DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
January 22, 2020

Voting Members Present: I. Eckersberg, D. Cueva (arrived after minutes were approved), M. Tristan, K. Jensen, J. Leonard, S. Mangum, J. Hyink, L. Biggs, M. Griffith, M. Jones

Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

1. January 8, 2020, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the meeting minutes, with 1 abstention.

Old Business

1. 1555 Ridge Avenue

Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 59 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required for dwelling units (text amendment pending), 2) No landscaping where a 10 ft. transition landscaped strip is required along the north property line, 3) A 2 ft. street side yard setback for open loading where a 15 ft. setback is required.

APPLICATION PRESENTED BY: Jay Keller, architect for applicant
Thomas Meador, applicant

DISCUSSION:

● J. Keller reviewed changes made to the proposed plan. Changes include: landscaping next to the loading area instead of a masonry wall, designated location next to the loading zone for refuse containers to be placed for pick-up, bike rack located near loading zone, gym room with cardio equipment on the 1st floor on the west side of the building, added limestone architectural details at entrances on Ridge Avenue and Grove Street, larger windows at 1st floor, and louvers shown at 1st floor alley side elevation.

● J. Keller stated they do not think dwellings at the 1st floor along Ridge are desirable, adding dwelling units would require a site development allowance.

● J. Keller stated the number of parking spaces was reduced by 2, 59 spaces proposed, they still have more parking than required.
J. Hyink stated locating the bike rack behind landscaping could increase the risk of theft, better for bike racks to be seen, more eyes are better to help deter theft.

S. Mangum asked about the anticipated truck size for loading. Loading zone location is a site development allowance; it is located within a required setback. He asked if the loading zone could be located at the north end of the site, could consider a smaller loading zone.

J. Keller stated the typical truck size is 15-25 feet long.

L. Biggs stated concerns with the loading zone location, the ability of trucks to maneuver into and out of the space given the adjacent alley. Assuming trucks pull forward into the space, trucks will have to back out into the alley, and this is a busy alley. Concerned the loading zone will not be used for loading, Grove Street will be used instead.

Continued discussion regarding the loading zone location and use. Possible that visitors, package and delivery drivers will use the loading zone, this could conflict with move-ins/outs. Loading zone location does not seem convenient for move-ins/outs. The refuse containers located next to the loading zone would be blocked when there is a vehicle in the loading zone.

L. Biggs noted the traffic study stated there is no parking available in the neighborhood, wondered if the extra parking spaces provided above the requirement should be for visitors.

L. Biggs stated the loading zone is triple booked by loading, drop-offs, and dumpsters, this is a poor design. The trash room is at the center of the building, furthest point from the alley or street for pick-up.

J. Keller stated the trash room location is a function of the trash chute which needs to be accessible from a common area and above the trash room.

K. Jensen asked if the trash chute accommodates recycling, encouraged providing convenient recycling options for residents.

J. Keller stated recycling containers will be placed in the trash room.

K. Jensen asked if solar panels will be installed on the roof.

J. Keller stated they are considering solar panels for common area utilities. The building will be LEED Silver.

J. Leonard stated loading zone and drop-off locations need to be sorted out. Design concerns remain, cardio equipment does not activate the ground floor, prefer smaller, thinner bricks, looking for changes to the design and materials considering the location on Ridge Avenue. Ridge Avenue is one of the main thoroughfares in Evanston with significant architecture.

S. Mangum noted comments from Gary Gerdes, Building & Inspection Services Division Manager: The ADA parking spaces need to be close to the door, the door to the trash room conflicts with the accessible aisle, and public benefits have not been addressed.

J. Keller stated they are looking for guidance on public benefits.

J. Leonard stated public benefits are benefits to the public not to residents of the building.

Applicant stated the public benefits list was revised to include a monetary contribution to parks.

Potential public benefits were mentioned, including: burying ComEd utility lines the length of the whole alley, restoring the full length of the alley, striping pedestrian crosswalks where needed and identified by the City, money for park improvements, providing affordable housing beyond the requirement.

Public Comment:

The Grove Street and Ridge Avenue intersection is terrible, concerned with drop-offs occurring at the entrance on Grove Street at the intersection.
J. Leonard suggested a landscaped bump-out at the intersection could be a public benefit.

L. Biggs made a motion to hold item in Committee, seconded by M. Jones. The Committee voted, 10-0, to hold item in Committee to give the applicant additional time to address staff's concerns.

Adjournment
L. Biggs made a motion to adjourn, seconded by J. Leonard. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:21 p.m.

The next DAPR meeting is scheduled for Wednesday, February 5, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith