DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
October 9, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

1. October 2, 2019, 2019, DAPR Committee meeting minutes

L. Biggs made a motion to approve the October 2, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 8-0, 1 abstention, to approve the October 2, 2019, meeting minutes.

New Business

1. 1724 Sherman Avenue

Preliminary and Final Review
Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Julio Rufo, architect

DISCUSSION:

- Applicant stated they were before DAPR last year with a project to replace the canopy, but the project has changed. The current project is to repair the canopy to fix the drainage and to paint the exterior as previous proposed.
- I. Eckersberg asked where the water from the canopy drains to.
- Applicant stated the water drains into the building. The drain has been cleared.
- S. Mangum asked if the siding will be removed.
- Applicant stated the siding is not being removed at this time. Kilwins, the tenant, wants as little disruption to their business as possible, and prefers a different facade from their neighbors.
- Colors shown on the plan are the final colors and color samples were presented.

L. Biggs made a motion to approve the project as presented, seconded by J. Leonard.

The Committee voted, 9-0, to approve the project as presented.
2. **1528-1622 Emerson Street**

Discussion Only

Robinson Rentals, property owner, seeks comments regarding their property in the B2 Business District, WE1 West Evanston Transitional District, and oWE West Evanston Overlay District. No project is presently under consideration.

- Property is mainly industrial and parking currently. Looking for potential developers to redevelop the property. Desire to work with the City.
- L. Biggs stated there are stormwater management requirements. Right-of-way and other public infrastructure will be required to be constructed to the City's standards. Stormwater is usually held in underground vaults and not in open detention basins.
- J. Leonard stated the redevelopment is subject to meeting the West Evanston Plan, adopted about 15 years ago, noting the Plan calls for a new street through the subject property.
- S. Mangum stated the new street right-of-way would take up about 13% of the subject property.
- J. Leonard stated further discussions are needed to determine what public infrastructure improvements are needed. The Plan envisions assembling parcels to create suitable redevelopment sites.
- I. Eckersberg stated the power lines are an obstacle, not suitable for residential development.
- There could be environmental issues on adjacent properties that may need to be addressed if those parcels are assembled into a redevelopment plan.
- S. Mangum stated the Plan aims to reconnect neighborhoods that were disconnected by the rail line. Parcel assembly is key to achieve these connections.
- M. Tristan stated fire sprinklers will be required for new residential dwellings, fire hydrants will be needed, fire trucks will need to be able to access any new development.
- J. Leonard stated a phased development is an option.
- D. Cueva stated new water connections will be needed, they should come off Emerson Street.
- TIF money could be available for public infrastructure improvements.
- Inclusionary Housing Ordinance applies to new residential development. Affordable housing for families is needed.
- M. Jones stated smaller scale residential development vs. larger scale is needed.

Public Comments:
- Street connections will require existing businesses to close.
- Concern with proposed land use.
- Neighborhood notification is important for whatever happens to the property.
- Community engagement and cultural integrity are important.

Adjournment

L. Biggs made a motion to adjourn, seconded by M. Tristan. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:10 p.m.

The next DAPR meeting is scheduled for Wednesday, October 16, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith