APPROVED

DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
December 19, 2018


Staff Present:  J. Velan

Others Present:

Presiding Member:  J. Leonard

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

Approval of Minutes

1. December 5, 2018, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the December 5, 2018, meeting minutes, seconded by G. Gerdes.

The Committee voted, 7-0, to approve the December 5, 2018, meeting minutes. There were two abstentions.

2. December 6, 2018, DAPR Committee special meeting minutes.

K. Jensen made a motion to approve the December 6, 2018, special meeting minutes, seconded by G. Gerdes.

The committee voted, 8-0, to approve the December 6, 2018, special meeting minutes. There was one abstention.

Old Business

1. 1724 Sherman Avenue  Preliminary/Final Review

Julio Rufo, architect, submits for permit for facade renovation in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY:  Julio Rufo, architect

DISCUSSION:

● J. Rufo stated revised drawing includes color scheme change.
● Revised drawing shows uniform treatment on 1st floor facade, wood siding south removed and replaced with EIFS to match north. Dryvit removed from base and will expose brick.
• Removing paint not likely to be successful. Advised to either replace masonry or repair brick and repaint. Owner is not replacing the full facade and will repaint.
• Getting pricing for proposed work.
• G. Gerdes stated a consistent look has been addressed.

G. Gerdes made a motion to approve the project, seconded by J. Leonard.

The Committee voted, 9-0, to approve the project.

New Business

1. 2020 Greenwood Street Preliminary/Final Review

John Cooper, applicant, submits for permit for 22 portable storage units, Extra Space Storage, in the I2 Industrial District.

APPLICATION PRESENTED BY: John Cooper, applicant

DISCUSSION:
• J. Cooper stated a variation was approved for the proposed project in 2016. He stated the plans presented have been revised to address staff comments from the permit review.
• S. Mangum asked what would be seen from the street.
• J. Cooper stated landscaping is proposed to obscure the view of metal storage containers.
• G. Gerdes stated signage is required for accessible ramp.
• J. Cooper stated signage can be posted at the building entrance and at site.
• J. Leonard asked if storage areas for parking will still be rented.
• J. Cooper stated yes, but spaces for larger vehicles will no longer be available.
• S. Mangum stated the sidewalk extension is required.
• J. Cooper noted the ComEd box does not permit sidewalk placement.
• S. Mangum stated the sidewalk could jog around the utility box.
• J. Hyink stated a pedestrian crossing at Brown could be an alternative.
• J. Velan asked how many vehicle spaces will be leased.
• J. Cooper stated about a dozen.
• S. Mangum asked about the color scheme.
• J. Cooper stated beige structure with blue doors.
• M. Klotz stated a parking study had been done, could get pushback from the community if on-street parking spaces were removed to create pedestrian crossing at Brown.
• G. Gerdes stated a Certificate of Occupancy is not typically issued for this type of permit, but could do so for this project with conditions related to the extension of sidewalk or crosswalk.
G. Gerdes made a motion to approve the project subject to the terms of the ordinance approving the variation regarding sidewalk improvements are met prior to permit issuance, seconded by S. Mangum.

The Committee voted, 9-0, to approve the project subject to the condition noted above.

2. 1030 Davis Street Recommendation to ZBA
Marty Cless, applicant, submits for special use permit to establish a Type-2 Restaurant, Philz Coffee, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Marty Cless, applicant.

DISCUSSION:
- M. Cless stated Philz Coffee is a California based coffee shop expanding, they are looking to open in early Fall.
- K. Jensen asked about sustainability.
- M. Cless stated they submitted the sustainability checklist and they plan to follow California restrictions at this location.
- M. Klotz stated sustainability measures should include litter collection, recycling, use of compostable disposable cups and lids, and reusable mugs.
- K. Kensen suggests using collective resources for composting.
- S. Mangum asked about delivery hours.
- M. Cless they are still working on delivery details, deliveries to be made off Oak Avenue.
- M. Cless stated building exterior changes include new windows, some will be openable, new entrance on Oak Avenue.
- J. Velan stated the City is considering parking area time changes which may impact delivery. She stated concerns of loading zones requests, a centralized loading zone area is possible.
- G. Gerdes stated the alley is in rough shape. He asked if a sidewalk cafe is proposed.
- M. Cless stated they intend to replace private alley. He stated they will seek sidewalk cafe areas on the north and west sides of the building.
- G. Gerdes stated signage and sidewalk cafes require separate permits.
- S. Mangum asked about employee parking. He stated bike parking would be good to add, could commit to a specific number of racks.
- J. Hyink stated moving the planter at the southeast corner of Oak and Davis would provide a good location for bike racks.

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

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

3. 1905 Church Street Recommendation to ZBA
Jacqueline B. Hoffman, applicant, submits for special use permit to establish a Type-2 Restaurant, Spice, in the B2 Business District and oWE West Evanston Overlay District.
APPLICATION PRESENTED BY: Jacqueline B. Hoffman, applicant

DISCUSSION:
- J. Hoffman stated this will be a Jamaican restaurant, all take-out orders.
- G. Gerdes asked about the prior use of this space, ADA and bathroom requirements make kick in.
- J. Hoffman stated the space was a clothing and jewelry shop.
- S. Mangum asked how many people could wait in line, and about hours.
- J. Hoffman stated 8-10 people can wait in vestibule, they would open at 9:00am
- K. Jensen would like to see business recycling, he stated a recycling receptacle can be provided at no cost. He asked about carry out materials. He recommended composting.
- J. Hoffman stated likely styrofoam.
- S. Mangum stated adhering to the litter plan is important at this location.
- G. Gerdes stated signage is a separate permit.
- J. Velan asked about deliveries.
- J. Hoffman stated she plans to bring in items herself.
- J. Leonard stated delivery hours could be included in the ZBA recommendation for approval.

S. Mangum made a motion to recommend approval to ZBA subject to providing delivery hours and composting, seconded by G. Gerdes.

The Committee voted, 9-0, to recommend approval to ZBA subject to the conditions noted above.

4. 910-938 Custer Avenue Planned Development
Kevin Lee, Evanston Custer, LLC, developer, proposes a Map Amendment to rezone the subject property from MUE Transitional Manufacturing-Employment District to MXE Mixed Use Employment District and a special use for a Planned Development in the MXE Mixed Use Employment District to construct 40 single family attached townhomes in five standalone buildings with 2 enclosed parking spaces per dwelling unit. The applicant seeks site development allowances for: 1) 40 dwelling units where 32 dwelling units are allowed; 2) 44.2' and 4 stories in height where 41' and 3 stories is allowed; 3) 5' west rear yard setback where 15' is required; 4) townhouse orientation facing interior and side yards where townhouse orientation must face the street; 5) 7' front yard, 2' south interior side yard, and 1' west rear yard setbacks for balconies where a 9' front yard setback is required, 4.5' south interior side yard is required, and a 13.5' west rear yard setback is required for balconies; 6) 5'-10' landscape strip along the south and west property boundaries where a 25' wide landscape strip is required. Recommendation to Plan Commission.

APPLICATION PRESENTED BY: Martin Murray, developer
Mike Cook, civil engineer
DISCUSSION:

- Site is north of Main Street on Custer Avenue. Currently the property is zoned MUE, requesting a map amendment to rezone property to MXE.
- Proposed development is for 40 townhome dwelling units in 5 buildings, they will be owner occupied, owners will own the land beneath the home. A 40-lot subdivision is proposed.
- There are 16’ and 18’ wide alleys to the south and west, propose to widen and improve the alleys, including drainage improvement.
- There will be a turnaround at the north end of Custer Avenue at the lumber yard entrance.
- Stormwater management includes a concrete vault and permeable pavement.
- Existing water main is looped.
- Traffic study looked at Sherman/Main and Custer/Main intersections, estimating 20 vehicle trips at peak hours, study acknowledged sight line issues at Custer/Main. Traffic signals will operate at acceptable level of service.
- J. Velan asked how many delivery vehicles were factored in, information is outdated. She recommended pedestrian timers at Sherman/Main intersection.
- J. Velan stated traffic study should consider future development with lots being developed that are currently vacant.
- J. Hyink stated additional information needed concerning pedestrian usage in these areas as part of the traffic study.
- I. Eckersberg asked if snow removal is planned for alleys.
- Snow removal will be homeowner association’s responsibility.
- Modern architectural design and materials, 3 living space levels plus attic space, 5 unique building design.
- J. Velan asked if parking restrictions will be in place for parking on terraces. She stated conditions should include that residents should not be permitted on-street parking permits.
- J. Leonard stated staff needs to review franchise agreement for garbage pick-up.
- J. Leonard stated Metra/UP viaduct visibility issues for vehicles exiting site southbound on Custer needs to be revisited.
- J. Hyink stated street lighting is limited.
- Plan to install lights on the west side of Custer Avenue.
- G. Lehman reviewed the proposed landscape plan: street trees located on private property, looking to do plantings on embankment, power lines need to be avoided, southeast corner of development to have sign matching building materials with seasonal plantings, low tray planting system to be used for the green roofs.
- S. Mangum stated exterior building materials need to be noted on the plans and material samples presented to DAPR.
● Proposed fee-in-lieu of providing affordable housing on-site, $125,000/dwelling unit for 8 required units for a total of $1,000,000.
● Will seek TIF financing for project.
● Inclusionary Housing Ordinance (IHO) requirement increases from 10% to 20% of units (8 units) if TIF funding received.
● Proposed public benefits:
  o 40 owner occupied dwelling units
  o Aesthetic upgrades
  o Custer and public alley upgrades
  o Metra/UP railroad embankment enhancements
  o Stormwater management to reduce run-off, provide water quality improvements
  o Emergency vehicle access provided
  o 12 metered guest parking spaces

Public Comment:
● Richard Gilbert, Evanston Lumber, access drive serving Evanston Lumber from Sherman Avenue is private property and should not serve the proposed development.

The Committee voted, 9-0, to continue this item to the January 9, 2019, meeting.

Adjournment

S. Mangum made a motion to adjourn, seconded by J. Hyink. The Committee voted, 9-0, to adjourn. Meeting adjourned at 4:15 pm.

The next DAPR meeting is scheduled for Wednesday, January 9, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith