DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 31, 2019


Staff Present: M. Rivera, E. Golden

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:33 pm.

Approval of Minutes

July 24, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the July 24, 2019, DAPR Committee meeting minutes, seconded by M. Tristan.

The Committee voted 8-0 to approve the minutes with two abstentions.

New Business

1. 1950 Green Bay Road Preliminary and Final Review
Khalil Abdullah, applicant, submits for permit for storefront remodel, Mobil service station, in the C2 Commercial District.

APPLICATION PRESENTED BY: Khalil Abdallah, property owner

DISCUSSION:
● The storefront will be replaced, including the door and windows.
● Signs to be a separate submittal.
● There are not any site improvements planned at this time.

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

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

2. 1210 Chancellor Preliminary and Final Review
Gary DeStefano, applicant, submits for permit to construct a new 4-story, 45’ tall, 3-unit multiple residence dwelling with 5 garage parking spaces, in the R5 Residential District and oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Gary Destefano, applicant
DISCUSSION:

- Proposed building provides 3 dwelling units overlooking the golf course. The facade is broken up per the Central Street Overlay District with balconies, dark brick and lighter color hardie board siding, and black windows. The site is a former CTA transfer station. Off-street parking is provided by a garage partially below grade.
- L. Biggs raised a concern with the proposed retaining walls and driveway slope in the public street right-of-way. She stated private structures in the public right-of-way are not permitted. She stated the City’s sidewalk standard calls for 5’ wide sidewalks.
- G. DeStefano stated the retaining walls will be approximately 2’ tall in the right-of-way. Plan includes extending the public sidewalk along Bryant maintaining the same configuration and to provide a sidewalk along Chancellor where a sidewalk does not exist to the west.
- I. Eckersberg asked if one driveway was considered.
- G. DeStefano stated the elevator and mechanical room are in the way.
- G. DeStefano stated vehicles are able to do a 3-point turn backing out of each garage and to pull forward onto both Chancellor and Bryant.
- L. Biggs stated the driveway slope in the right-of-way creates a visibility hazard regardless of how they pull out, the driveway needs to be at grade level on the right-of-way. A drawing showing the cone of vision and sight lines is needed.
- She stated the public walks are required to be 5’ wide, extend the length of the parkway, the sidewalk along Bryant is to be aligned near the right-of-way line, a carriage walk is not acceptable.
- A sanitation plan, including garage and recycling, needs to be provided.
- Stormwater runoff collected onsite will likely need to be restricted prior to entering the storm sewer.
- Bike parking is needed.
- Water is through a 6” water main on Chancellor. Unofficial fire flow tests indicated limited capacity for fire flow.
- M. Tristan stated a fire pump may be required.
- S. Mangum asked if the plan shows utility meters on the north side of the building.
- G. DeStefano stated the meters will be screened with a berm and landscaping.
- S. Mangum noted the maximum permitted driveway width is 25’, suggested one curb cut to the property is preferred.
- G. DeStefano stated the driveway width will be revised to comply.

Public Comment:

- Bill Keesom, representing the residents to the south, expressed concern with the proposed building height at 50’ including the elevator overrun, stating their buildings are 35’ tall. He expressed concern with the proposed driveway slope off Bryant, and the blank south building elevation which faces their properties.

S. Mangum made a motion to hold item in Committee to allow the applicant time to address concerns with proposed driveway details, stormwater management, and water service for fire suppression, seconded by L. Biggs.

The Committee voted, 10-0, to hold item in Committee.

3. 1215 Church Avenue/1726-1730 Ridge Avenue

**Address corrected**

YWCA Evanston/North Shore, applicant, submits for a Special Use for a Community Center - Public and Recreation Center - Public, to allow for an addition and expansion of the existing
special use, and for a Planned Development to demolish the attached single family residential structure and construct a 2-story entrance on the south facade to the existing 1-story administration center and pool building, demolish the detached single family residential structure and construct a 4-story, 23,661 sq. ft. addition for a Shelter for Abused Persons and administration offices at the north end of the property, construct a 2nd-story addition to provide connection between the two structures, and expand and reconfigure parking lots to provide 78 parking spaces, in the R4 General Residential District. Site development allowances are requested for 1) Parking located within the required 27' front yard setback where parking is not permitted, 2) Parking (loading zone) located within the required 10' west interior side yard setback where parking is not permitted, 3) Impervious surface coverage of 75.5% where 55% is the maximum permitted, 4) Building height of 42.4’ and 4 stories where 35’ not to exceed 2.5 stories is permitted, and 5) Open loading zone located in the front yard where permitted to be located in rear yards.

APPLICATION PRESENTED BY:  
Steven Bauer, attorney  
Jack Schroader, architect

DISCUSSION:

- S. Bauer stated the proposed planned development results from growth in their programing, the number of people served, and staffing. He described the proposed plan.
- The proposed north parking lot is to serve the new shelter.
- The new shelter will have 23 rooms, the current shelter provides 11 rooms. The rooms in the new shelter can be combined to accommodate varying family sizes. The rooms will have kitchenettes; there will be a common kitchen.
- One of the public benefits will be the removal of stairs in the retaining wall along Ridge Avenue, 4 stairs to be removed.
- L. Biggs stated the proposed driveway off of Ridge Avenue is a concern, specifically vehicles pulling out onto Ridge Avenue due to the fast moving traffic. She stated the driveway needs to be a right-in/right-out configuration, hard infrastructure should be considered, such as a “pork chop”.
- L. Biggs noted the grade change between the parkway and the street; the driveway would have to be very steep. Likely, the sidewalk will need to be lowered for a significant distance to be able to lower the driveway to make a more gradual vertical transition to Ridge Avenue. Final sidewalk grade changes should be gradual.
- Signage should be considered to inform patrons the north parking lot is not for the pool.
- For the north parking lot, the ADA parking spots should be located closest to the entrance with the most traffic.
- For the north parking lot, there should be dedicated bicycle parking.
- A waste management plan (garbage, recycling, and composting) needs to be finalized.
- The existing water services for the buildings to be demolished are on Ridge Avenue, they will need to be excavated and capped at the water main. Existing sewer services will need to be plugged at the sewer.
- The site plan shows an open pie shaped area on the west side of the building, between the existing YWCA and shelter addition, concerns raised with trash and debris collecting in this area. Applicant should consider ways to better use this space.
- J. Schroader stated the pie shaped space is due to adjacent foundations between a building with a basement and one without a basement.
- Refuse and mechanical locations were noted; additional screening for the mechanical equipment may be necessary.
- J. Leonard noted the maximum permitted sound level at the property line is 55 decibels.
M. Tristan noted a construction management plan is required; the plan needs to include how separation between occupied space and construction areas will be handled.

I. Eckersberg noted vibration monitoring may be required during the foundation construction.

Public Comment:

Pat Askew stated the demolition of the home is unfortunate because it provides a buffer between the residential portion of Ridge Avenue with the multi-family portion to the north. Stated the additional parking proposed is not needed. He stated he does not like the design of the proposed additions.

Mary McWilliams stated a concern with the design of the additions, the driveway off of Ridge Avenue is a concern.

Joan Safford stated a concern with the design of the additions, not a good fit in the neighborhood.

J. Leonard stated the north parking lot should be limited to shelter residents; staff should be encouraged to park in the south lot to limit the vehicles using the driveway off of Ridge Avenue.

S. Mangum asked the applicant to explain the location and orientation of the shelter addition.

J. Schroeder stated various options were considered, a single-story addition was considered but it was massive and required a parking structure.

S. Mangum asked if the existing wrought iron fence will remain.

J. Schroeder stated it has yet to be decided.

S. Mangum asked about the proposed exterior building materials on the addition.

J. Schroeder stated materials include precast concrete, painted orange areas, aluminum windows and a steel trellis.

J. Leonard asked about bird friendly measures.

J. Schroeder stated those details are still being looked into.

J. Leonard noted Alderman Braithwaite will hold a community meeting on Thursday, August 1, 2019, flyers should have gone out.

J. Hyink suggested providing a sidewalk between the entrance to the YWCA and Church Street through the parking lot.

L. Biggs made a motion to recommend approval to the Plan Commission, subject to the applicant continuing to address staff and community comments and concerns related to site layout and building design, seconded by J. Leonard.

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

Adjournment

S. Mangum made a motion to adjourn, seconded by L. Biggs. The Committee voted, 10-0, to adjourn. The Committee adjourned at 4:17 pm.

The next DAPR meeting is scheduled for Wednesday, August 7, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith