DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 25, 2020


Staff Present: M. Rivera, M. Parker, L. Stowe

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:30 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

J. Hyink made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by S. Mangum.

The Committee voted, 13-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. March 11, 2020, DAPR Committee meeting minutes.

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

The Committee voted, 13-0, to approve the meeting minutes.

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.

APPLICATION PRESENTED BY: Michael McLean, applicant
Tim Moran
Matthew Starman
DISCUSSION:

- Applicant stated there have not been significant changes to the plan, including programming or building materials, since the last time DAPR reviewed this project. There is no access to Ridge Avenue. There is one less dwelling unit on the 3rd floor.
- S. Mangum asked if there are details concerning the required public art and other amenities at the pocket park located at the north end of the site.
- Applicant stated the art object has not been determined yet, possibly a sculpture. They would like to come back once those details are finalized. The park will include seating.
- S. Mangum asked for seating for how many.
- Applicant stated there will be a bench, possible seating for 6 people.
- S. Mangum asked about building materials.
- Applicant stated materials have not changed; red brick and cement based manufactured stone.
- L. Biggs asked if a truck turning diagram has been submitted for the Oak Avenue and Clark Street intersection.
- Applicant stated it has been done but needs to be reviewed again.
- Applicant stated they would like to continue working with the City concerning the Oak Avenue and Clark Street intersection configuration.
- L. Biggs stated that would be acceptable. Asked what the largest truck is anticipated and if garbage collection will be from the loading dock located at the southeast corner of the building.
- Applicant stated a box truck is the largest truck anticipated. Garbage collection will be from the noted loading dock.
- L. Biggs stated Ridge Avenue should remain open during construction, lane closures are not desirable.
- Applicant stated the Construction Management Plan submitted notes the only closure on Ridge Avenue needed is for utility connection, otherwise, no lane closures on Ridge Avenue during construction.
- L. Biggs stated that is acceptable.
- L. Biggs stated DAPR approval should be subject to the applicant continuing to work with staff concerning the Oak Avenue and Clark Street intersection.
- S. Mangum noted the City has been asking developers to use a smaller brick than the proposed utility size brick.
- Applicant stated the brick size is the same as proposed about 5 years ago. The windows and other elevation details would have to be changed if a different brick size is used.
- J. Leonard stated that given the history of this project the proposed brick size is acceptable. The desire for a smaller brick is a recent change.
- I. Eckersberg stated the site plan submitted for DAPR review is not consistent with the civil plans concerning the Oak Avenue and Clark Street intersection. Construction must comply with the civil plan.
- M. Jones noted the applicant submitted a landscape maintenance plan that is for 1 year where 3 years is required.
- Applicant stated if the landscape maintenance plan is acceptable, the term can be extended to 3 years.

Public Comment:
- L. Shad, Bird Friendly Evanston, stated she emailed the applicant and staff with comments.
Applicant confirmed the comments had been received. Bird friendly measures to be implemented are the same ones used of their Maple Avenue project.

L Shad stated concerns are where glass is along rail lines, areas of heavy vegetation, and at building corners. Fritted glass in those areas is preferred. She asked about the glass railing.

Applicant stated the glass railing can be fritted glass.

Applicant stated the glass is not reflective as the rendering implies.

L. Shad stated the first 36’ are critical, specifically where trees are reflected off glass.

Applicant stated they will work with Bird Friendly Evanston on bird friendly measures.

G. Gerdes stated the Construction Management Plan has been approved. He noted daily road closures are not included, only road closure is for utility connection.

J. Leonard stated that due to the Civic Center being closed, permit fee payment details will be forwarded.

J. Leonard stated construction will be allowed for this project as an exception to the Governor’s shelter-in-place order since this project provides senior housing. COVID-19 measures must be in place during construction.

K. Jensen asked if solar panels are going to be installed on the roof.

Applicant stated the roof area is not large. A significant area of the roof will be a green roof so there is not room for solar panels. The green roof helps with rain water absorption. Also, given the relatively small roof area solar panels would not provide enough benefit.

K. Jensen asked about electric vehicle (EV) charging stations, how many will be provided and how many would be made EV ready for the future.

Applicant stated there are 2 EV stations provided. Electric service conduit is surface run so that most parking spaces can become EV charging stations.

L. Biggs made a motion to grant preliminary and final approval of the project subject to the applicant continuing to work with the City concerning the Oak Avenue and Clark Street intersection, seconded by J. Jones.

The Committee voted, 13-0, to grant preliminary and final approval of the project subject to the condition noted above.

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.

Respectfully submitted,

Michael Griffith