DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 28, 2018


Staff Present: S. Flax, A. Asillis, C. Plante

Others Present: Ald. Rainey

Presiding Member: E. Storlie

A quorum being present, Ms. Storlie called the meeting to order at 2:31 pm.

Approval of minutes

March 14, 2018, DAPR Committee meeting minutes.

Mr. Gerdes made a motion to approve the minutes from March 14, 2018, seconded by Mr. Nelson.

The Committee voted, 7-0, to approve the minutes of March 14, 2018. There was one abstention.

New Business

1. 1224 Dempster St. Preliminary/Final Review
Eric Eichler, project manager, submits for exterior modifications to entrances, stairs and ramps at Beth Emet The Free Synagogue, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Eric Eichler, project manager

DISCUSSION:
- Most of the work is interior, exterior work includes new stairs and ADA ramps at the Dempster and Ridge entrances to synagogue.
- Materials to be consistent with the current structure, weathered concrete to be used.

Mr. Gerdes made a motion to grant preliminary and final approval of the project, seconded by Mr. Nelson.

The Committee voted, 8-0, to grant preliminary and final approval of the project.

2. 2215 Dempster St./1305 Pitner Ave. Final Review
Michael Newman, architect, submits for post-permit revisions to a proposed 3-story, 16-unit building for HOW in the R5 General Residential District.

APPLICATION PRESENTED BY: Michael Newman, architect
                     Britt Shawver, HOW
DISCUSSION:
- Building permit has been issued, project back for post-permit revisions.
- Revisions include eliminating the trellis, bay window and brick fence included on the permit plans. Bay window replaced by typical window.
- Fence along Dempster will be decorative iron.
- Water and sanitary sewer services are unchanged from what is shown on the permit plans.
- Ms. Storlie stated she was glad to the street facades are not changing, just the facade facing the parking lot.
- Mr. Gerdes noted the building permit has already been issued, waiting for a demolition permit and construction management plan.
- Mr. Nelson noted stormwater control measures are required to be in place prior to demolition.

Public Comment:
- Representative of the 1300 Pitner Block Club, stated this is a non-compliant structure, will decrease their property values and quality of life. Asked if the zoning analysis would be updated and if this project will be heard by other boards.
- Ms. Storlie said the project has already been approved and this is for follow-up exterior review only due to small changes in the appearance, no other boards are to consider this project.
- Question asked if a property value study is required. Ms. Storlie said she would find out and respond to that question.

Ms. Biggs made a motion to grant preliminary and final approval of the project, seconded by Mr. Gerdes.

The Committee voted, 8-0, to grant preliminary and final approval of the project.

3. 2255 Campus Dr.

Northwestern University, applicant, submits for the following sign variations: 1. Roof sign located 100’ above grade where 15’-6” is the maximum height permitted, 2. Roof sign at 3,280 sq. ft in area where 125 sq. ft. is maximum sign area permitted, 3. Wall sign located 50’-4” above grade where 15’-6” is the maximum height permitted, 4. Wall sign at 369 sq. ft. where 125 sq. ft. is the maximum sign area permitted, at Ryan Field House, in the U3 University Lakefront Campus District.

APPLICATION PRESENTED BY:  
Mark Walsh, architect  
Brian Baptiste, Northwestern University

DISCUSSION:
- Roof sign will be painted.
- Wall sign will be channel letters.
- Signs will not be visible from off campus.

Mr. Nelson made a motion to approve the sign variations, seconded by Mr. Tristan.

The Committee voted, 8-0, to grant the sign variations.
4. 128-132 Chicago Ave.  Planned Development

Evanston Gateway, LLC, developer, proposes a Map Amendment to rezone the northern portion of the property from the C1 Commercial District to the B3 Business District, a special use for an open sales yard in the B3 Business District and a Planned Development in the B3 Business District to construct a 5-story mixed-use building with approximately 4,999 square feet of indoor ground floor commercial space, approximately 7,000 square feet of outdoor garden/open sales lot, 26 dwelling units and 30 parking spaces. The applicant seeks site development allowances for: number of required parking spaces (30 proposed where 37 are required), for fence location (0’ setback from street side property line proposed where 2’ is required), and for parking setbacks from the north and west property lines (0 feet proposed where 5 feet is required).

APPLICATION PRESENTED BY:  David Brown, developer
Greg Gibson, architect
Amelia Tabling, architect
Katie Dale Jahnke, attorney

DISCUSSION:

- Building design and development plan attempts to recognize the location as a gateway into Evanston. Building located at the south end of the site, at the street intersection, to define the street frontage.
- City Grange, proposed retailer, intended to be a destination, including education to help people grow what they eat and vice versa, retail and cafe spaces.
- Not asking for site development allowances related to number of dwelling units, site development allowances requested are not significant.
- Working with METRA on improving the embankment.
- Site is long and narrow with open parking at the south end of the site currently. There was a 1-story brick building that has been demolished.
- Parking lot property being purchased from the City.
- Mr. Gibson went through the development plan including, site plan, floor plans, building elevations and building massing drawing. He noted a rooftop deck for residents. Plan includes 30 parking spaces at grade at the north end of the site, plant/garden yard in the middle and the new building at the south end.
- Ms. Storlie asked how parking will be allocated between retail and residents.
- Mr. Brown stated 10 spaces will be allocated to the retail store and 20 to the apartment building. Additionally, new on-street parking spaces are proposed. Spaces to be signed.
- Building elevation will be alternating panels and balconies. The panels will be ASM composite metal of grays and pops of green on the west elevation, wood lined balconies and at street level, bronze metal window frames.
- Mr. Gerdes asked why green on west elevation only.
- Mr. Brown said they are attempting to liven up that elevation which is adjacent to the commuter rail tracks.
- Retail space will have two entrances, at the southeast and northeast corners of the building. There will be an entrance off the resident lobby too.
- Resident entrance will be off Chicago Avenue.
- Rolling gate between garden yard and parking lot will be open when the garden shop is open.
- Loading will be on-street.
- Ms. Storlie asked if the ground floor plan could be revised to minimize inactive spaces on the east and south elevations.
• Ms. Biggs stated the mechanical rooms are required to be located where services enter the building.
• Mr. Gerdes stated signage requires a separate permit.
• Mr. Gerdes asked developer to incorporate bird friendly design elements.
• Ms. Storlie asked if the fence along Chicago Avenue could be setback 2’ from the property line and landscaping added to the sidewalk side.
• Mr. Brown stated the parking lot is a constraint to meet that requirement, and the garden sales yard would be reduced. He stated the garden yard will have plants.
• Mr. Brown stated the intent is for the garden yard to be open year-round.
• Ms. Hyink asked if consideration was given to extending the bike lane south all the way to Howard?
• Ms. Biggs stated they have worked with the developer to be sure the lane has proper width for bikes.
• Ms. Biggs requested the developer to replace all public sidewalks, noting the City does not want a patch work of sidewalk replacement due to the sidewalk being broken up for utility connections and other construction activity. She stated replacing the sidewalk will help improve drainage.
• Ms. Storlie suggested pavement markings and a parking pay box to be included as public benefits.
• Stormwater control details need to be shown on one sheet, silt fence is required to be installed.
• Developer asked to consider green accents on other elevations, such as the south elevation.
• Ms. Storlie asked the developer to review their IHO proposal.
• Mr. Brown stated they will provide 5 affordable units on-site at 80% AMI, with a mix of 1 and 2 bedrooms on various floors. He stated the AMI percentage was part of the purchase agreement with the City.

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

The Committee voted, 8-0, to recommend approval to the Plan Commission.

Adjournment

Mr. Nelson moved to adjourn, seconded by Mr. Griffith. The Committee voted to unanimously, 8-0, to adjourn. Meeting adjourned at 3:22 pm.

The next DAPR meeting is scheduled for Wednesday, April 4, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Good afternoon DAPR committee.

It’s been a long time since I’ve addressed the DAPR committee, I believe it was 10-18-2017 when you gave the last final review for this HOW project.

We just wanted to make it perfectly clear that this was a NON-COMPLIANT structure 5 months ago... and it appears that it is not any closer to becoming compliant today.

We also want to make it clear that the residents of the great City of Evanston will NOT accept buildings to be built to keep the builders happy and NOT LISTEN (or take into account) the objections and suggestions from it's residents.

For most people, their home is the biggest asset they have. AND for a builder to come in and impact our quality of life, our home values, & ignore the codes & ordinances,,, this just can’t be tolerated. or Accepted.

We have appealed this HOW project & will NOT stop until our appeal is addressed.

Make NO mistake about our intentions,,, as we are looking for more affordable housing to be created,,, in the right location,,, and following A L L of the codes and ordinances the City of Evanston has created. Thank You

The 1300 Pittner Block Club