of 50%, 60%, 80% and 100% AMI.
     - Dog park, public
     - $100k benefit to the City
     - Public wayfinding signage
     - Bike parking
     - Repainting bike lanes on Church Street
     - Transit tracker
   - Reviewed ground floor layout - main entry, dog park, salon.
   - Two levels of parking above the ground floor.
   - Reviewed typical floor plan.
   - Reviewed amenity deck, 14th floor, discussed programing.
• Building materials discussed: 1st floor masonry facade, perforated corrugated metal on parking levels, upper floors glazing and metal panel.
• Migratory birds, no pure glass exterior, architecture patterns break up upper level facade.
• Translucent garage door material.
• Proposed building height is mid-range of adjacent uses.
• Dwelling unit sizes, average is 818 sq. ft.
• Reviewed loading dock turning radius with vehicles backing into the dock from Oak Ave.
• Podium has a green roof, would consider white roof as suggested by Mr. Jensen. Pavers on the roof typically a buff color but not confirmed. Green roof typically done with trays, no resident access.
• Loading dock concern, not allowed to back in due to lack of visibility. Building management will control traffic and time loading accordingly.
• Luay Aboona, KLOA, stated northbound lane typical for deliveries, does not interfere with southbound traffic.
• Mr. Mangum asked if it is possible to locate loading dock adjacent to the garage entrance utilizing the driveway and curb cut to the south?
• Mr. Mangum stated existing northern location could cause too many conflicts. Asked if it is possible to connect to the loading area to the building loading to the south?
• Mr. Carlson stated it would be costly, footings and mechanicals would make it difficult.
• Mr. Gerdes noted office building parking to be accommodated by garage across the street.
• Ms. Velan asked where employees will park.
• Mr. Carlson noted 6-8 within the building.
• Developer will work with building across the street to have parking in the building after hours, when office is closed.
• Ms. Velan noted applicant proposing drop-off spaces in front of building entrance, 1007 Church St. is also requesting on-street loading spaces.
• Ms. Storlie noted ADA spaces for 1007 Church St. are now in the garage, should work with them to provide that parking on-site.
• Mr. Nelson noted dual water services, meters must be within 5’. Trees must be at least 10’ from utilities.
• Discussion of rents, breakdown of unit affordability. Request to have more units at 50% and 60% AMI.
• Dog park to be relatively flat, short retaining wall included at rear. If loading moved, then could add access to park from the building and increase size.
• Parking podium screening, partial natural ventilation, some fans and exhaust still needed. Matte finish of perforated metal, appearance to vary based on lighting conditions.
• Goal to meet LEED 55.
• Will signage be added to encourage crosswalk use? Yes, can be added.
• Parking to be keycard accessible.
• Joining Voices Interfaith Action, asked how affordable units compare to offering.
• Affordable unit sizes (17 total units):
  o one size for studios
  o 1-bedroom vary with what is available, 618-778 sq. ft.
  o Mixed throughout the building
• Judy Dollowe, Bird Friendly Evanston, building is in dangerous location for birds. Balcony railings and windows/glass at various levels can be hazardous to birds.
• Leslie Schad, Bird Friendly Evanston, emphasis on need to achieve LEED 55.
Ms. Biggs made a motion to continue this to the March 7, 2018, meeting, seconded by Mr. Gerdes.

The Committee voted, 11-0, to continue this case to the March 7, 2018, meeting.

Adjournment

Ms. Biggs made a motion to adjourn, seconded by Mr. Mangum. The Committee voted, 12-0, to adjourn. The meeting adjourned at 3:45.

The next DAPR meeting is scheduled for Wednesday, February 28, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith