DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)
Wednesday, October 17, 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: October 3, 2018, DAPR Committee meeting.

III. NEW BUSINESS

1. 1500 Sherman Avenue Preliminary/Final Approval
Andrew Yule, applicant, submits for permit to construct a new 15-story, 166’ tall (143’ tall excluding parking floors 2 and 3), mixed-used building with ground floor retail, 268 dwelling units and 200 parking spaces, Albion Planned Development approved on November 9, 2017 (Ordinance 103-O-17), in the D4 Downtown Transition District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, October 24, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
October 3, 2018


Staff Present:          S. Clement

Others Present:        J. Velan

Presiding Member:      J. Leonard

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

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Approval of Minutes

September 19, 2018, DAPR committee meeting minutes.

G. Gerdes made a motion to approve the September 19, 2018, meeting minutes, seconded by S. Mangum.

The Committee voted, 7-0, with 2 abstentions, to approve the September 19, 2018, meeting minutes.

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New Business

1. 935 Chicago Avenue Preliminary and Final Review
James Anderson, developer, submits for asphalt repair, re-striping, and landscaping for an existing parking lot that serves as required off-site parking for the commercial/office uses at 847 Chicago Ave., per Planned Development Ord. 32-O-14.

APPLICATION PRESENTED BY:  James Anderson, developer
                              Ed Walsh, developer

DISCUSSION:
- J. Anderson stated that the parking lot is proposed to be repaved and restriped. With two trees planted at the entrance and perennials planted at the base of the trees. Trees in the rear of the lot to remain.
- Lot will be paved to meet the grade of the alley to the east.
- J. Leonard inquired about the previously approved landscaping for the lot. J. Anderson stated that the currently proposed landscaping will match the previous approved version and take snow removal and salt into consideration.
- G. Gerdes confirmed that the rear landscaping will be removed and paved to the alley. He then stated that staff will need to void out the previous permit.
• E. Walsh stated that the trees on the south end of the lot would remain but be trimmed back. Should include agreed upon plan with comments for consistency.

S. Mangum made a motion to approve preliminary and final review of the project with the conditions that landscaping from plans dated April 26, 2017 be included as well as a stop bar at the alley exit. Seconded by G. Gerdes. The Committee voted, 9-0, to approve the preliminary and final review with conditions.

2. 1571 Maple Avenue Adjustment to a Planned Development
Michael McLean, applicant, submits for a major adjustment to the planned development approved by ordinance 19-O-15, and amended by ordinance 61-O-16, in order to modify the number of required leased parking spaces from 101 to 50 and amend the parking lease between the applicant and the City of Evanston to include parking in the Sherman Avenue Garage. The proposed major adjustment will also modify the affordable housing requirement from two-on site units at 100% AMI to one affordable at 60% AMI. DAPR makes recommendations on adjustments to planned developments to the Plan Commission.

APPLICATION PRESENTED BY: Kage Brown, developer
Bernard Citron, attorney

DISCUSSION:
• K. Brown stated the building is fully constructed and has been fully leased with the exception of the two affordable units.
• Needed to revisit parking ratio due to lack of leasing from current residents. Some lease turnover has occurred with 46 parking spaces being maximum leased. Currently at less than 40.
• 20% to 50% parking space need seen in similar developments.
• Residents requesting to park in Sherman Avenue garage.
• Project was approved prior to the Inclusionary Housing Ordinance.
• S. Clement asked if the applicant would be opposed to lowering the AMI of the affordable unit to 50%. K. Brown stated that is an option if other requests are approved.
• J. Leonard asked if the unit would be a 1-bedroom unit. K. Brown stated that they would be amenable to that.
• J. Leonard inquired about the rationale behind the initial 7 year parking lease. M. Klotz stated that the time frame provides enough time to acquire data and look at possible parking trends. K. Brown stated that the time seemed to be arbitrary.
• One parking data report has been submitted per the initial ordinance requirement. J. Velan stated she would double check that report and that records are currently showing 41 parking spaces leased for the building. She then stated that a buffer should be added to the request to account for any possible swing in parking spaces lease requests.
• B. Citron stated that the trend in vehicle ownership is going down.
• K. Brown stated that the building uses yearlong leases and that June began the first turnover of leases.
● S. Mangum stated that with the updated TOD parking requirements, the building would be required to have 83 parking spaces. He added that there is a lag in Secretary of State Vehicle ownership information. Vehicle ownership of building residents is self-reported.

● B. Citron stated that bike storage in the building has increased and car-share spaces in the surface parking lot are being utilized.

● S. Mangum asked if the applicant would be willing to deny leases if parking spaces are all used. K. Brown responded yes, however, he doubts that would need to be done.

● M. Klotz stated that 811 Emerson, a comparable building, has a parking ratio of .7 spaces per unit.

J. Leonard made a motion to recommend that the required on-site affordable units be reduced to one 1-bedroom unit at 50% AMI, seconded by S. Mangum. The Committee voted, 9-0, to approve the recommendation to Plan Commission.

M. Klotz made a motion to recommend a major adjustment to modify the required parking from 101 parking spaces to 70 and to allow spaces to be leased in both the Maple Avenue and Sherman Avenue garages, seconded by G. Gerdes. The Committee voted, 9-0, to approve the recommendation to Plan Commission.

Adjournment

J. Leonard made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. Meeting adjourned at 3:21pm.

The next DAPR meeting is scheduled for Wednesday, October 10, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones
Design and Project Review (DAPR)

1500 Sherman Avenue

Preliminary and Final Approval
1500 Sherman Ave. - Zoning Map

May 23, 2018

drawGraphics_poly

User drawn polygons
User drawn points
Zoning Boundaries & Labels

Zoning Overlay Districts

- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay
- Tax Parcels

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.
May 23, 2018

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Tax Parcels

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