DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 11th, 2018


Staff Present: J. Velan,

Others Present: J. Velan,

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32 pm.

New Business

1. **3318 Grant Street**
   
   **Recommendation to ZBA**
   
   Phil and Marcia Vickman, property owners, submit for major zoning relief to enlarge an existing attached 1-car garage into an attached 2-car garage with 32.1% building lot coverage where 30% is permitted, a 0.8’ interior side yard setback where 5’ is required, and a 26.5’ rear yard setback where 30’ is required, in the R1 Single-Family Residential District.

   **APPLICATION PRESENTED BY:** Marcia Vickman, applicant,
   Nancy Schlosberg, architect
   Bernie Citron, attorney

   **DISCUSSION:**
   - Applicant claims would need to remove trees in rear yard to put garage back there
   - Garbage trucks cut the alley corner so detached garage would be in the way according to applicant
   - Applicant will be removing walk & driveway
   - Decrease amount of impermeable surface to property applicant claims
   - They are working to keep as much of the existing garage as possible.
   - Mr. Mangum cited the issue of not conforming due being an attached garage
   - Variation granted in 1999 to connect (garage was already there)

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

   The Committee voted, 7-3, to recommend approval of project to ZBA.

2. **2118-2120 Ashland Ave., 1625 Payne and 2147-2149 Dewey Ave.**
   
   **Recommendation to ZBA**
   
   Kathy Lichtenstein, lessee, applies for special use permits for Daycare Center - Domestic Animal, and a Kennel, Rex's Place, in the MXE Mixed Use Employment District.

   **APPLICATION PRESENTED BY:** Kathy Lichtenstein, applicant
DISCUSSION:
- Applicant says the residential houses are staying exactly the same and will be providing sound proofing of the walls at 2118 Ashland Ave.
- Only interior change will be the kennel being added and they want to make a loading zone at 2118-2120 Ashland Ave.
- Mr. Gerdes asked if they have direct access already to rear yard at the properties at Dewey.
- Applicant is buying the Dewey houses in order to keep the yards.
- Mr. Mangum asked the existing capacity for animals.
- Applicant says they could take in 100 but splits them into groups.
- Applicant says they could have 41 dogs in the kennel.
- Applicant says they will be open until 6:30pm at night and opening at 6:30 am Monday-Friday.
- Mr. Mangum asked if the dog daycare number would expand. Applicant says no.
- Mr. Mangum requests a table summary from client regarding the project.
- Ms. Leonard asked for summary of what each property of this project will be used for.
- Mr. Nelson asked how the clean-up process will occur. Client will be using cleaning service.
- Mr. Nelson asked to do a building survey on the properties of where dogs will be housed.
- Mr. Tristan requested to review the fire plans for the building.
- Proper backflow preventers and water services and equipment requested by Mr. Nelson.

Ms. Biggs made a motion to recommend approval of project to ZBA, seconded Mr. Mangum.

The Committee voted, 10-0, to recommend approval to ZBA.

3. **1925 Green Bay Rd.**  
**Sign Variation**  
Evanston CITGO, applicant, submits for sign variation to install one 2’ high x 5’ wide internally illuminated, double-faced commercial variable message sign (CVMS) where a CVMS displaying messages other than time and temperature are not permitted.

APPLICATION PRESENTED BY: Syed Saqib, applicant

DISCUSSION:
- Applicant says where sign is currently located at his gas station it makes it difficult to showcase messages as well as prices to the public.
- Applicant also explained canopy sits too close to other structure on property, and cited another gas station with a CVMS sign.
- Mr. Gerdes said it does not have aldermanic support.
- Apprehension of electronic messaging signs is of concern.

Mr. Gerdes made a motion to deny the approval of the variation, seconded by Mr. Mangum.

The Committee voted, 10-0, to deny the approval of the sign variation.

4. **1901-1903 Church St.**  
and **1700-1708 Dodge Ave.**  
**Preliminary and Final Review**
Thomas Ahleman, architect, submits for exterior modifications and facade improvements to an existing commercial building in the B2 Business District and the oWE West Evanston Overlay District.

APPLICATION PRESENTED BY: Joe Curios, applicant

DISCUSSION:
- Applicant stated the only change was to use one awning instead of two at north end of building
- Ms. Leonard asked if additional door to north will remain as door or window. Applicant says they will keep it as a door
- Mr. Gerdes requested two separate permits regarding work being done and signage portion

Mr. Gerdes made a motion to approve preliminary and final review, seconded by Mr. Nelson

The Committee voted, 10-0, to approve for preliminary and final review.

5. 1623 Simpson Street

Thomas Ahleman, architect, submits for exterior modifications and facade improvements to an existing mixed-use building in the B1 Business District.

APPLICATION PRESENTED BY: Joe Curios, applicant

DISCUSSION:
- No Discussion (no changes from concept review)

Mr. Gerdes made a motion to approve preliminary and final review, seconded by Mr. Nelson.

The Committee voted, 10-0, to approve for preliminary and final review.

6. 1714 Chicago Avenue

Paul Janicki, architect, proposes to construct a 13-story office building with 120 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 120 parking spaces with 72 compact stalls where the minimum required number of parking spaces is 210, in addition to a purchase sale agreement to replace the 74 library parking spaces onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 32.83 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.67 feet into the required front yard, where a maximum obstruction of 3.28 feet (10%) is allowed.

APPLICATION PRESENTED BY: Paul Janicki, architect, Jenni Troutman & Greg Stec
DISCUSSION:

- 85 public parking spaces that will be covered due to having building according to applicant.
- Public benefits include creating 350 construction jobs during construction of the project according to applicant.
- Estimated 3 million dollars fused into the city due to having building according to applicant.
- Applicant mentioned it’s a TOD development and would make sense to have this project in this area.
- Applicant claims it will be paying around 1.5 million dollars in property taxes and deed restriction will be on property thus they cannot sell to Northwestern [the implication here was that the developer could not sell the building to a tax exempt entity, i.e. NU].
- Ms. Leonard stated the recommendations given in the staff review letter were not reflected in the updated revisions which will have potential to delay the process and suggested that staff reiterate those comments.
- Mr. Mangum stated active uses would be warranted for the ground floor of this building.
- Applicant said neighbors of the area do not want active or commercial uses.
- Mr. Mangum asked how mechanical ventilation of the parking will work due to its possible effects on the building design.
- Mr. Gerdes asked if building will be utilizing regular size brick or pre-fabricated on a panel. Applicant does not know yet.
- Mr. Mangum asked about the thickness of the precast panels and for design details within precast panels.
- Ms. Biggs asked how glass will address bird safety issue. Applicant open to applying standards on how to apply the LEED pilot credit.
- Mr. Mangum asked about utilization of express ramps and flat parking levels to allow for future adaption of use. Applicant doesn’t find it economically or sustainably feasible unless they are allowed to have the parking count go down.
- Mr. Ruiz stated that adequate size of parking spaces is crucial.
- Mr. Mangum states that building is significantly higher than adjacent landmark buildings and that is of concern.
- Ms. Hyink asked about indoor bike parking being available to public. Applicant said yes.
- Ms. Leonard says shared shower room for bikers will be key component.
- Ms. Hyink requested that building have electric vehicle parking stations. Applicant is open to that.
- Ms. Velan requests Divvy stations and essentially more public amenity parking options.
- Karen Danczak Lyons, Library Director asked how many public spaces will be available in evening. Applicant said entire ground floor (20 compact parking spaces). Ms. Danczak Lyons concerned that that may not be enough for 1500 daily visitors.
- Ms. Leonard asked how traffic study for parking was conducted.
- Ms. Leonard that certain patrons of library are not having their needs met based on current proposal in regards to the type of parking they need.
- Ms. Danczak Lyons concerned about trucks maneuvering through the alley near building.
- Ms. Biggs has major concern regarding the alleyway and its pedestrian traffic. Ms. Biggs claims building will lead to line of sight issues.
- Ms. Biggs has concerns how trucks will actually get into the loading dock for the library.
- Ms. Biggs asked for renderings of trees near and around the building.
- Ms. Leonard says property tax dollars derived from project is not considered a public benefit nor the additional dweller moving into the building leading to economic usage.
• Ms. Leonard says they would like shadow and wind studies and a 3D model for the building in preparation for Plan Commission
• Mr. Tristan would like to see designs on turn radius due to current design causing difficult for fire trucks
• Karl Klein, expressed concerns about project, noting concurrence with many of staff comments
• Executive Director of WCTU during public comment cited concerns about rental revenue from their properties due to construction, and water run off on their property without protection, based from past experiences of flooding due to construction of the building north of their property. Desires a better tree protection plan.
• A longtime resident during public comment worried about the trees not surviving since setback will not be a 15 foot setback on north side. Also, was concerned on changing the zoning for a large size building and the precedent it could set
• Following an inquiry from Ms. Leonard, the applicant requested to come back to DAPR at a future date with revisions prior to receiving a recommendation from DAPR, acknowledging that the planned development would not be considered by the Plan Commission on July 25, 2018

Ms. Biggs made a motion to continue discussion to a date uncertain, seconded by Mr. Mangum.

The Committee voted, 9-0, to continue discussion to a date uncertain.

Adjournment

Ms. Biggs moved to adjourn, seconded by Ms. Leonard. The Committee voted unanimously, 9-0, to adjourn. Meeting adjourned at 4:55 pm.

The next DAPR meeting is scheduled for Wednesday, July 18th, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner