DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, May 13, 2020
2:30 p.m.

Due to public health concerns, residents will not be able to provide public comment in-person at this meeting. Those wishing to make public comments can join the zoom meeting using the link and meeting information below. Residents will be put in a waiting room and will be brought into the meeting by the moderator for comments.

https://www.cityofevanston.org/government/agendas-minutes/design-project-review-committee

Join Zoom Meeting
https://zoom.us/j/96349385338?pwd=dzZEUGRQeUV1SVdQaUtoQk5xb0h4dz09
Meeting ID: 963 4938 5338
Password: 002748
One tap mobile
+13126266799,,96349385338# US (Chicago)

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 29, 2020, meeting minutes

IV. OLD BUSINESS

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

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, May 20, 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 29, 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.

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

The Committee voted, 11-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. April 22, 2020, DAPR Committee meeting minutes.

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

The Committee voted, 11-0, to approve the meeting minutes.

Old Business

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.

APPLICATION PRESENTED BY: Daryl Hunzinger, applicant

DISCUSSION:
- Applicant stated replacing the awning is meant to clean up the building appearance.
- S. Mangum asked if the bricks will be painted or stained and if the roll-up door will be solid or include windows.
● Applicant stated the bricks will be painted. The door will be painted black, they are considering small windows.

● S. Mangum suggested frosted glass for the roll-up door windows.

● S. Mangum stated the scale of the existing awning is preferred over the larger one proposed.

● C. Sterling agreed, smaller scale of the awning is preferred. The awning should be open at the ends. He stated keeping the entrance recessed is preferred.

● Applicant stated they can keep the entrance recessed and the awning scale reduced.

● G. Gerdes asked if there will be signage on the awning.

● Applicant stated there will not be signage on the awning.

● G. Gerdes stated signs require a separate permit. The sign shown on the west elevation does not comply with the Sign Code, should be eliminated. Sign variations are considered by DAPR.

L. Biggs made a motion to approve the project subject to revising the awning to match the scale of the existing awning, seconded by S. Mangum.

The Committee voted, 11-0, to approve the project subject to the condition noted above.

New Business

1012-1014 Davis 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.

APPLICATION PRESENTED BY: Grant Manny, applicant
Robert Soss, architect

DISCUSSION:
● Applicant stated the renovations are for a daycare. The existing awning will be replaced, darker brick will be painted to match the white ceramic brick, windows will be replaced, and storefronts with limestone sills will be added to the west building. There is structural bowing on the east building that will be repaired, existing bricks will be reused.

● J. Leonard stated the plan shows an awning extending across both buildings, the arched windows are a nice building detail covered by the awning.

● C. Sterling suggested the awning should be broken up, the arched windows are a nice building detail.

● G. Manning stated the entrance is at the west end of the east building. The entrance cannot be recessed, an awning is needed.

● C. Sterling stated there could be awnings over the windows and doors, breaking up the awning into smaller sections.

● J. Leonard asked if a curved awning is an option.

● R. Soss stated the ceramic brick facade has cosmetic issues that the existing awning covers. The brick cannot be replaced. They will look at options to break up the awning and how the facade can be repaired.

● C. Sterling asked if the Art Deco details on the white building will be kept.

● Applicant stated the intent is to keep those details.

● J. Leonard stated she would like the applicant to come back with alternative options concerning the awning.

● G. Gerdes updated the applicant on the current policy regarding issuing building permits.
● S. Mangum stated a metal horizontal canopy at the entrance could be considered.
● R. Soss stated a metal canopy is not preferred due to noise from rain.

L. Biggs made a motion to hold item in Committee to give the applicant time to present alternatives, seconded by S. Mangum.

The Committee voted, 11-0, to hold item in Committee.

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by J. Hyink. The Committee voted, 11-0, to adjourn. The Committee adjourned at 3:35 p.m.

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.

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

1012-1014 Davis Street

Preliminary/Final Review
NORTH ELEVATION 1 - OPTION 2

NORTH ELEVATION 2 - OPTION 2

PAINT BRICK WHITE
NEW DOOR
NEW STOREFRONT
PAINT LIMESTONE WHITE
NEW CANOPY
NEW WATER BASE
NEW STOREFRONT

BUILDING RENOVATION
1012-14 DAVIS ST
EVANSTON, IL 60201

LFI REAL ESTATE
9440 ENTERPRISE DRIVE
MOKENA, IL

SOOS & ASSOCIATES, INC.
A R C H I T E C T U R E
105 Schelter Road, Lincolnshire, Illinois 60069
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Fax: 847 821 8570

NORTH ELEVATION RENDERINGS
R1
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. POSTER FLOOR FRAMING & BEARING AT FORMER STAIRWAY - SEE ALSO STRUCTURAL DRAWINGS.
5. FLOOR OPENING FOR NEW ELEVATOR, CUT BACK EXISTING FLOOR FRAMING & PROVIDE NEW MASONRY WALL FROM BASEMENT FLOOR THROUGH TO SECOND FLOOR ROOF FRAMING.
6. HOLLOW METAL BORROWED LIGHT - SEE DOOR & FRAME SCHEDULE/ELEVATIONS.
7. EXISTING STRUCTURAL COLUMN.
8. NEW COUNTER TOPS & CABINETS AT FORMER STAIRWAY - SEE ALSO STRUCTURAL DRAWINGS.
9. FLOOR OPENING FOR NEW ELEVATOR. CUT BACK EXISTING FLOOR FRAMING & PROVIDE NEW MASONRY BEARING WALL FROM BASEMENT FLOOR THROUGH TO SECOND FLOOR ROOF FRAMING.
10. BASE CABINETS WITH COUNTERTOP & WALL CABINETS ABOVE - SEE ELEVATIONS.
11. EQUIPMENT & FURNISHINGS BY TENANT. COORDINATE WITH NEW CONSTRUCTION.

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ILLINOIS DESIGN FIRM # 184003287

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EVANSTON, IL 60201

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PROJECT NO.
DRAWN
CHECKED
APPROVED

TITLE
SHEET

A212
SECOND FLOOR PLAN
The image contains architectural drawings and specifications for a building renovation project. The drawings include elevations and sections showing the architecture of the building, with annotations for key notes and details. The key notes are as follows:

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.
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.

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