DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)
Wednesday, May 23, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES:  May 9, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 1111 Chicago Ave. Preliminary/Final Approval
   Nick Croyle, general contractor, submits for interior and exterior remodeling for Binny’s Beverage Depot in the C1 and C2 Commercial Districts.

2. 2929 Central St. Preliminary/Final Approval
   Charles Cook, architect, submits for interior and exterior remodeling for Normandy Remodeling in the B1a Business District and the oCSC Central Street Overlay District.

3. 2700 Hurd Ave. Preliminary/Final Approval
   Carl Goetz, applicant, submits plans for a bus drop off lane at Willard School, District 65, in the R1 Single-Family Residential District.

4. Dr. Hill Arts Memorial Garden Preliminary/Final Approval
   John Leineweber, applicant, submits plans for a single sided monument sign at Dr. Hill Arts Memorial Garden, located in public street right-of-way bounded by Noyes St., Ashland Ave. and Green Bay Rd., in the C2 Commercial District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, May 30, 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 847/966-2916 (voz) o 847/448-8052 (TDD).
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 9, 2018


Staff Present:  J. Velan, P. Martinez

Others Present:

Presiding Member:  E. Storlie

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

Approval of minutes

May 2, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from May 2, 2018, seconded by Mr. Nelson.

The Committee voted, 10-0, to approve the minutes of May 2, 2018.

New Business

1. 1943 Sherman Ave.  Recommendation to ZBA
Shawn Jones, attorney, submits for major zoning relief to convert a single-family residence to a 3-unit multiple family residence in the R5 General Residential District. The applicant requests a 22’ rear yard setback where 22.5’ is required for a three-story stair (yard obstruction) and a 9’ two-way drive-aisle width where 24’ is required.

APPLICATION PRESENTED BY:  Shawn Jones, Attorney

DISCUSSION:

- Property is located between a rooming house and multi-family residences.
- Currently, college housing.
- Property zoned R5, variation needed for driveway width and stairway location.
- Existing driveway to be removed and replaced with a driveway on north side of property.
- Ms. Hyink stated a bus stop is proposed to be relocated, may block the proposed driveway. Three on-street parking spaces to be removed for the bus stop.
- Mr. Mangum was concerned with the ability to maneuver vehicles out of parking spaces in the rear, a turning diagram would be helpful.
- Ms. Klotz stated the revised site plan showing a different parking plan triggers additional variations.
- Mr. Gerdes stated the permit needs to be revised to reflect all of the work being done.
- Mr. Nelson asked if water service will be increased, additional fixtures may require it.
- Mr. Tristan stated fire sprinklers are required.
- Water and sewer work require a separate permit.
- Members of the 1939 Sherman Condo Association stated they are excited about the renovations. They have complained about conditions. Provided a letter to be shared with
the Committee and Zoning Board of Appeals raising concerns with parking in the rear where greenspace currently exists, positioning of vehicles, vehicle lights shining onto adjacent properties and drainage.

- Proposed driveway width a concern.
- Mr. Stafford stated visual concerns, no alley access for garbage pick-up. Is a dumpster required?
- Ms. Storlie stated 3-unit buildings have similar requirements for trash pickup as the existing house.
- Mr. Jones stated less parking is preferred, would consider no on-site parking.
- Mr. Mangum stated additional information needed, neighbors prefer on-street parking and no parking in the rear. If the rear yard is paved, drainage concerns need to be addressed.
- Mr. Gerdes stated this item should be held in Committee in order to review updated information from the applicant.

Ms. Biggs made a motion to hold item in Committee in order to review updated plans, seconded by Mr. Mangum.

The Committee voted, 10-0, to hold item in Committee.

2. 1919 Dempster St. Concept Review

Joe Coconato, construction manager, submits for a 91 sq. ft. addition, facade and site improvements, including a dual drive-through, front yard pass-through lane and ADA improvements at McDonald's Restaurant in the C2 Commercial District.

APPLICATION PRESENTED BY: Joe Coconato, construction manager

DISCUSSION:

- Double driveway with double drive-through and bypass lane between the building and Dempster Street proposed, a new cash booth proposed.
- Updating exterior, including new roof.
- Bypass lane to accommodate safety and traffic concerns.
- Previous surface to increase by 1,300 sf with landscaped islands in parking lot.
- Traffic report from 2016 noted drivers going onto Dempster St. to re-enter the property, vehicles back up onto Dempster St. at busy times. Proposed plan adds 4 vehicle stacking spaces, cash booth increases efficiency.
- Regarding bypass lane, Ms. Biggs concerned with increase in possible conflicts between vehicles and pedestrians, plan creates more lanes of traffic, increases conflicts.
- Mr. Gerdes concerned with possible conflict between customers leaving the site and customers crossing in front to get to bypass lane.
- Mr. Mangum concerned with two points of ingress with only one leading to the drive-through. Asked if other options were considered to handle busier times. He suggested reconfiguring the dual drive-through to allow for both Dempster St. and Dodge Ave. access.
- Ms. Biggs concerned with how loading will be handled. Would like to see turning radii diagrams.
- Landscaping not proposed along north end of the property.
- Construction to happen when restaurant is open and operating, lobby occasionally closed for interior work with drive-through remaining open.
- Signage has not been reviewed, separate permit required.
● Loitering has been a concern at the existing outdoor seating area. Ms. Storlie to discuss with the Alderman.
● Ms. Biggs suggested bicycle parking to be included.
● Ms. Martinez stated this is an important business; Economic Development has wanted to see the site improved for some time.
● General consensus that facade improvement and double-drive through lane were positive improvements, but that bypass lane was not supported.
● Mr. Mangum stated that because this is a Concept Review no formal action is taken, but the applicant should review the comments and concerns. Following submittal for a Special Use, revised plans would be reviewed again by DAPR with a recommendation to the ZBA.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Mangum. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:38 pm.

The next DAPR meeting is scheduled for Wednesday, May 16, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1111 Chicago Ave.
Binny’s Beverage Depot

Preliminary/Final Review
1111 Chicago Ave.
Design and Project Review (DAPR)

2929 Central St.
Normandy Remodeling

Preliminary/Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
ALTA/ACSM LAND TITLE SURVEY

...OF... Lots 21 to 36, both inclusive, in WESTERLY, a subdivision of Lots 9, 10, 11 and 12 in The County Clarke's Division, in the Southwest Quarter of Section 23, Township 42 North, Range 12 West, of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2925-29 Central Street, Evanston, Illinois.

PREPARED FOR: Central Law Group
Purpose: Mortgage File
Field Date: Oct. 31, 2017
Surveyor: Brad A. Fehl
Scale: 1" = 15 ft.

The undersigned certifies that to the best of his professional knowledge, information and belief that (a) this Map or Plan and the survey on which it is based were made (c) as the dates shown below, of the property specifically described in the Legal Description above, (c) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPA in 2015, as defined therein and includes items 1, 2, 3, 4, 7(c),(ii) (c), 5 15, 17, 19, and 21(c) of Table A, and (c) pursuant to the Accuracy Standards as adopted by ALTA, NSPA, and ACSM and in effect on the date of this certification, and (c) the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." The undersigned certifies that the survey specifically shows the land area of the property in acres and square feet, the exact dimensions and location of improvements, walkways, parcel areas, and parking areas; all other matters on the ground which may adversely affect title to the property; the exact location of buildings and other structures in the property lines of the land involved herein, the exact location of visible and recorded covenants and other matters of record affecting the property. The undersigned further certifies that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than those shown; that adequate ingress and egress to the property are provided by public streets and alleys, in so far as shown, the same being public, dedicated public right of way, that the location of all improvements on the property is accorded with all applicable zoning laws regulating the use of the property and with all applicable laws containing minimum setback provisions and covenants and restrictions of record, that the property does not serve any adjoining property for drainage, ingress and egress or for any other purpose, and that the property is not in a flood plain (as shown by Map No. T10/1 C 4251 F, as dated August 05, 2000).

NORTH SHORE SURVEY, LTD.

The undersigned certifies that the best of his professional knowledge, information and belief that this Map or Plan and the survey on which it is based were made (c) as the dates shown below, of the property specifically described in the Legal Description above, (c) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPA in 2015, as defined therein and includes items 1, 2, 3, 4, 7(c),(ii) (c), 5 15, 17, 19, and 21(c) of Table A, and (c) pursuant to the Accuracy Standards as adopted by ALTA, NSPA, and ACSM and in effect on the date of this certification, and (c) the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." The undersigned certifies that the survey specifically shows the land area of the property in acres and square feet, the exact dimensions and location of improvements, walkways, parcel areas, and parking areas; all other matters on the ground which may adversely affect title to the property; the exact location of buildings and other structures in the property lines of the land involved herein, the exact location of visible and recorded covenants and other matters of record affecting the property. The undersigned further certifies that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than those shown; that adequate ingress and egress to the property are provided by public streets and alleys, in so far as shown, the same being public, dedicated public right of way, that the location of all improvements on the property is accorded with all applicable zoning laws regulating the use of the property and with all applicable laws containing minimum setback provisions and covenants and restrictions of record, that the property does not serve any adjoining property for drainage, ingress and egress or for any other purpose, and that the property is not in a flood plain (as shown by Map No. T10/1 C 4251 F, as dated August 05, 2000).

Dated: October 31, 2017

Arthur R. Olson
Registered Land Surveyor No. 55-2231

In the State of Illinois
EXISTING COPING
EXISTING BRICK FACADE
STANDING SEAM METAL ROOF
STAINED CEDAR TRUSS
SIGNAGE (COVERED UNDER SEPARATE PERMIT)
PAINTED BLACK METAL CANOPY CABLES AND ATTACHMENT PLATES
PAINTED BLACK METAL CANOPY
SIGNAGE (COVERED UNDER SEPARATE PERMIT)
EXISTING SIGNAGE TO REMAIN
EXISTING STOREFRONT TO REMAIN
STAINED CEDAR POSTS WITH BLACK STANDOFFS / FASTENERS
EXISTING LIMESTONE FACADE
ANNODIZED ALUMINUM FRAME
ANNODIZED ALUMINUM STOREFRONT FRAME
EXISTING SIGNAGE TO REMAIN
EXISTING STOREFRONT TO REMAIN
1/8" = 1'-0"
SOUTH ELEVATION
2018.05.15
NORMANDY REMODELING
2929 CENTRAL STREET
Evanston, IL 60201
1/8" = 1'-0"
SOUTH ELEVATION
2018.05.15
Design and Project Review (DAPR)

2700 Hurd Avenue

Preliminary/Final Review
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Design and Project Review (DAPR)

Dr. Hill Arts Memorial Garden - Noyes Street, Ashland Avenue & Green Bay Road

Preliminary/Final Review
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Brussels Dimensional Wall with Ledgestone Coping

Rivercrest Wall with Jumpers and Ledgestone Coping