DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, April 29, 2020
2:30 p.m.

Via virtual meeting. Log-in details will be provided prior to the meeting.

AGENDA

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

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

III. MINUTES: April 22, 2020, meeting minutes.

IV. OLD BUSINESS

1. **2801 Central Street** Preliminary/Final Review
   Daryl Hunzinger, applicant, submits for permit to alter the exterior and interior of an existing 1-story commercial building, Evanston Awning, in the B1a Business District and oCS Central Street Overlay District.

V. NEW BUSINESS

1. **1012-1014 David Street** Preliminary/Final Review
   Grant Manny, applicant, submits for permit to alter the exterior and interior of an existing 2-story commercial building, Guidepost Daycare, in the D2 Downtown Retail Core District.

VI. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, May 6, 2020**, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 22, 2020


Staff Present: M. Parker

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.

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

The Committee voted, 12-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. April 15, 2020, DAPR Committee meeting minutes.

G. Gerdes made a motion to approve the meeting minutes, seconded by M. Jones.

The Committee voted, 10-0, to approve the meeting minutes, with 2 abstentions.

New Business

1. 2801 Central Street Preliminary/Final Review
Daryl Hunzinger, applicant, submits for permit to alter the exterior and interior of an existing 1-story commercial building, Evanston Awning, in the B1a Business District and oCS Central Street Overlay District.

Applicant was not available.

L. Biggs made a motion to hold the item in Committee, seconded by J. Leonard.

The Committee voted, 12-0, to hold the item in Committee.
2. **1906 Main Street**  
Gabrielle J. Aguilar, lessee, submits for a special use permit for a Type-2 Restaurant, 4 Suns Fresh Juice, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**APPLICATION PRESENTED BY:** Gabrielle Aguilar, applicant

**DISCUSSION:**
- Applicant states the restaurant will provide fresh juices and smoothies. The aim is to promote health and wellness. There will be a limited number of seats, and a handicapped accessible table will be provided. This will be more of a grab and go establishment than sit down. If the adjacent tenant space becomes available, will consider expanding into that space.
- G. Gerdes stated that given the number of seats a restroom is not required, noted the building plan shows a restroom accessible by an interior hallway and asked if that bathroom was available to customers.
- Applicant confirmed there is a restroom in the building available for customers.
- G. Gerdes stated signage requires a separate permit.
- K. Jensen asked about composting during the winter. He suggested partnering with a local composting organization for year round composting.
- K. Jensen asked if take out containers will be recycled.
- Applicant stated take out containers, straws, bowls are green ware made of recycled material.
- K. Jensen stated using containers that can be composted is preferred since containers with food cannot be recycled.
- L. Biggs asked if access to the space is from Main Street and if parking is available.
- Applicant stated parking is available on the property; customers will need to walk around the building to Main Street.
- D. Cueva stated that a backflow prevention device may be required given the devices uses.

S. Mangum made a motion to recommend approval to the ZBA, seconded by L. Biggs.

The Committee voted, 12-0, to recommend approval to the ZBA.

3. **1717 Simpson Street**  
Stefan Cucu, applicant, submits for a special use permit for a Detached Single-Family Dwelling in the B1 Business District (Zoning Code Section 6-9-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Applicant was not available.

L. Biggs made a motion to hold the item in Committee, seconded by J. Hyink.

The Committee voted, 12-0, to hold the item in Committee.

4. **820 & 824 Gaffield Place**  
Karen Croteau, applicant, submits for a special use permit for a Child Residential Care Home, Boys Hope Girls Hope of Illinois, at both locations in the R4a Residential District (Zoning Code Section 6-13-7-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Applicant was not available.

L. Biggs made a motion to hold the item in Committee, seconded by J. Hyink.

The Committee voted, 12-0, to hold the item in Committee.
Section 6-8-6-2). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: Karen Croteau, applicant
Jennifer Downs O'Shaughnessy, applicant
Christopher Canning, attorney for applicant

DISCUSSION:

- Applicant stated they have owned and operated two homes on the street, the girls home for 20 years and the boys home for 40 years.
- Applicant described the organization’s mission. The homes provide a residence for the scholars and staff. The homes function similar to a typical family setting. The scholars attend school, are required to participate in extracurricular activities, do chores, study, have dinners together, and have nightly curfews.
- Applicant stated the new homes will not be a burden. The scholars do not have vehicles, they do not attend Evanston schools, the homes function similar to a single-family residence.
- Applicant stated each home will have 8 scholars and 3 staff.
- Applicant stated these homes allow them to accommodate more scholars.
- Applicant stated they plan to clean up the properties.
- Applicant stated the boys will occupy 820 Gaffield temporary so that minor renovations can be done to their existing home. The girls will then occupy 820 and 824 Gaffield. They plan to sell their 1127 Hinman property.
- Applicant stated the scholars and staff need to live on separate floors. The attic levels of both homes provide living space for the staff. The homes provide adequate living space for both the scholars and staff and common areas which is difficult to find. There are 8 garage spaces.
- Applicant stated the most likely alternative use is for someone to buy the homes and rent to Northwestern students.
- G. Gerdes asked if 820 Gaffield needs to be renovated, if so, a building permit is required.
- Applicant stated the bathroom needs work and to remove the kitchen on the 2nd floor.
- S. Mangum asked how many dwelling units the homes have and if the plan is to maintain that setup.
- Applicant stated 824 Gaffield has 3 dwelling units, 820 Gaffield has 2 dwelling units. The first two floors of each home will be altered so it is one space, the attic dwellings with kitchens will remain for the staff.

L. Biggs made a motion to recommend approval to ZBA, seconded by G. Gerdes.

The Committee voted, 12-0, to recommend approval to ZBA.

3. 1717 Simpson Street

Stefan Cucu, applicant, submits for a special use permit for a Detached Single-Family Dwelling in the B1 Business District (Zoning Code Section 6-9-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

L. Biggs made a motion to recommend approval to ZBA, seconded by G. Gerdes.

The Committee voted, 12-0, to recommend approval to ZBA.

APPLICATION PRESENTED BY: Estara Cucu, applicant

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DISCUSSION:

- Applicant stated they are renovating the home and reconstructing the front area of the home where there was a green house, the area will be enclosed.
- S. Mangum stated this is an existing use in a B1 zoning district where there is a mix of uses. The addition to the residence is not an issue. They are not establishing a new residence in the B1 district.
- G. Gerdes asked if they are matching existing materials.
- Applicant stated yes.

G. Gerdes made a motion to recommend approval to ZBA, seconded by L. Biggs.

The Committee voted, 12-0, to recommend approval to ZBA.

Adjournment

L. Biggs made a motion to adjourn, seconded by K. Jensen. The Committee voted, 12-0, to adjourn. The Committee adjourned at 3:22 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
Design and Project Review (DAPR)

2801 Central Street

Preliminary/Final Review
Aerial Map - 2801 Central Street

April 17, 2020

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

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.
Design and Project Review (DAPR)

1012-1014 Davis Street

Preliminary/Final Review
KEY NOTES:
1. EXISTING FRAMED STAIRWAY TO REMAIN.
2. RECLAIMED OPENING IN MASONRY FOUNDATION WALL.
3. WOOD FRAMED STAIRWAY.
4. FRAMED BEARING WALL.
5. CMU BEARING WALL - SEE STRUCTURAL DRAWINGS.
6. REINFORCED CONCRETE SLAB/FOOTING WORK - SEE STRUCTURAL DRAWINGS.
7. NOT USED.
8. EXISTING STRUCTURAL COLUMN.

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KEY NOTES

1. NEW STOREFRONT SYSTEM WITH NEW OPENING IN EXISTING MASONRY WALL - SEE ALSO STRUCTURAL DRAWINGS.
2. NEW STOREFRONT SYSTEM IN MODIFIED EXISTING DOOR OPENING.
3. NEW STOREFRONT SYSTEM IN EXISTING MASONRY WALL OPENING.
4. NEW DOORWAY OPENING IN EXISTING MASONRY WALL.
5. WALL FLOOR FRAMING & BEARING AT FORMER STAIRWAY - SEE ALSO STRUCTURAL DRAWINGS.
6. FLOOR OPENING FOR NEW ELEVATOR. CUT BACK EXISTING FLOOR FRAMING & PROVIDE NEW MASONRY BEARING WALL FROM BASEMENT FLOOR THROUGH TO SECOND FLOOR ROOF FRAMING.
7. HOLLOW METAL BORROWED LIGHT - SEE DOOR & FRAME SCHEDULE/ELEVATIONS.
8. EXISTING STRUCTURAL COLUMN.
9. INFILL FLOOR FRAMING & DECKING AT FORMER STAIRWAY - SEE ALSO STRUCTURAL DRAWINGS.
10. EQUIPMENT & FURNISHINGS BY TENANT. COORDINATE WITH NEW CONSTRUCTION.
11. FLOOR OPENING FOR NEW ELEVATOR. CUT BACK EXISTING FLOOR FRAMING & PROVIDE NEW MASONRY BEARING WALL FROM BASEMENT FLOOR THROUGH TO SECOND FLOOR ROOF FRAMING.

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KEY NOTES:

1. NEW OPENING IN EXISTING SINGLE-WYTHE CMU WALL FOR STOREFRONT. SEE ALSO STRUCTURAL DRAWINGS.

2. NEW OPENING IN EXISTING MULTI-WYTHE MASONRY WALL FOR STOREFRONT. SEE ALSO STRUCTURAL DRAWINGS.

3. MASONRY INFILL AT FORMER OVERHEAD DOOR IN SINGLE-WYTHE CMU WALL. SEE ALSO STRUCTURAL DRAWINGS.

4. MASONRY INFILL AT FORMER OVERHEAD DOOR IN MULTI-WYTHE MASONRY WALL. SEE ALSO STRUCTURAL DRAWINGS.

5. PATCH PERIMETER OF EXISTING CMU INFILL IN EXISTING CMU WALL.

6. FRAMED WALL EXTENSION AT FORMER STAIRWAY W/FIBER-CEMENT BOARD SIDING.

7. FRAMED WALL INFILL AT FORMER DOORWAY. PATCH TO MATCH EXISTING ADJACENT. OPTIONAL: PROVIDE FIBER CEMENT BOARD SIDING OVER THIS ENTIRE WALL FACE IN LIEU OF MATCHING FINISH.

8. THERMALLY BROKEN ALUMINUM STOREFRONT WITH INSULATING GLASS - SEE A710 FOR FRAME ELEVATIONS.

9. UNIT SKYLIGHTS

10. 4FT TALL WHITE VINYL FENCE SYSTEM W/VERTICAL PICKETS 3 1/2" O.C.

11. GUTTER & DOWNSPOUT

12. AWNING SYSTEM W/TUBULAR METAL FRAME - SEE VENDOR'S DRAWINGS

13. MASONRY INFILL AT FORMER DOOR IN SINGLE WYTHE CMU WALL - COORDINATE WITH NEW STOREFRONT OPENING. SEE ALSO STRUCTURAL.

14. COORDINATE STOREFRONT PANEL WITH NEW SIAMESE FIRE CONNECTION - SEE PLUMBING DRAWINGS.