DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
November 6, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:34 p.m.

Approval of Minutes

1. October 16, 2019, and October 30, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve both sets of meeting minutes, seconded by S. Mangum.

The Committee voted, 10-0, to approve both sets of meeting minutes.

New Business

1. 2008 Harrison Street Recommendation to ZBA

John Fell, property owner, applies for major zoning relief to permit use of a non-conforming dwelling unit in the R5 General Residential District and oCSC Central Street Corridor Overlay District. The owner requests providing four (4) off-street parking spaces where seven (7) are required (Zoning Code Section 6-16-2 Table 16B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: John Fell, property owner

DISCUSSION:

- J. Fell stated the basement was remodeled to create an apartment for an adult son with special needs. When a vacation rental application was submitted, he was told there was not enough parking for the additional dwelling. He stated there are 5 spaces, only 4 are used. He lives in the building.
- S. Mangum asked if the basement unit is connected to another dwelling unit.
- J. Fell stated the unit is in the basement, has its own kitchen. He’s not interested in making this an affordable dwelling unit, wants to keep it for their special needs son, not interested in long-term rental.
- S. Mangum asked if there is a common staircase.
- J. Fell stated yes, located at the front and rear. He stated the units are not connected.

L. Biggs made a motion to recommend approval to ZBA, seconded by S. Mangum.
S. Mangum noted the property two doors down is in the TOD area where 5 parking spaces would be compliant.

The Committee voted, 10-0, to recommend approval to ZBA.

2. 999-1015 Howard Street

David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60 affordable dwelling units for seniors and 56 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 47.5' where 45' is allowed, 2) To reduce the required interior side yard setback for parking to 0' where 5' is required from the east property line, 3) To reduce the required rear yard setback for parking to 0' where 15' is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 56.

APPLICATION PRESENTED BY:  
David Block, applicant  
Robert Natke, architect

DISCUSSION:
- Applicant provides background on project, there is a need for affordable housing, older adults in need of care, have provided services in Rogers Park for 40 years.
- Proposed project redevelops an existing parking lot and the vacant Dairy Queen property into 60 affordable dwelling units for seniors. Parking provided on two parking levels. Project funding by IHDA, tax credits, and have requested additional funding from the City of Evanston.
- R. Natke stated the project includes 60 dwelling units, 2 levels of parking for 14 passenger vans and staff. Precast concrete construction, want to add scale and warm materials to precast facade, such as muted colors, wood, vegetation, textured concrete. Want an active streetscape level without access to services areas. Willing to continue to work with staff to revise plans.
- J. Leonard asked how the ownership is structured.
- Applicant stated CJE and Dairy Queen are under contract. Property will be under common tax credit partnership, property will be put back on the tax roll.
- M. Rivera asked how many parking spaces are for staff, for buses.
- Applicant stated 10 parking spaces for staff, 9 spaces for buses and 3 for vans. Staff parking will be on the first level with buses and vans on the second level.
- M. Rivera asked if there is parking for visitors.
- Applicant stated yes.
- J. Leonard asked the applicant to show on the site plan circulation and parking allocation.
- Applicant stated there will likely be access control to the parking decks.
- Applicant presented exterior building materials. Costs are regulated by IHDA, willing to add some additional higher end materials, provide new renderings.
- J. Leonard asked about the west entry.
- Applicant stated the lobby is enclosed, smaller due to the need for less space.
- I. Eckersberg asked if there will be lights in the parking garage.
- Applicant stated yes, headlights will be screened.
- I. Eckersberg asked about their stormwater management plan.
- Applicant stated underground vaults are proposed for compensatory storage.
- S. Mangum stated concern with the length of the front facade. Would like the facade to pick up on contextual details, asked if face brick could be used noting nearby brick buildings.
- Applicant stated face brick could be used sparingly; however, they are aiming for a contemporary aesthetic.
- S. Mangum stated the plan improves the existing building, but asked if there was thought to restore the storefront.
- Applicant stated no due to security concerns.
- Applicant noted the roof deck amenity.
- J. Leonard stated a mural may be appropriate as well as additional art.
- S. Mangum stated the east facade is blank and not ideal. Streetscape amenities should be included in the plan.
- J. Leonard would like to see drop-off details provided given the existing curb cuts. Where will drop-offs for visitors occur?
- Applicant asked what measures have been used in the past.
- J. Leonard and M. Rivera stated an on-street loading zone is an option.
- J. Leonard stated the east end of the building is too opaque, asked if there is a way to soften it.
- Applicant stated opportunities exist to soften the facade.
- J. Leonard asked if there could be a treatment applied to the sidewalk indicating one is crossing two curb cuts.
- Applicant stated visual cues can be provided.
- S. Mangum stated concern with garage design.
- Applicant stated proposed treatment is to minimize traffic noise and lights.
- L. Biggs stated the streetscape should match the existing Howard Street streetscape treatments and amenities.
- J. Leonard asked about refuse details.
- Applicant stated the dumpsters are at the rear of the building and screened by a fence.
- K. Jensen asked about the response to staff's sustainability comments.
- Applicant stated responses were provided but not included in the packet.
- K. Jensen asked if the equipment will be mounted on the roof.
- Applicant stated each dwelling will have its own HVAC unit; mechanicals for common areas will be on the roof.
- K. Jensen asked if solar panels could be installed on the roof, noted the State's incentive program. He stated the panels could be purchased and owned by a third party.
- Applicant stated they would do it if they can obtain the Federal and State credits.
- K. Jensen asked about solar development specifically aimed at affordable housing, noting IL Solar for All.
- Applicant stated they are willing to look into it, as well as ComEd incentives.
- K. Jensen stated code requires LEED silver.
- Applicant stated that is not a problem.
- K. Jensen stated recycling and composting services should be provided.
- J. Leonard stated that could be a public benefit.
- Applicant asked what public benefits are.
- J. Leonard stated affordable housing is already a benefit, including the existing CJE use. She stated public benefits are listed in the Code. She noted property taxes are not a public benefit.
- Applicant asked for confirmation on the maximum building height requirement, 45’ or 57’? The proposed height is at 51’ due to structural needs.
● S. Mangum stated a site development allowance for the planned development can be requested to provide an additional 12' of building height over the base regulation of 45'. Updated plans will be needed to properly notice the request.
● J. Leonard stated this project should be brought back to the Committee to flush out public benefits, updated plans regarding building design, and to address sustainability issues, including solar panels.

L. Biggs made a motion to hold item in Committee, seconded by K. Jensen.

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

Adjournment

L. Biggs made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:55 p.m.

The next DAPR meeting is scheduled for Wednesday, November 13, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith