
Staff Present: J. Velan, P. Zalmezak

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

January 16, 2019, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the January 16, 2019, meeting minutes, seconded by K. Jensen.

The Committee voted, 10-0, to approve the January 16, 2019, meeting minutes.

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 Worth, architect
                             Mike Cook, civil engineer
DISCUSSION:

- D. Worth stated they are working to address sustainability concerns. He stated the proposed townhomes will meet LEED Silver standards. He stated they are looking to apply Santa Monica, CA, and RMI Net Zero sustainability standards. He stated they are working to establish a base level in order to evaluate and achieve highest energy efficiency possible concerning building systems. He stated solar panels are proposed for each dwelling.
- K. Jensen stated he is okay with their approach.
- G. Lehman reviewed landscaping improvements, including on-site and off-site related to proposed public benefits. He stated they are proposing landscape bump outs at Custer/Main, to plant ornamental and evergreen trees and to provide two public art spaces at the park at the Main Street Metra stop. He reviewed proposed improvements to Fitzsimons Park, including additional plantings and new play equipment. He stated murals can be commissioned on Main Street.
- J. Leonard asked if the new trees were selected from the City’s tree list.
- G. Lehman stated trees were picked based on what would work at each location, plant diversity and color were considered.
- M. Cook stated the cul-de-sac on Custer has been modified to allow passenger vehicles to make a 3-point turn, the cul-de-sac is not sized for a truck turn around. He noted on-street parking along Custer, and additional alley right-of-way along west and south sides of the site to accommodate fire truck access.
- M. Cook stated stormwater structures will be constructed in the alley to improve stormwater drainage. He stated they are still working on street lighting and will coordinate with Main Street street lighting improvements. He stated water main improvements will be coordinated too.
- A. Moroney, Johnson Research Group, submitted a TIF study. She stated the study shows how much increment this development will generate, TIF income estimate at stabilization. She stated the project has a -1.3% return without TIF funds, has a 10% return with TIF funds. She stated a reasonable rate of return is 15%.
- J. Leonard stated TIF funding is a question for the City Council, DAPR’s recommendation does not address that question.
- J. Leonard summarized proposed public benefits: park improvements, Custer Avenue work, alley improvements, and public art. She stated proposed public benefits are reasonable, but the City Council will have to decide whether TIF funds will be used to pay for required public benefits.
- G. Gerdes asked how affordable housing requirements are impacted if TIF funds are provided.
- B. Rotolo stated the affordable requirement increases from 10% to 20%.
J. Velan asked if a parking pay box is included in public benefits at an approximate cost of $8,000-8,500.
B. Rotolo stated they plan to provide a pay box.
I. Eckersberg stated measures should be put in place so the adjacent City parking lot does not become access for this development.

G. Gerdes made a motion to recommend approval to Plan Commission subject to the following conditions, seconded by K. Jensen:

1. Parking pay box added to the list of public benefits.
2. Work to achieve net zero sustainability.

The Committee voted, 10-0, to recommend approval to Plan Commission subject to the conditions noted above.

New Business

1. 960-990 Grove Avenue Preliminary/Final Review
Dino Mustafic, applicant, submits for building permit for exterior facade renovation in the D1 Downtown Fringe District.

APPLICATION PRESENTED BY: William Ng, architect

DISCUSSION:

- W. Ng reviewed the existing facade details. He stated the plan is to remove existing facade along Grove Avenue and replace with a glass storefront system. He stated the changes related to converting the space from office to retail use. He stated the current set-up is not suitable.
- J. Leonard asked if the windows will be transparent, if landscaping will be replaced.
- W. Ng stated windows will be transparent. He stated there is about 3’ area next to building for landscaping, but there is not a specific plan at this time.
- G. Gerdes asked how many retail spaces are anticipated.
- W. Ng stated there are 6 entrances shown, but probably 5 retail spaces.
- G. Gerdes stated a uniform sign plan should be prepared and presented to DAPR.
- S. Mangum asked if changes are proposed on the Maple Avenue side.
- W. Ng stated no work at present on Maple Avenue side.
- J. Velan asked if there is access to the parking garage from the retail spaces.
- W. Ng stated there is an exterior door along Grove to the parking garage. He stated future project could provide access between the retail and parking garage, as well as expand the parking garage for additional parking. He noted there is an existing gravel parking lot across the street that is not dedicated to King Homes.
J. Leonard raised a concern of adding additional retail spaces when there are current
vacancies.

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

The Committee voted, 10-0, to grant preliminary and final approval of the project.

2. 820 Church Street  
    Art Solis, applicant, submits for sign variation to install an illuminated wall sign at a
    height of 54’-0” where 15’-6” is allowed by sign regulation, Section 4-10-9(H), in the D2
    Downtown Retail Core District.

APPLICATION PRESENTED BY: Art Solis, applicant

DISCUSSION:

● A Solis stated the proposed sign replaces an existing sign. He stated the new sign will
  be slightly smaller, will be illuminated. He stated the proposed sign height provides
  needed visibility from the west, a lower sign would be blocked by the CTA and Metra
  tracks.
● G. Gerdes stated the existing sign was granted a variation and a permit was issued in
  2002. He stated since the sign is being replaced, that approval becomes void. He
  stated staff is recommending approval subject to the sign being turned off one hour
  after the bank closes.

G. Gerdes made a motion to approve the sign variation subject to the following
condition, seconded by S. Mangum:

1. Sign to be turned off one hour after the bank closes.

The Committee voted, 10-0, to grant the sign variation subject to the condition noted
above.

Adjournment

J. Leonard made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-
0, to adjourn. Meeting adjourned at 3:31 pm.

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

Respectfully submitted,
Michael Griffith