DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 20, 2019


Staff Present: J. Velan, P. Zalmezak, P. Martinez, K. Boden

Others Present: Ald. Simmons

Presiding Member: J. Leonard

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

New Business

1. 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.

APPLICATION PRESENTED BY: Aaron Bertucci, applicant

DISCUSSION:

● A. Bertucci, new property owner, stated the City is asking him to remove the awning. He stated Ten Thousand Villages will be relocating to the space. He stated the new tenant will install a new sign and awning.
● G. Gerdes stated the window sill masonry is in bad shape.
● A. Bertucci stated it will be repaired.
● S. Mangum asked if the facade material is being changed to brick per the rendering.
● A. Bertucci clarified the facade will be left alone and brick will not be used.

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

The Committee voted, 9-0, to grant preliminary/final approval.

2. 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.

PRESENTED BY: John Domanus, Domanus Development

● Development includes 9 lots, 6 fronting Emerson Street and 3 lots fronting Jackson Avenue.
● Planning a 5-story building, limestone and brick, rooftop green space, bike storage, underground parking, ADA accessible building, 1, 2, and 3 bedroom units, 10% affordable.
● Proposed building elevation drawing presented.
I. Eckersberg stated the water main will need to be upsized, it is currently 6”, sanitary sewer in good shape. She stated public sidewalk and parkway improvements, such as trees and lighting, will be needed. Stormwater control will be required.

J. Domanus stated there will be underground parking along with some surface parking adjacent to the alley for the Jackson building, they are not asking for street curb cuts.

G. Gerdes stated there should be a demolition permit for each address, water and sewer utilities will be required to be disconnected at the mains.

J. Domanus stated the plan provides one parking space per dwelling unit.

Question of where visitors will park.

M. Klotz recommended moving the ramps to underground parking further away from the adjacent single-family residents for both buildings.

K. Jensen noted there are mature trees on the property, replacement trees encouraged.

S. Mangum stated 50’ is the maximum permitted height in R5, noting height in the neighborhood is 1-2 stories, recommended breaking up the bulk of the buildings, Jackson is different than Emerson. He recommended using exterior materials that match the scale of the neighborhood, recommended providing on-site affordable dwellings.

M. Klotz recommending reducing the Jackson building by at least 1 floor, and having a smaller top floor on the Emerson building, to reduce the bulk of both buildings. Providing ADA accessible dwellings is a plus.

G. Gerdes noted the City’s Green Building Ordinance, LEED Silver required.

S. Mangum noted bird friendly measures should be incorporated.

J. Leonard stated shade and wind study will be required due to adjacent single-family residences, to include all 4 seasons.

M. Klotz stated the alley will likely be required to be improved, including stormwater measures.

J. Velan and I. Eckersberg stated a traffic and parking study will be needed.

J. Leonard stated that even though on-site affordable dwelling units do not require parking per the code, these residents are likely to have vehicles, so parking for them needs to be considered.

G. Gerdes stated a Construction Management Plan is required, which needs to include vibration monitoring and neighborhood communication.

M. Tristan stated fire alarms and fire sprinklers required.

Public Comment:

- Ald. Simmons stated ownership is preferred over rentals encouraging the developer to include some units to be owner occupied, stating the proposed size of the development does not fit into the neighborhood, the buildings should be broken up, and requested a list of people to be displaced by the development.
- Proposed development does not fit in the neighborhood.
- There is a HUD property nearby.
- Affordability in the neighborhood will decline.
- Proposed building is a brick wall from Jackson east.
- Development will bring more people to the neighborhood.
- People will park on the street.
- R5 zoning out of line for the area, area is mostly 2-story homes.
- Proposed buildings lack human scale, needs to be broken up, 3-stories or townhomes preferred.
- Concerned buildings lack human scale, needs to be broken up, 3-stories or townhomes preferred.
- Concerned buildings will block sun from nearby properties.
- Lack of communication with Ward residents raised.
Adjournment

The Committee adjourned at approximately 3:55 pm after an inappropriate comment was made by a resident.

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.

Respectfully submitted,
Michael Griffith
March 20, 2019

Re: Jackson/ Emerson Project
DRRA Staff Meeting prior to any submittal of project plans

I was in attendance at today’s meeting and wanted to share the following comments regarding the developments promise of an accessible building. I had not examined any project plans so I hope I’m making sense with my suggestions.

For many years I was the Director of Operation for Over the Rainbow Association located at 2040 Brown in Evanston and the Belden Apartments- OTR in Chicago. OTR were early pioneers in providing barrier free apartments for residents needing wheelchairs for mobility.

As a result of my years watching residents trying to navigate getting in and out of buildings and houses or trying to maneuver their wheelchairs up and down curve cuts supposedly designed for people like them. Many of them called us stating their wheelchair had falling over with them in it while trying to travel over a curve.

My suggestion is an extra effort to make sure doorways in building really will be assessable to any size wheelchair or personal disability of people taken in consideration during the design stage. How about enlisting the opinions of actual residents with mobility issues and equipment to
determine what your planning really will work for them? How about contacting Eric Huffman, the Executive Director at Over the Rainbow Association and talk with him and residents there about how they see your planned development would be some place they could live too.

Sincerely,

Janet Alexander Davis
5th Ward Resident
First I'd like to say this

Proposed development doesn't fit.

I'll try to explain.

Your project just doesn't stand alone. The neighborhood is not dense. It's not Evanston. It is too dense for the neighborhood. It is not our neighborhood. You are displacing more people than you propose to house especially at your prices.

Proposed height is higher than 2½ stories with front and back yards.

You are proposing more people than the neighborhood can handle.