As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, the DAPR Committee members and City staff will be participating in this meeting remotely. Due to public health concerns, residents will not be able to provide public comments in-person at the meeting. Those wishing to make public comments may submit written comments in advance or provide public comments by phone or video during the meeting.

Join Zoom Meeting
https://zoom.us/j/93136481099?pwd=U3RJdlcyEcEQvTWpHnJQm5hM2ZWUT09
+13126266799,,93136481099# US (Chicago)

AGENDA

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

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

III. MINUTES: August 12, 2020, meeting minutes.

IV. NEW BUSINESS

1. Washington Street/Chicago Avenue/CTA Purple Line Preliminary/Final Review
Katherine Gotsick, applicant, submits for permit to install a mural on the CTA embankment/underpass, in the B2 Business District.

2. 900 Clark Street Recommendation to ZBA
Sarah Lewis, applicant, submits for a special use for a Daycare - Domestic Animal and Kennel, Dogtopia of Northshore LLC, in the RP Research Park District. The applicant requests the special use subsequent to a text amendment currently under consideration by the Plan Commission and City Council to add Daycare - Domestic Animal and Kennel as one eligible special use in the RP District. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.
V. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, September 2, 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
August 12, 2020


Staff Present: S. Flax, M. Rivera, M. Griffith

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Leonard called the meeting to order at 2:35 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 S. Mangum.

The Committee voted by roll call, 10-0, to suspend the rules allowing members to participate electronically or by telephone.


Nays:

Minutes

1. August 5, 2020, meeting minutes.

S. Mangum made a motion to approve the August 5, 2020, meeting minutes, seconded by G. Gerdes.

The Committee voted by roll call vote, 9-0, to approve the August 5, 2020, meeting minutes, with one abstaining.


Nays:

Abstaining: C. Sterling

New Business
1. 1700 Central Street

Sidewalk Cafe

Fred Gale, applicant, submits for a sidewalk cafe permit, Ten Mile House, in the B1a Business District and Central Street Overlay District.

APPLICATION PRESENTED BY: Fred Gale, applicant

DISCUSSION:

- Applicant stated the plan is to place tables along the east side of the building and in the adjacent parkway. He stated there are existing tables on the north side of the building on private property.
- G. Gerdes stated maintaining a 6’ wide pedestrian path is required and the required 6’ wide social distancing requirement also applies to the tables on the north side of the building.
- L. Biggs asked for the sidewalk width on the east side of the building.
- C. Sterling stated the sidewalk is 10’ wide.

Public Comment:

- Clare Kelly encouraged the City to help local restaurants such as providing tents for outdoor dining.
- G. Gerdes stated the current city code prohibits tents in the right-of-way.
- J. Nyden stated the City is looking at City owned parking lots to install tents for local businesses to use.

L. Biggs made a motion to approve the sidewalk cafe, seconded by G. Gerdes.

The Committee voted by roll call vote, 10-0, to approve the sidewalk cafe.


Nays:

Old Business

1. 1900 Sherman Avenue

Planned Development

The Housing Authority of Cook County proposes to construct a 16-story 168-unit residential building with 37 subterranean on-site parking spaces while retaining the existing 11-story 100-unit building authorized as a Planned Development in 1976. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the C1a Commercial Zoning District and a Special Use Permit to allow Multi-Family Dwelling units in the C1a District.

The applicant seeks site development allowances for: 1) a building height of 172-feet, 8-inches to top of roof where 67-feet is allowed and 97-feet may be requested as a maximum site development allowance; 2) a net increase of 15 parking spaces where an additional 96 spaces are required; 3) a total of 268 dwelling units, where a maximum of 196 units are allowed with an Inclusionary Housing Ordinance bonus; 4) one loading berth where two are required; and 5) a short loading berth depth of 25-feet where a minimum of 35-feet is required.

APPLICATION PRESENTED BY: William James, consultant
DISCUSSION:

- Applicant stated they will address each comment from the previous DAPR meeting.
- Applicant stated proposed building height is not out of scale for the area, there is a variety of building heights in the area, including the existing Perlman building at 11 stories. Pedestrian view will not differ between a 10 to 16 story building.
- Applicant stated the building mass is broken up and green space is proposed along Sherman Avenue and Emerson Street. The massing of the building to the east, the Link, is not broken up and green space is not provided. The building footprint could be maxed out to bring down the building height.
- Applicant stated providing on-site affordable dwellings are a cost above the fee-in-lieu, development provides mixed-income housing, other new developments have not provided on-site affordable housing.
- Applicant stated the ITE Parking Generation Manual was not used to determine the number of parking spaces needed since there is limited data for the proposed use, age restricted housing in an urban location with transit nearby. The Perlman parking data was determined to be the best data source since the proposed development will be the same age demographic. Applicant stated they are proposing 37 spaces on-site and plan to lease 50 spaces off-site.
- Applicant stated the brick size for floors 1-3 on all four building elevations will be smaller Norman size, utility bricks will be used on the other floors.
- G. Gerdes asked if these will be individual bricks or brick panels, individual bricks preferred.
- Applicant stated they are still looking into it.
- Applicant stated a screen wall surrounding mechanicals will be designed by an acoustic engineer to minimize noise.
- G. Gerdes stated the issue with new developments has been the pitch rather than the decibel level.
- Applicant stated there will be both trash and recyclable chutes emptying into the trash room on the 1st floor. Refuse will be rolled onto the loading dock for pick-up.
- J. Nyden stated the City has a franchise agreement with a refuse company, they need to be used. The refuse company will not roll out dumpsters for pick-up.
- Applicant stated the development will be marketed locally which generally produces a local wait list for the affordable dwelling units. Dwelling units not tied to Federal funding can be directed toward local residents.
- Applicant stated exterior lights will be either turned off or dimmed during Spring and Fall bird migrations. Glass treatment will be used for the first 40’ and for glass balconies. They are still looking into how to address see through areas. They are looking at the LEED Pilot Credit 55 Bird Collision standards.
- Applicant stated they are committed to meeting the Mayor’s Monarch Butterfly Pledge. Will use native cultivators and pollinator plants.
- L. Biggs stated the City would like to see at least 75% of on-site plantings to be native species. Saving the existing Blue Spruce on the property is important. The landscape plan can be finalized at building permit review.
- Applicant stating they have yet to finalize utility plans responding to the comment regarding utility poles and lines.
- L. Biggs stated the water meter is required to be located within 5’ of where the water service enters the building, noting the mechanical room is not shown on the same side of the building where the water service is located. She stated the water meter can be located in the basement.
- S. Mangum stated the zoning code requires utility lines to be buried underground.
- Applicant stated the doors to the garage and loading dock will include polycarbonate window slats to provide the requested transparency.
- Applicant stated the building is set back from the alley which does not present a site line problem. Traffic volume in the alley is expected to be low, responding to the alley safety comment.
- L. Biggs stated the building being set back is fine, but the plan shows trees in that area. The tree canopy needs to start 5’-6’ above grade to provide a site line. She suggested installing lights on the building along the alley since pedestrians use the alley.
- Applicant stated they will meet LEED Silver standards, looking into 100% renewable electricity supply but not able to commit to it at this time.
- L. Biggs stated there should be a recycling and composting plan for the building.
- L. Biggs stated electric vehicle charging stations should be provided, and the construction design should allow for additional charging stations in the future.
- M. Rivera stated if 37 parking spaces are not enough then they should consider leasing spaces at the City’s Maple Avenue parking garage. Building residents should not be able to obtain residential street parking permits.
- Applicant stated 50 parking spaces will be leased from the E2 building on Emerson Avenue to the west.
- Applicant stated the existing vs. proposed amount of open space on the site will not differ much, approximately 300 square feet less open space.
- Applicant stated there is a need for senior housing, they expect absorption within 14 months. There are 10,000 households in the market area aged 55-74 with incomes within the missing middle.
- L. Biggs asked for the sidewalk width along Emerson Street.
- Applicant stated the sidewalk is 8’ wide.
- L. Biggs stated 8’ is fine.
- L. Biggs stated the development needs to comply with the City’s Street Light Master Plan, street lights are needed.
- L. Biggs stated the City is reconstructing the water transmission line along Emerson Street in 2021 or 2022, construction will need to be coordinated.

Public Comment:
- Clare Kelly stated the building design and scale doesn’t fit, building will create a wind canyon, zoning code should be followed, questioned the need for the proposed housing, affordable housing shouldn’t be shoved into high rises.
- Linda Del Bosque stated seniors want options, are looking to downsize, proposed development fits this need. Concerned with parking and proposed building design. Seniors will not want to walk to their vehicles parked at the E2 building in the winter.
- Sarah Vanderwicken stated she lives in Sherman Gardens. Sherman Gardens met with Cook County Housing Authority staff and reviewed the development plan. Sherman Gardens has a favourable view of the project. Perlman residents have been good neighbors. Building height steps down. Her parking space is north of the Perlman property and is fine walking to her vehicle.
- Sue Loellbach, Joining Forces for Affordable Housing, stated the organization supports the project. The project increases affordable housing and mixed income housing for all seniors.
● Trisha Connally stated the project is luxury housing with token affordable units, planting native plants next to a 16-story building does not reduce its environmental footprint.

● S. Mangum stated some of the newer developments have provided on-site affordable housing. Building height versus the public benefit of on-site affordable housing is a concern. The maximum allowed height with a site development allowance is 97’. The number of missing middle housing units decreased from 50% in an early version of the project to 10% of the proposed number of dwelling units.

L. Biggs made a motion to recommend approval to the Plan Commission subject to addressing staff comments, seconded by J. Hyink.

The Committee voted by roll call vote, 7-3, to recommend approval to the Plan Commission subject to addressing staff comments.


Nays: S. Mangum, M. Jones, C. Sterling

Adjournment

L. Biggs made a motion to adjourn, seconded by S. Mangum. The Committee voted by roll call, 10-0, to adjourn. The Committee adjourned at 3:46 p.m.


Nays:

The next DAPR meeting is scheduled for Wednesday, August 19, 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)

Washington Street/Chicago Avenue/CTA Purple Line

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.
WASHINGTON STREET MURAL PROJECT

Ben Blount

07.28.20
from Custer Avenue
from Chicago Avenue
A HOPEFUL MESSAGE

Custer Avenue

we came together
at Washington & Custer
& everything changed

I have an idea
that change can happen quickly
& that we start now

a haiku for possibilities
I have an idea that change can happen quickly & that we start now.
I have an idea that change can happen quickly & that we start now.
we came together at Washington & Custer & made a difference

I have an idea— that change can happen quickly & that we start now
THANK YOU
Hey Michael -- Paulina Martinez said that you would be the contact for me to get on the DAPR agenda for a Black Lives Matter mural we are putting up at Washington & Chicago Ave. I have attached the design here. The artist is local BIPOC artist Ben Blount. He is available to start painting the mural as early as this weekend, although we can push back if needed.

Alderman Wynne and Fleming, who both border the mural location have seen the design and approved. We have already gone through the process with the Arts Council and indeed, they have generously agreed to sponsor the materials for the mural, and donate up to $500 in case the mural needs repairs. Ben is working with EMAP on volunteers and wall prep.

I also already have a signed agreement with CTA to put the mural up, although they are currently looking at one final tweak we just made to the "purple side" so I'm awaiting a final approval on that tweak.

Please let me know when you are able to consider this mural, and when we would be able to get a City permit for Ben to have while he's painting.

Thank you!

--
Best,
Katherine Gotsick
Main-Dempster Mile
Mobile: 847-448-0748
Personal: 773-960-8490

[attachment: Washington_St_Mural_Preso_v2.pdf] 595K
Re: Black Lives Matter mural for DAPR consideration

1 message

Katherine Gotsick <katherine@maindempstermile.com>
To: Michael Griffith <mgriffith@cityofevanston.org>

Hey Michael, so sorry - I totally spaced on that. Here is the info:

ARTIST: Ben Blount
Ben Blount is a designer, letterpress printer, and maker from Detroit, currently living in Evanston, Illinois by beautiful Lake Michigan. Blount Objects is his online store. He works out of a storefront studio in the beautiful West Village neighborhood of Evanston. If he's there, feel free to stop by and say hello. Visit his website here: https://www.blountobjects.com

MAINTENANCE PLAN:
This mural site was designated a "revolving mural site" with the permission of the Arts Council and the CTA last year. The content on this mural will turn over twice in the next 2-3 years as a result of this creative agreement. It should not have a lot of time to degrade because of weather and/or organic interference. The Main-Dempster Mile, in cooperation with Ben Blount and the Evanston Mural Arts Program, agrees to repair this mural if it is damaged or tagged. In addition to MDM repairs, the Evanston Arts Council has agreed to set aside up to $500 to help fund repairs to this mural.

Thank you very much!

Best,
Katherine

On Tue, Aug 18, 2020 at 10:53 AM Michael Griffith <mgriffith@cityofevanston.org> wrote:
Katherine,

Reminder, still need a brief write up of the artist and mural maintenance plan by Thursday.

Respectfully,
Michael Griffith
Development Planner
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-4311
mgriffith@cityofevanston.org | cityofevanston.org

Look for your 2020 U.S. Census invitation in the mail March 12–20.
Make sure Evanston counts! cityofevanston.org/census

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Mon, Aug 17, 2020 at 10:52 AM Paulina Martínez <pmartinez@cityofevanston.org> wrote:
Are we all good on this? Is this going to the next available DAPR?

On Mon, Aug 10, 2020 at 3:09 PM Michael Griffith <mgriffith@cityofevanston.org> wrote:
Hi Katherine,

Next week's DAPR meeting (August 19) is canceled, I can schedule this for the August 26th meeting at 2:30 pm (virtual meeting). Does the August 26th work for you?
Design and Project Review (DAPR)

900 Clark Street

Recommendation to ZBA
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.
**Formstack Submission For: Zoning Special Use**  
Submitted at 07/22/20 10:25 PM

| Address:     | 900 Clark Street  
             | Evanston, IL 60201 |
|--------------|-------------------|
| Permanent Identification Number (PIN) 1: | 11-18-125-014-0000 |
| Permanent Identification Number (PIN) 2: |                      |
| Name:        | Sarah Lewis       |
| Organization: | Dogtopia of Northshore, LLC |
| Address:     | 222 W. Adams - Suite 3400  
             | c/o Nicole Daniel  
             | Chicago, IL 60606 |
| Home or Office Phone Number: | (773) 957-6597 |
| Cell Phone Number: |                  |
| Email:       | nicole.daniel@dinsmore.com |

Please choose primary means of contact: Email
Is applicant also the property owner?: No

Name:

Organization: SCG Church Street Plaza, LLC

Address: 176 N. Racine - Suite 200 Chicago, IL 60607

Home or Office Phone Number:

Cell Phone Number:

Email:

What is the relationship of the applicant to the property owner?: Lessee

Briefly describe the proposed Special Use:

The applicant, Viewpoint Consulting, LLC d/b/a Dogtopia of Northshore, LLC seeks approval of a special use to operate as a Domestic Animal Daycare or Kennel in the RP Research Park District. Applicant seeks to develop the subject property with a 5,000+ square foot state-of-the-art retail Dogtopia store providing dog daycare, spa, grooming and overnight boarding services for safety and convenience of residents.

Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?: Applicant has simultaneously submitted a Text Amendment Application seeking a modified definition of Domestic Animal Daycare or Kennels to be added as Special Uses in RP Research Park District.

Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?: The proposed special use will not diminish or impair property values in the immediate vicinity of the Property. The use is compliant with the Comprehensive General Plan because it promotes reuse and improvement to a vacant existing commercial suite. Further, at the meeting before the Zoning Board of Appeals, Dogtopia will present the valuation impact opinions of Mary Linberger, MAI, of Mary Linberger & Company to support this standard.

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern. To the contrary, the special use will provide a benefit to dog parents in the community. There are no like uses in the immediate area and the neighborhood residences will benefit from the use. The proposed
Dogtopia site is a self-contained facility and dogs will only be outside of the store for drop off and pick up. Nuisance mitigating measures for noise and odor have been proposed to ensure the use is not detrimental to the adjacent residential or commercial area.

Further, at the meeting before the Zoning Board of Appeals, Dogtopia will present the land planning evaluation and opinions of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. to support this standard.

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use already exist and no additional public facilities and services will be required. The owner of the Property will provide two designated parking spaces for drop off and pick up at the property. The improvements made to the vacant suite will be substantial, aesthetically pleasing and state-of-the-art.

There will be no required changes to existing pubic facilities and services. Further, at the meeting before the Zoning Board of Appeals, Dogtopia will present the land planning evaluation and opinions of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. to support this standard.

The proposed special use at the location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses. The property is served by adequate sidewalks, streets and is close to public transportation. In addition, the property includes a parking structure. The applicant expects limited traffic given the variable drop off and pick up times. The proposed store is anticipated to have a maximum capacity of approximately 90 dogs with a modest percentage of that capacity utilizing boarding services. Dogtopia anticipates seasonal changes in the percentage of dogs boarding with more dogs boarding during holidays and summer months and fewer dogs boarding during the school year.

The Applicant is making interior improvements to the property and does not intend to substantially modify the exterior.

No significant national or environmental resources exist on site.

Dogtopia is the leading provider of dog daycare services in the U.S. Dogtopia offers numerous amenities and is the leader in technical and design advancement in this field. Following are a few of the highlights which allows Dogtopia to comply with regulations and ordinances:

- Playrooms that are supervised for all-day play by our certified Canine Coaches, who have extensive training and experience in managing multiple dogs at once. The Canine Coach curriculum was designed by a registered canine behaviorist and has been approved by the International Association of Animal Behavior Consultants (IAABC) and the Certification Council for Professional Dog Trainers (CCPDT).
- A comfortable, climate-controlled environment. Our HVAC systems, which include UV lights for treatment of airborne
pathogens, keep your pup the perfect temperature during playtime and naptime, and constantly circulate fresh and clean air to keep the facility odor and bacteria free.
• Playroom floors that are made from compressed rubber to reduce the impact on the pads of dog’s feet, joints and hips. The material is also easy to clean and reduces odor. Best of all, it will not adversely affect your house training.
• Safe and fun playrooms that provide everything an active dog needs, including plenty of space, climbing equipment and Canine Coach education to keep pups engaged and having the Most Exciting Day Ever.
• Each playroom has double-barrier doors to ensure safe and controlled entries and exits.
• A fully stocked kitchen where meals are prepared according to each dog parent’s direction.
• A custom cleaning program that utilizes pet-safe cleaning products which clean and disinfect while also offering the highest level of safety available. By using a bio-enzymatic cleaner for spot cleaning when the dogs are in open play, we are ensuring your pup is safe from hazardous chemicals. Daily cleaning happens twice a day with a sanitizer when pups are resting. We also perform routine detail cleaning to maintain our high standards. The proposed store will receive certification from Merck Animal Health’s Infectious Disease Management Program, Heroes for Healthy Pets.
• Home-style crates for naps, feeding, administering medications when applicable and overnight stays.
• Enclosed boarding suites for parents who prefer greater privacy for their dog during naps and overnight stays.
• A free mobile app, which registered pet parents can use to request daycare, boarding and spa appointments, schedule curbside pick up/drop off, watch their pup play on our webcams, and more.
• Soundproofing throughout our facilities to keep nervous dogs at ease and support Dogtopia’s good neighbor methodology.
• A fully-equipped and professionally designed spa.

Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?: No

List the name, address, phone, fax, and any other contact information of the proposed user of the land.: Sebastian Grisoni, SCG Church Street Plaza, LLC, Grisoni@Stockbridge.com

Does the proposed land user own or control the land for which this application for zoning relief is made?: No
contact information of the person or entity that has constructive control of the proposed land user:

Does the proposed land user hold the title to the subject property?:

No

Is the person or entity that holds the title the same as the one listed in the previous question?:

Yes

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property:

Is the Applicant or Proposed Land User a Corporation?:

No

A. Names and addresses of all officers and directors:

B. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders:

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in:

Sarah Lewis, 2121 Forestview Road, Evanston, Illinois 60201
Carey Lewis, 4450 Cranwood Parkway, Cleveland, Ohio 44128
the entity applying, or in whose interest one is applying, for zoning relief:

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions:

Date of Survey: Apr 20, 2020

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal—garages, home additions, roofed porches, etc.:

Date of Drawings: Apr 20, 2020

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:

Document Submitted: 7/22/20

Quantity: 1

Price: 660

Credit Card: Card number: **********7672 Expiration: 08/24

I certify that all of the above information and all statements, information, and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge:

[Signature]