DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 29, 2019


Staff Present: M. Rivera, E. Golden

Others Present:

Presiding Member: S. Mangum

A quorum being present, S. Mangum called the meeting to order at 2:34 pm.

Approval of Minutes

May 22, 2019, DAPR meeting minutes.

M. Griffith made a motion to approve the May 22, 2019, meeting minutes, seconded by J. Hyink.

The Committee voted, 6-0, to approve the May 22, 2019, meeting minutes, with 3 abstaining.

New Business

1. 716 Church Street  Sidewalk Cafe
Amy Hoffmen, applicant, submits for a sidewalk cafe for Colectivo Coffee, in the D3 Downtown Core District.

DISCUSSION:

- This item removed from the agenda to a date uncertain.

2. 2211 Maple Avenue  Recommendation to ZBA
Adam Wilmot, architect, submits for major zoning relief to construct a 5-story, 15 dwelling unit multiple family residence with off-site parking in the R5 General Residential District. The applicant requests a 40’ lot width (existing) where 50’ is required for multiple family residences, 15 dwelling units where 9 dwelling units are allowed including the Inclusionary Housing Bonus, and 15 (off-site) parking spaces where 17 parking spaces are required including the Inclusionary Housing Bonus.

APPLICATION PRESENTED BY: Adam Wilmot, architect
John Zemenak, attorney
Paul Harb, property owner
DISCUSSION:

- A. Wolmot stated the proposed development is for a new 5-story multi-family residential building on a 40’ wide lot. He stated they are permitted 5 dwelling units per zoning.
- A. Wolmot stated the average density in the neighborhood would give them 11 dwelling units, presented a density exhibit. Site is within a TOD area. He stated if 5 dwellings are to be built, they would be luxury apartments which are not needed. He stated the property owner would like to provide two on-site affordable units, with Inclusionary Housing Ordinance bonus, they get 2 additional dwellings, which gets them 15 dwelling units.
- A. Wolmot stated there will be landscaped areas at the front and back of the new building, an amenity for the residents and a public benefit.
- A. Wolmot stated the affordable units would be one studio and one 1-bedroom unit, per discussion with staff.
- A. Wolmot stated building height is 53’; 55’ is permitted with IHO bonus.
- J. Zemenak stated the project complies with height and setbacks. He stated parking is provided in a garage located across the alley, under the same ownership, 1 space provided per dwelling. He stated the variations are justified per the TOD area. He stated the lot width is legal non-conforming for proposed use.
- J. Zemenak stated 9 units is not financially feasible and area is underserved with affordable dwellings.
- A. Wolmot stated if the affordable units were 3-bedroom units, they would comply with parking requirement. He stated the parking requirement is higher in a TOD area than in a regular area.
- S. Mangum asked if the property with the garage was purchased separately or had it been under the same ownership. He asked who parks there and where do they live.
- P. Harb stated the parcels were purchased separately.
- J. Zemenak stated the garage users do not live in the neighborhood, most use it for storage, many live outside of Evanston.
- J. Zemanak stated a restrictive covenant can be recorded to tie the garage to the new building.
- I. Eckersberg stated the project will be required to comply with stormwater management regulations.
- J. Hyink asked about bike parking.
- A. Wolmot noted bike room on the 1st floor.
- K. Jensen asked about the total building square footage.
- A. Wolmot stated the building is under 20,000 sf.
- K. Jensen noted trees will be removed, requesting those trees should be replaced with the same caliper inches elsewhere, preferably in the neighborhood.
- K. Jensen asked about electric vehicle charging stations in the garage and/or the ability to add changing stations in the future.
- A. Wolmot stated the plan does not include electric vehicle charging.
K. Jensen stated the City’s Green Building Ordinance is not required due to the square footage, but encouraged following the ordinance. He encouraged providing space for trash, recyclables and organics in the trash room.

J. Hyink noted the floor plan does not show the bike room.

A. Wolmot stated that was an error, will revise.

Proposed exterior materials were noted.

Public Comment:

Barbara Blades stated the proposed development is better than the current structure. She stated that end of the block is congested with no parking. She stated the building will dwarf other buildings. She stated concern with stormwater problems in the area.

Judy Carlson asked if the units can be ADA.

A. Wolmot stated all units will meet ADA adaptable requirements.

John Blades asked if the apartments can be restricted to families.

Committee Discussion:

I. Eckersberg asked if the developer can be required to plow the snow in the alley to provide access the garage.

M. Klotz stated conditions can be included due to variations being requested.

J. Zemenak stated the on-site affordable units are public benefits.

S. Mangum noted comments provided by Lara Biggs, Bureau Chief, Capital Improvements, Public Works Agency:

- Staff has a concern about street parking. While the existing proposed parking is near the new site, using it for this building will displace the current users of the parking, potentially causing them to park on the street. This is not really different than just requiring the new units to utilize street parking - either way creates additional demand for on-street parking, which is already quite crowded. Therefore Public Works does not support this major variance.

- The new building covers any remaining green space that exists on the property in a highly built-up area. The property will need to comply with City stormwater ordinances. In addition, although the alley is paved with asphalt, it is not improved with a drainage system. Following this improvement, there will be nowhere for the water to infiltrate in that area of the alley. In addition to providing stormwater detention for that property, the property owner should extend the combined sewer into the alley adjacent to his property so that the alley can drain properly.

J. Zemenak stated a requirement to extend the storm sewer seems excessive given the proposed development is not a Planned Development.

M. Klotz stated that on-street resident parking permits should be prohibited since a parking variation is being requested.

S. Mangum noted comments provided by Gary Gerdes, Building and Inspection Services Division Manager, that a demolition permit is required and a construction management plan is required prior to building permit issuance.

M. Klotz clarified the permitted density calculation, 5 units are permitted per zoning, with 2 on-site affordable units 2 additional units are a bonus, providing 9 units under the
Inclusionary Housing Ordinance. She stated the number of dwellings above 9 is the variation.

- M. Klotz stated 11-13 dwellings are more appropriate. She stated concern with building lot coverage considering parking is provided off-site. She stated the building mass should shrink, suggested stepping back the building mass.
- S. Mangum asked for the adjacent building heights.
- A. Wolmot stated the adjacent buildings are approximately 43' tall.
- S. Mangum stated the bulk is generally okay, noted the adjacent courtyard buildings have a different character.
- J. Zemenak stated the Alderman supports the project.
- A. Wolmot stated 11 units pay for the on-site affordable units.
- M. Griffith stated he concurred with M. Klotz concerns that the variations are a big ask. He stated 11 units is the appropriate variation.

S. Mangum made a motion to recommend approval to the ZBA subject to the following conditions: 1. Restrictive covenant for the off-site parking spaces, 2. Resident on-street parking permit prohibited, and 3. Provide at least 15 indoor bike parking spaces, seconded by J. Hyink.

The Committee voted, 7-2, to recommend approval to the ZBA subject to the conditions noted above.

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Adjournment

J. Hyink made a motion to adjourn, seconded by S. Mangum. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:43 pm.

The next DAPR meeting is scheduled for Wednesday, June 5, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith