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, 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