
Staff Present:   J. Velan, L. Hemingway, R. Doerner

Others Present:

Presiding Member:   J. Leonard

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

Approval of Minutes

November 28, 2018, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the November 28, 2018, meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the November 28, 2018, meeting minutes. There was one abstention.

New Business

1. 705 Main Street  Recommendation to ZBA
Sean Curry, lessee, applies for a special use permit for a ground floor Medical Office, Evanston Family Chiropractic and Wellness Center, in the B2 Business District and the oDM Dempster-Main Overlay District, Zoning Code Section 6-15-17-5. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY:  Sean Curry, lessee

DISCUSSION:
  ● S. Curry stated chiropractic treatment and massage therapy will be provided.
  ● J. Leonard asked how the use and space addresses the intent for an active ground floor in the overlay district.
  ● S. Curry stated it will be an open floor plan, the reception and therapy areas will be visible from the street. He stated massage and rehab spaces will be behind walls for privacy.
  ● G. Gerdes asked if the restrooms are ADA compliant.
  ● S. Curry stated yes.
• G. Gerdes stated signage requires a separate permit.
• S. Mangum asked where employees will park.
• S. Curry stated he lives within walking distance and will walk. He stated his employees will be encouraged to use public transit. He stated he chose the location due to nearby public transit for both employees and patients.

G. Gerdes made a motion to recommend approval to the ZBA, seconded by S. Mangum.

The Committee voted, 9-0, to recommend approval to the ZBA.

2. 1801 Main Street Preliminary/Final Review
Brian Foote, architect, submits for building permit to construct a 2-story, 49’ tall, 136,331 square foot community center, 229 parking spaces, including indoor and outdoor community and athletic facilities, new Robert Crown Community Center, in the OS Open Space District.

APPLICATION PRESENTED BY: Brian Foote, architect
Andy Tinucci, architect
Stefanie Levine, Senior Project Manager, Public Works Agency

DISCUSSION:
• B. Foote reviews the site plan, notes proposed athletic fields and community facilities in the new community center. He stated the site plan provides pathways connecting facilities. He stated the exterior building materials include masonry, glazing and architectural steel. He stated the masonry will be whitish concrete bricks, metal louvers for mechanical equipment, and various type of glazing that including clear, translucent, and fritted patterns.
• B. Foote stated the glazing will meet bird friendly standards, most glazing is translucent and/or fritted, and there will not be large expanse of transparent glazing. He stated clear glazing at lower level only.
• B. Foote stated the concrete bricks will be individual bricks, not stamped concrete.
• B. Foote stated they are seeking LEED Silver certification.
• J. Leonard asked about bike racks.
• B. Foote stated there is a cluster of bike racks near the entrance, just to the north of the entrance and scattered around the site at athletic fields, noting there are over 100 bike racks proposed, they will be the City’s standard U-shaped bike racks.
• S. Mangum asked if EV charging stations will be provided.
• B. Foote stated 5 EV charging stations will be provided.
• J. Velan requested additional infrastructure so that EV stations can be expanded in the future.
• S. Levine stated conduit can be put in place for future EV station expansion.
• J. Velan stated there is a need to increase EV charging stations throughout the City due to usage rate.
Andy Tinucci stated the architectural design is intended to create a light, “floating” building, to carry the ground flow into the building. He stated the concrete brick is intended to mimic limestone found in the neighborhood, the light color to lighten the building.

S. Mangum asked about the metal louvre color, gap.

B. Foote stated they will be V-shaped; they are acoustic louvres to reduce sound from mechanical equipment, gray color.

G. Gerdes asked if there will be generators or other mechanical equipment outside the building, and about noise level.

B. Foote stated there will be generators located on the exterior of the building, north side, between the building and tennis courts, stating the sound will be muffled.

Public Comment:

Leslie Shad stated opaque glass is not the same as bird friendly glass, stating reflection a concern. She stated the lower level is also a concern, stating bird friendly measures need to be within the first 60’ in height. She encouraged the use of native plants.

Libby Hill stated reflection off the fritted glass is a concern. She stated lighting also attracts birds and asked that building lighting at key bird activity times be considered. She stated there is a bird strike monitoring program in place for the Northwestern University campus that could be used for this site.

B. Foote stated bird strike data is required for the LEED 55 credit with a remediation plan in place. He stated they are committed to addressing bird friendly measures.

Committee:

S. Mangum asked if pedestrian paths were widened to encourage recreational use, asked if the sidewalk along Main Street could be widened to provide a better connection between the Dodge Avenue protected bike lanes and the bike parking at the building entrance and larger recreational loop around the site.

S. Levine stated the pedestrian paths range between 8’-12’ wide, there are areas where space is constrained given existing trees. She stated the sidewalk along Main Street is not part of this project.

J. Leonard asked about a pedestrian crossing at Main Street and Dewey Avenue.

S. Levine stated the traffic engineering would need to take a look at that, but that warrants are met for a stop sign at that location.

J. Hyink stated the Chicago Transit Authority is proposing a bus shelter at the bus stop at northeast corner of the Main Street and Dodge Avenue intersection, approximately 70’ north of the intersection.

B. Foote stated grades can be adjusted to accommodate a bus shelter.

J. Hyink stated a Divvy station is desirable.

G. Gerdes made a motion to grant preliminary and final approval to the project, seconded by S. Mangum.

The Committee voted, 9-0, to grant preliminary and final approval of the project.
Adjournment

S. Mangum made a motion to adjourn, seconded by J. Hyink. The Committee voted, 9-0, to adjourn. Meeting adjourned at 3:20pm.

The next DAPR meeting is scheduled for Wednesday, December 12, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith