DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, March 13, 2019
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: March 6, 2019, DAPR Committee minutes

III. NEW BUSINESS

1. 1012-1034 Chicago Avenue
   Richard Fisher and Oscar Tatosian seek comments for concept review of a site in the C1a and C2 Commercial Districts. No project is presently under consideration.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 20, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Staff Present:  J. Velan

Others Present:  Ald. Rainey

Presiding Member:  J. Leonard

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

Approval of Minutes

February 6, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the February 6, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 7-0, with two abstentions to approve the February 6, 2019, meeting minutes.

New Business

1.  140 Chicago Avenue  Recommendation to ZBA

   Eric Eriksson, architect, submits for a special use permit for an Automobile Service Station, Mobile, and a special use permit for a Convenience Store in the C1 Commercial District, and zoning relief for a 21’ wide driveway aisle where 24’ is required.

   APPLICATION PRESENTED BY:  Eric Eriksson, architect

   DISCUSSION:
   ●  Service station has been at this location for approximately 40 years.
   ●  Site is narrow.
   ●  Plan includes new underground fuel tanks.
   ●  Need curb cut width for truck turning. South curb cut width is currently 50’, 35’ proposed. Will replace curb where reduced. Truck turning radius diagram shows trucks don’t need 35’ width, but it’s needed for customer vehicles to go around a truck when a truck is there.
   ●  A visual demarcation or physical barrier such as a curb and/or fence separating public sidewalk and driveway aisle is needed.
● Signage and arrows on pavement needed to direct traffic flow.
● South curb cut width needs to be reduced.
● South curb cut to be egress only. North curb cut to be in/out.
● G. Gerdes, pedestrian path to building entrance should not be the drive aisle, the word “sidewalk” needs to be removed near the building because the area shown does not meet required width for ADA access.
● On landscape plan, change parkway mulch to grass.
● Add a bike rack.
● Clearly mark an ADA fuel pump with notification button.
● Provide a color rendering of the building.
● Will be a 24-hour convenience store.
● LED lighting needs to be aimed down, provide a photometric plan.

L. Biggs made a motion to recommend approval to ZBA subject to the following conditions:

1. Provide visual demarcation separating the public sidewalk and driveway aisle;
2. Add signage arrows on pavement and directional signage indicating traffic flow;
3. Reduce south curb cut width;
4. Remove the word “sidewalk” near building;
5. Change parkway mulch to grass on landscape plan;
6. Add bike rack;
7. Clearly mark ADA fuel pump with notification button;
8. Provide color rendering of building;
9. Provide a photometric plan;

seconded by G. Gerdes

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

Adjournment

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. Meeting adjourned at 4:24 pm.

The next DAPR meeting is scheduled for Wednesday, March 13, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
To: Members of the Design and Project Review Committee

From: Johanna Leonard, Community Development Director

Subject: Chicago Avenue Site Discussion

Date: March 7, 2019

Discussion:
The property owners of the parcels located at addresses commonly known as 1034 Chicago Avenue (11-19-105-028-0000), 1028 Chicago Avenue (11-19-213-023-0000) and 1012 Chicago Avenue (11-19-213-025-0000) have indicated their interest in studying these parcels and the potential future development opportunities. The three parcels comprise a site that is approximately 66,594 square feet. The properties are located on the west side of Chicago Avenue and are bound on the north by Greenleaf Street, on the west by the CTA tracks/right-of-way and on the south by additional properties. The property is zoned a mix of C1a and C2.

The two property owners, Richard Fisher of The Autobarn and Oscar Tatosian of Oscar Isberian Rugs, represent long-time Evanston businesses; coordinated redevelopment is part of a larger effort to reorganize and reposition their business footprints on this commercial corridor. Both businesses have longer range plans and intentions to stay on Chicago Avenue with the potential to even occupy portions of a new building, if the property is redeveloped.

Design and Project Review Committee Discussion on 3/13/19:
Mr. Fisher and Mr. Tatosian would like to work with the City and larger community on preparing the property for further study for development potential. In coordination with Third Ward Alderman Melissa Wynne, they are attending the March 13, 2019 Design and Project Review Committee meeting to obtain staff’s feedback on the site (indicated in blue on the following page). During the DAPR meeting, staff will review the property, the surrounding environs, and the adjacent infrastructure in order to give the property owners the greatest understanding of the site. It is proposed that staff and property owner spend 30-40 minutes discussing the site; with additional 20-30 minutes reserved to gather public comments and feedback. Feedback received will be provided in detailed meeting minutes.
This is an early step in an effort to understand the parcel and include staff, elected officials, and the larger community in a conversation about potential changes to the use and development of these parcels.

Alderman Wynne, Mr. Fisher, and Mr. Tatosian will also host a community meeting on the project on Thursday, April 4, 2019 at 7:00pm at The Autobarn of Mazda Evanston. This will be an open house style meeting to gather further community input and insight on the future of these parcels.

Information generated from both the Design and Project Review Committee meeting on March 13 and the April 4 community meeting will be used by the property owners to determine next steps to help understand site constraints and opportunities prior to the creation to the design of a potential project.