DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  

Wednesday, March 20, 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: Minutes will be reviewed at the March 27, 2019 meeting  

III. NEW BUSINESS

1. Jackson-Emerson Planned Development Concept Review  
   Domanus Development seeks comments for concept review of a site in the R5 General Residential and B1 Business Districts. No project is presently under consideration.  

2. 915 Chicago Avenue Preliminary/Final Review  
   Aaron Bertucci, applicant, submits for permit to remove existing canopy and plexiglass siding, and replace with new wood siding, in the C1a Commercial Mixed Use District.  

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 27, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

Jackson Ave. & Emerson St.

Concept Review
To: Members of the Design and Project Review Committee

From: Meagan Jones, Neighborhood and Land Use Planner

Subject: Jackson Ave. & Emerson St. Site Discussion

Date: March 15, 2019

Discussion:
The potential developer of the parcels located at addresses commonly known as 1403-1425 Emerson St., 1917-1925 Jackson Ave., 1323 Emerson St, and 1503 Emerson St. have indicated their interest in studying these parcels and potential future development opportunities. The parcels are located on the north side of Emerson Street with a majority of the parcels bound by Jackson Ave. and Wesley Ave. A small portion of the property north of those parcels front Jackson Ave., and there are single parcels just west of Jackson Ave., and just east of Wesley Ave. The parcels total approximately 84,500 square feet in possible development area. The property is zoned a R5 General Residential and one parcel is zoned B1 Business.

Design and Project Review Committee Discussion on 3/20/19:
Domanus Development would like to work with the City and larger community on preparing the properties for further study for development potential. Concept plans for residential buildings on these properties have been submitted for initial review. In coordination with Fifth Ward Alderman Robin Rue-Simmons, the developer is attending the March 20, 2019 Design and Project Review Committee meeting to obtain staff’s feedback on the sites (indicated in orange on the following page). During the DAPR meeting, staff will review the property, the surrounding environs, and the existing infrastructure in order to give the developers 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 Rue-Simmons will also host a ward meeting, where this project will be presented by Domanus Development, on Wednesday, April 10, 2019 at 7:00pm in room G300 of the Civic Center.
Information generated from both the Design and Project Review Committee meeting on March 20 and the April 10 ward meeting will be used by the developer to determine next steps to help understand site constraints and opportunities prior to the creation of a potential project.
(23 Stalls)
PARKING GARAGE
Design and Project Review (DAPR)

915 Chicago Avenue

Preliminary/Final Review
Aerial Map - 915 Chicago Avenue

March 14, 2019

- User drawn points
- Tax Parcels

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

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