DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 15, 2020


Staff Present: M. Rivera, S. Flax

Others Present: Ald. Rainey

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.

S. Mangum made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by J. Hyink. The Committee voted, 10-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes
1. March 25, 2020, DAPR Committee meeting minutes.

J. Hyink made a motion to approve the meeting minutes, seconded by M. Tristan. The Committee voted, 10-0, to approve the meeting minutes.

New Business

999-1015 Howard Street

David Block, applicant, submits for permit to construct a 4-story, 51’ tall, 73,017 square foot addition to the existing CJE Senior Life building. The addition includes 60 affordable dwelling units for seniors and 60 parking spaces, 999-1015 Howard Street Planned Development, approved by Ordinance No. 8-O-20, in the B2 Business District.

APPLICATION PRESENTED BY: David Block, applicant
Jenny Calero, applicant
Robert Lecko, architect
Dominick Hart, architect
Thom Lockwood, CJE Senior Life

DISCUSSION:
• Applicant stated there are no significant changes to the plan from what was approved. Have addressed prior DAPR comments. Building elevations have been refined. Confirmed the plan provides 58 parking space which is an increase from what was approved.
• Applicant stated snow will be stored at the southeast corner of the parking garage, trench drain will be provided for water run off.
• E. Cano stated the drain should not be covered by snow which will block drainage.
• Applicant stated site visibility increased at the garage entrances.
• Applicant stated one on-site drop-off and one on-street drop-off space is proposed. The on-site drop-off space is intended for residents while the on-street drop-off space is intended for taxis.
• L. Biggs asked if the on-street drop-off space will be striped or signed.
• Applicant stated signage is proposed.
• L. Biggs stated right-of-way improvements need to comply with the Howard Street Streetscape Plan. The City usually constructs the improvements and the developer reimburses the City.
• Applicant stated their scope of work includes right-of-way improvements.
• L. Biggs stated that is acceptable.
• J. Hyink stated the on-street drop-off space appears to conflict with the site clearance at the garage entrance.
• There was a discussion concerning the adjacent parkway tree shown on the plan and ADA requirements.
• L. Biggs stated the tree will need to be trimmed at the pedestrian level.
• L. Biggs stated the on-street drop-off space needs to be shifted to the east.
• Applicant stated the trash room has been relocated to be closer to the dumpster enclosure. The dumpster enclosure will be screened, will have a rolling gate.
• E. Cano stated the dumpster enclosure is fine.
• Applicant stated the loading space should have a vertical clearance of 11.5’.
• Applicant stated the typical size truck expected for loading/unloading is a little bigger than a passenger van.
• Applicant stated all lighting will be directed down to the parking garage.
• Applicant reviewed the building exterior elevations. Exterior materials include metal boxed windows, wood screens for HVAC vents, precast concrete panels with reveals, and trellis for vegetation. Transparency increased at the bridge portion of the building.
• G. Gerdes stated a Construction Management Plan is needed, usually takes 4 weeks to review.

Public Comment:
• L. Shade, Evanston Bird Friendly, noted bird strikes mostly occur up to the 3rd floor where glass reflects vegetation. Parkway trees should be native species and avoid Nicotinoids breed into them.

J. Leonard made a motion to approve the project, seconded by M. Tristan. The Committee voted, 10-0, to approve the project.

Adjournment

J. Hyink made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:07 p.m.

The next DAPR meeting is scheduled for Wednesday, April 29, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,
Michael Griffith