DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
January 9, 2019


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 19, 2018, DAPR Committee meeting minutes.

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

The Committee voted, 7-0, to approve the December 19, 2018, meeting minutes, there were 4 abstentions.

Old Business

1. 910-938 Custer Avenue

Recommendation to Plan Commission

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.

APPLICATION PRESENTED BY:  Bill Rotolo, development consultant
Doug Werth, architect
Mike Cook, civil engineer
Javier Milan, traffic consultant
DISCUSSION:
- B. Rotolo noted proposed public benefits, engineering issues have been addressed, noted sustainability measures, revised the traffic report and noted there are affordable housing details to work out.
- B. Rotolo stated they will work with the City to resolve sight visibility concern at viaduct.
- M. Cook noted lighting along Custer Avenue, garbage pickup will be by the City’s refuse hauler.
- L. Biggs stated the cul-de-sac radius needs to be larger for truck turning. Will provide vehicle types.
- J. Milan stated traffic study revised to delivery trips. He stated the study does not include reduction due to train stations nearby, typically a 25% reduction. He stated the sight line at intersection of Main and Custer is okay, at stop bar there is full visibility. He stated a 4-way stop could improve safety, the traffic study shows it will help pedestrian movement. He stated backups of vehicles should not exceed 4 on Main Street.
- J. Velan noted parking lot on Sherman Avenue is not an access; it is a parking lot and is not guaranteed to remain a parking lot or right of way in perpetuity.
- J. Milan stated they will revise traffic study to reflect the parking lot is not an access, acknowledging that some drivers will use it as an access.
- D. Werth showed building materials, noted pedestrian level is mostly brick. Stated they plan to achieve LEED Silver Certified, building will not be all electric, will have gas heat. He stated project will be 100% sustainable, 90% as calculated.
- K. Jensen stated the project could still get to net zero emissions.
- Developer to continue to talk to K. Jensen on sustainability concerns.
- D. Werth noted 2nd floor will have fiber cement panel and/or accent panel with varying depth.
- TIF funding discussed. Developer has engaged a consultant, but does not have a specific request for TIF funding.
- Public benefits: cross walks, embankment
- Traffic study needs to be revised to show street parking spaces are public, not their guest parking.
- In response to S. Mangum noting that the zoning allows for additional density and lower parking requirements for multi-family residential which could also result in a better site plan with more livable open space, B. Rotolo stated they could get more units for multi-family but the market is stronger for townhomes.

L. Biggs made a motion to hold item in Committee, seconded by K. Jensen.

The Committee voted, 11-0, to hold item in Committee.
New Business

1. **524 Main Street**

   Jeremy Hall, potential lessee, submits for a Special Use for a ground floor Medical Office, North Shore University Health System, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District and major zoning relief to add zero parking spaces where an increase of 7 parking spaces is required.

   **APPLICATION PRESENTED BY:** Jeremy Hall, lessee
   Kent Swanson, representative of the property owner

   **DISCUSSION:**
   - J. Hall noted the space is 3,000 square feet.
   - J. Hall noted there are 30 parking spaces on the 1st floor for commercial customers; existing office tenant employees do not park in the parking garage; 3-5 parking spaces per hour are needed for patients. He noted there is one remaining retail space.
   - K. Swanson stated Planned Development has a trial period for parking lifts in residential portion of the parking garage, trial period ends in 2019, looks like these are not needed. He stated the building has enough parking.
   - J. Hall noted there would be 3 employees, receptionist, doctor, and nurse.
   - J. Hall noted loading dock will be used for medical pickups (labs) and deliveries.
   - Committee discussed prohibiting street deliveries and no street patient drop off/loading zone.
   - J. Hall noted customers will exit the parking garage on to Chicago Avenue then walk to the urgent care facility entrance, do not want patients using parking garage man door into rear of urgent care facility. Patients may be able to exit urgent care facility through the parking garage man door, prefer patients walk through alley instead. Could fix by changing the Chicago Avenue man door so patients can get back into the parking garage through that door.
   - Committee discussed condition that customer access to parking garage is by interior rear door or Chicago Avenue, not via alley.
   - Exam room windows and storage room along Chicago Avenue will have blinds or window covers with ads or graphics, 3 windows by the entrance will not be covered.
   - J. Leonard suggested a mural.
   - Waiting room will look modern and inviting, windbreak walls at vestibule are clear glass.
   - Committee requested parking demand and patient data at their other immediate care facilities in Skokie and Niles, who are the patients, demographic data, where patients come from.
   - J. Hall stated there could be linked trips for retail to pharmacy.

   **G. Gerdes made a motion to recommend approval, seconded by L. Biggs.**
The Committee voted, 10-1, to recommend approval subject to the conditions noted above.

Adjournment

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 11-0, to adjourn. Meeting adjourned at 3:55 pm.

The next DAPR meeting is scheduled for Wednesday, January 16, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith