DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, March 25, 2020
2:30 p.m.

Via virtual meeting, please see the following web address, call-in number, and ID:
https://attendee.gotowebinar.com/register/3635797286679834636
+1 (415) 655-0052, Meeting ID: 705-605-661

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. SUSPENSION OF THE RULES: Members to participation electronically or by telephone.

III. MINUTES: March 11, 2020, meeting minutes

IV. NEW BUSINESS

1. 1815 Ridge Avenue/Oak Avenue Preliminary/Final Review
   Michael McLean, applicant, submits for a building permit to construct a 9-story senior living facility with 43 dwelling units (160 total units) and 70 parking spaces (including 2 compact spaces). The planned development was originally approved by ordinance 47-O-16 and was granted a major adjustment, approved by ordinance 82-O-19. The property is located in the D4 Downtown Transition District.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 1, 2020, at 10:00 a.m. via a virtual meeting. Additional information will be provided on that meeting agenda.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 11, 2020


Staff Present: M. Rivera, L. Hemingway, S. Levine

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. February 26, 2020, DAPR Committee meeting minutes.

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

The Committee voted, 5-0, to approve the meeting minutes, with 2 abstentions. E. Cano arrived after minutes were approved.

New Business

1. 1215 Church Street Preliminary/Final Review
YWCA Evanston/North Shore, applicant, submits for a building permit to construct a 2-story addition at the entrance on the south side and a 4-story addition at the north side of the existing building, and a 2nd-story addition connecting the two structures, to expand and reconfigure off-street parking, new curb cut onto Ridge Avenue, and including playground and landscape improvements, 1215 Church Street/1726-1730 Ridge Avenue Planned Development, approved by Ordinance 115-O-19, in the R4 General Residential District.

APPLICATION PRESENTED BY: Jack Schroeder, architect for applicant
Kevin Taylor, architect for applicant

DISCUSSION:

- Applicant presented exterior building materials, including anodized metal siding and brick. Siding colors will be gray, white, and orange.
- S. Mangum asked if the siding would be painted.
- Siding will be painted.
- L. Biggs stated the driveway configuration off of Ridge Avenue is a concern. The driveway shown is not consistent with what was discussed previously, specifically, the right-in/right-out pork chop. The maximum permitted driveway width is 35’ yet the Construction Management Plan refers to a driveway width of 53’. She stated this can be discussed with the applicant and I. Eckersberg later.
S. Mangum stated the stairs are still shown on the wall located in the street right-of-way along Ridge Avenue.

J. Schroeder noted that the stairs will be filled in as noted on other sheets.

L. Biggs noted the public sidewalk grading at the driveway on Ridge Avenue may need to be adjusted, the slope may need to start further back.

I. Eckersberg stated grading details have been provided.

J. Leonard stated a demolition permit is needed for 1730 Ridge Avenue.

I. Eckersberg stated a MWRD permit is needed before further on-site work can continue.

J. Leonard asked if the garbage location had been addressed.

Applicant stated the dumpster location addresses resident’s concerns brought up at Plan Commission.

L. Biggs made a motion to grant preliminary and final approval subject to:

1) Staff to look at the driveway off Ridge Avenue, and
2) Construction Management Plan finalized,

seconded by S. Mangum.

The Committee voted, 8-0, to grant preliminary and final approval subject to the conditions noted above.

2. 1801 Main Street

Brian Foote, applicant, submits for Sign Variation to install a freestanding sign with a commercial variable message sign (CVMS) component displaying messaging other than time and temperature where only time and temperature display is allowed, new Robert Crown Community Center, in the OS Open Space District.

APPLICATION PRESENTED BY: Brian Foote, applicant  
Stefanie Levine, Senior Project Manager,  
Public Works Agency

DISCUSSION:

B. Foote stated the free-standing pylon sign location has been moved away from the property line to comply with the sign code height limitation, the only sign variation requested is the message board display. He stated the electronic message board will display messages only, no graphics. He stated the message board illumination can be dimmed as well as the duration of messages.

J. Leonard asked when the sign will be installed. She would like the electronic message duration and illumination levels reviewed after a period of time.

B. Foote stated the sign will be installed mid-June.

J. Leonard proposed maintaining a message for at least 60 seconds and adjusting the sign brightness at night. She stated this sign will set a precedent that businesses may also want. She would like this to be reviewed by DAPR in 3-6 months.

L. Biggs stated the neighborhood has experienced a lot of change already.

S. Mangum asked what hours the sign will be on.

L. Biggs stated the sign will be on 24 hours but dimmed during evenings.

J. Leonard stated she’d like to review the sign operation after 5 months with the following standards:

○ Messages held for at least 1 minute.
○ Sign dimmed between 11:00 p.m. to 5:00 a.m.
○ DAPR to review sign operations in 5 months.

L. Biggs made a motion to approve the sign variation subject to the conditions noted, seconded by M. Griffith.

The Committee voted, 8-0, to approve the sign variation subject to the conditions noted.

3. **Rotary International**

Patricia Hughes submits for a concept review of a public art installation of 10 globes celebrating Rotary International's presence in Evanston placed at various downtown locations.

**APPLICATION PRESENTED BY:**

Patrick Hughes
Annie Coakley, Downtown Evanston
Chris Kowalke

**DISCUSSION:**

- P. Hughes stated he is an Evanston resident working on a project to highlight Rotary International's presence in Evanston and what they do worldwide. Project includes placing 10 globes located around downtown, for one year, globes are 4' x 6', and will weigh about 500 pounds.
- A map and photos were presented showing possible locations.
- Globes may travel to other communities.
- The globes will rotate and information will be at each globe highlighting Rotary International projects around the world.
- E. Cano stated locations at street corners are not a good idea as it creates visibility problems.
- I. Eckersberg asked if hands can get stuck in moving parts.
- E. Cano stated snow and ice removal around the globes will need to be considered.
- Globes located near street curbs could be problematic, vehicles could jump the curb, hit and knock over a globe, for example.
- Construction details, materials, and a maintenance plan were discussed. A structural engineer will need to sign-off on the construction drawing.
- Materials will be welded stainless steel, polyethylene, and a concrete base.
- Concern raised about other organizations wanting to do something similar, promotional sculptures.
- Council approval will be required if placed on public property, the Council will have to set policy.
- Globes could be a place making tool.

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**Adjournment**

J. Leonard stated the next meeting maybe virtual due to COVID-19, events are changing daily.

E. Cano made a motion to adjourn, seconded by J. Hyink. The Committee voted, 8-0, to adjourn. The Committee adjourned at 3:38 p.m.
The next DAPR meeting is scheduled for Wednesday, March 25, 2020, at 10:00 a.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1815 Oak Avenue

Preliminary/Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

May 2, 2019

drawGraphics_poly

- User drawn polygons
- Tax Parcels
Level 9 Floor Plan - Independent Living

CONDO PARTRNERS, LLC
SOLERA SENIOR LIVING
1815 OAK AVENUE
Evanston, Illinois
June 23, 2019
14021

Hirsch Associates LLC
Architecture + Planning

UNIT MIX:
STUDIO: 3
ONE BEDROOM - S: 6
ONE BEDROOM - L: 4
TWO BEDROOM: 3
TOTAL: 16

17,271 GSF (15,691 FAR GSF)

EXTENT OF RAISED ROOF - 10'-0"

ROOF DECK

0.51
2
3
4
5
6
7
8

A
B
C
D
E
F
G
H

16'-3"
32'-5"
26'-2"
27'-10"
27'-0"
27'-0"
28'-9"

29'-0"
27'-0"
27'-0"
27'-0"
27'-0"
33'-3"

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33'-3"

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EXTENT OF RAISED ROOF - 10'-0"

ROOF DECK
AN ORDINANCE

Granting An Amendment to the Approved Planned Development
Located at 1815 Oak Avenue

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (Scadron v. City of Des Plaines, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, ("the Zoning Ordinance"); and

WHEREAS, on July 25, 2016, the City Council enacted Ordinance 47-O-16,
attached hereto as Exhibit 1 and incorporated herein by reference, which granted a Special Use Permit for a Planned Development (the "Planned Development") at 1815 Oak Avenue (the "Subject Property"), which is legally described in Exhibit 1; and

WHEREAS, Ordinance 47-O-16 approved the construction of a 10-story independent and assisted living facility with 102 dwelling units, 31 assisted living units for residents with cognitive impairments, and 30 memory care rooms at the Subject Property (the "Project"), which is detailed at length in Exhibit 1; and

WHEREAS, per Section 6-3-6-12(B), a minor adjustment to the Planned Development was approved by the Zoning Administrator on March 15, 2017 with the recommendation of the Design and Project Review Committee ("DAPR") to reduce the Floor Area Ratio from 4.35 to 3.97, to increase the upper level building setbacks from zero feet to twenty six and a half feet at a height of forty-four feet, to relocate the stairway and mechanical equipment on the north end of the building, and for the addition of a fourth floor terrace; and

WHEREAS, on January 8, 2018, the City Council enacted Ordinance 3-O-18, attached hereto as Exhibit 2 and incorporated herein by reference, which granted an extension of time for the Applicant to obtain a building permit to construct the Planned Development authorized by Ordinance 47-O-16; and

WHEREAS, on December 10, 2018, the City approved Ordinance 158-O-18, attached hereto as Exhibit 3 and incorporated herein by reference, which granted an extension of time for the Applicant to obtain a building permit to construct the Planned Development authorized by Ordinance 47-O-16 and 3-O-18; and
WHEREAS, the Developer and Applicant, Michael McLean (the “Applicant”) requested a major adjustment that includes an increase in FAR to 4.47 (originally approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017); an increase in parking spaces from 67 to 70 (including 2 compact spaces); an increased side yard setback (south) from 4 feet to 5 feet, and a reduction of dwelling units from 102 to 43 (for a reduced total of 161 units/rooms from 163); eliminating the site development allowance for maximum number of dwelling units in the building approved by Ordinance 46-O-16, 3-O-18 and 158-O-18 (revised plans depicting this major adjustment are attached hereto as Exhibit 4); and

WHEREAS, in order to approve the major adjustment requested, the Applicants request amendments to Ordinances 46-O-16, 3-O-18, and 158-O-18 (the “Previously Approved Ordinances”); and

WHEREAS, the Previously Approved Ordinances are pieces of legislation enacted by the City Council of the City of Evanston, subject to revision only by said City Council; and

WHEREAS, on August 5, 2019, the Planning and Development Committee (“P&D Committee”) held a meeting, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq), during which it considered the Applicants’ request and voted to retain jurisdiction over said request; and

WHEREAS, during said meeting, the P&D Committee received input from the public, carefully deliberated on the major adjustment, and recommended approval thereof by the City Council; and

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WHEREAS, at its meeting on August 5, 2019, held in compliance with the provisions of the Illinois Open Meetings Act, the City Council considered the P&D Committee’s recommendation, heard public comment, made findings, and adopted said recommendation; and

WHEREAS, it is well-settled law in Illinois that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass’n v. City of Chicago*, 45 F.3d 1124),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants an amendment to the Special Use Permit previously authorized by Ordinance 47-O-16, 3-O-18, and 158-O-18 to allow for the construction and operation of the Planned Development described herein.

SECTION 3: The conditions on the Special Use Permit imposed pursuant to Subsection 6-3-5-12 of the Zoning Ordinance by City Council in Ordinances 47-O-16, 3-O-18, and 158-O-18 remain applicable to the Planned Development,

SECTION 4: Except as otherwise provided for in this Ordinance 82-O-19, all applicable regulations of the Ordinances 47-O-16, 3-O-18, and 158-O-18, the Zoning Ordinance, and the entire City Code shall apply to the Subject Property and remain in
full force and effect with respect to the use and development of the same. To the extent that the terms and/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 82-O-19 shall govern and control.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant and its agents, assigns, and successors in interest" and shall mean Michael McLean, and any and all successors, owners, and operators of the Subject Property.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 10: The findings and recitals herein are hereby declared to be
prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: August 8th, 2019
Adopted: August 8th, 2019

Attest: 
Eduardo Gomez
Devon Reid, City Clerk
Eduardo Gomez, Deputy City Clerk

Approved: August 14th, 2019
Stephen H. Hagerty, Mayor

Approved as to form: 
Michelle L. Masoncup, Corporation Counsel

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