
Staff Present: 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

April 11, 2018, DAPR Committee meeting minutes.

Mr. Mangum made a motion to approve the minutes from April 11, 2018, seconded by Mr. Gerdes.

The Committee voted, 9-0, to approve the minutes of April 11, 2018.

New Business

1. **811 Emerson Avenue** Preliminary and Final Review

Tim Anderson, CA/Focus Evanston JV, LLC, submits for a building permit to construct a 9-story mixed-use building with 241 dwelling units and 3,300 sq. ft. of ground floor commercial space, as approved by ordinance 37-O-17, in the C1a Commercial Mixed-Use District.

APPLICATION PRESENTED BY: Vic Howell, development manager
Angela Spadoni, architect

DISCUSSION:

- Reviewed revisions made to the building since the Planned Development had been approved. Changes include:
  - Dwelling unit count – 241 (approved for 242)
  - FAR – no change, 4.66
  - The building is setback 3’-6” from Emerson Avenue property line. The residential entrance is pushed back a little more.
  - Parking – 174 parking spaces total provided, 21 to be compact spaces.
  - Parkway trees – 3 parking trees provided instead of 4 due to obstructions in the parkway.
- Residential entry pushed further away from Emerson Avenue property line to define the entrance, lowered entry canopy from previous drawing to create pedestrian scale.
- Two car share spaces provided.
- Second floor provides amenity spaces, indoor and open deck.
- Green roof included in plan.
• Landscape planters provided in front of retail space, adjacent to the loading and next to alley.
• Loading dock gate detail provided, steel louver panels, gray color. The same gate to be used to screen the generator.
• Generator anticipated to cycle weekly, still selecting the generator model.
• Mr. Gerdes noted 55 decibels is the maximum sound level permitted at the property line, noted that it does not apply to generators which are intended for emergencies only, but encouraged the applicant to meet this standard.
• Ms. Spadoni noted the exterior materials include brick, metal panels/banding, glass, patterned glass at amenity deck. Norman brick and horizontal brick and metal banding to emphasize horizontal lines.
• Will work with retailer, 7-11, to screen product along glass storefront.
• Windows to be recessed from the face brick.
• Ms. Hyink asked if the garage entrance could be relocated to the alley, to reduce conflicts between vehicles entering garage and pedestrian and bike conflicts along Emerson Avenue.
• Mr. Howell noted the garage entrance was located opposite Benson Avenue at the request of the previous Community Development Director. He noted mirrors and signage can be installed to provide visibility and alert drivers/pedestrians.
• Question raised if a car share area is being provided. Mr. Howell noted they are considering Zipcar for the two spaces along the alley.
• Question raised if an Uber/Lyft pick-up area is being provided. Mr. Howell stated pick-ups would occur in front of the building, no dedicated space.
• Mr. Gerdes noted signage requires a separate permit.

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

The Committee voted, 9-0, to recommend approval of the project with the stated conditions.

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Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Mangum. The Committee voted to unanimously, 9-0, to adjourn. Meeting adjourned at 3:00 pm.

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

Respectfully submitted,
Michael Griffith