

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
July 26, 2017**

**Voting Members Present:** J. Leonard, S. Mangum, G. Gerdes, I. Eckersberg, J. Nelson, M. Tristan, P. Zalmezak, L. Biggs, M. Klotz, M. Jones.

**Staff Present:** Rajeev Dahal, Carlos Ruiz, Katie Knapp  
**Others Present:**

**Presiding Member:** J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:35 pm.

**Approval of minutes**

July 12, 2017 DAPR Committee meeting

Ms. Biggs moved to approve the minutes from July 12, 2017, seconded by Mr. Nelson.

The Committee unanimously voted 9-0, with one abstention, to approve minutes from the July 12, 2017 meeting.

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**New Business**

**1. 512 Main Street**

**Recommendation to ZBA**

Ana Vela, lessee, submits for a special use for a Type 2 Restaurant, Amanecer Taco Shop, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District.

APPLICATION PRESENTED BY: Ana Vela, lessee

**DISCUSSION:**

- Ms. Vela stated that she has been operating her food business for two years through a food truck. Ms. Vela stated that 512 Main Street which is a retail space, that was earlier a wine bar, does not have space to accommodate a kitchen, so the restaurant shall operate with pre-packaged food ready to pick up. However, the applicant is requesting to accommodate a few seats in the restaurant space.
- The applicant clarified to Mr. Mangum that the hours of operation would be 7am – 3pm and extended during the weekends. The applicant plans to partner with Sketchbook Brewery on Friday and Saturday nights for a ‘taco run’.
- Mr. Gerdes noted that the applicant will need a separate permit for use of sidewalk cafe by the restaurant.
- Ms. Leonard noted that the applicant had not checked the option to incorporate providing recyclables as part of sustainability practices. The applicant responded

that they would incorporate recycling as part of their sustainability practices as soon as they familiarize themselves with the space. The applicant added that they were collaborating with the health department to comply with the health code. Ms. Leonard also added that the restaurant must try and incorporate recycling practices and tap water access to the public.

- The applicant clarified to Mr. Nelson that deliveries would arrive 2-3 times a day and they would be received through a back door which has alley access.
- Ms. Knapp enquired if the applicant planned to have on-demand food delivery, to which the applicant responded that the current focus would be on orders for pick-up of prepackaged food and the on demand food delivery methods would be limited to walking and bicycles during the winter.
- Ms. Knapp also suggested that the applicant consider accommodating bicycle parking on their property.
- The applicant clarified to Mr. Mangum that they currently use the food truck which is a smart car to carry out deliveries and there would not be any large sized trucks used.

**Mr. Gerdes moved to recommend approval for requested special use for a Type-2 Restaurant at 512 Main Street, seconded by Mr. Mangum.**

**The committee voted unanimously 10-0, to approve the recommendation to ZBA for 512 Main Street.**

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## **2. 2311 Main Street**

## **Sign Variation**

Adnan Hassanali, owner, submits for a sign variation to install two 22" X 60" internally illuminated, base mounted wall signs on both sides of an overhead door on the alley side of the building where a wall sign is only allowed on the street-facing façade in the C1 Commercial District.

APPLICATION PRESENTED BY:        Adnan Hassanali

### **DISCUSSION:**

- The applicant stated that the main entrance to the auto garage is located in the alleyway and that the customers often find themselves missing the entrance and entering their neighboring business to enquire about the garage.
- The applicant clarified to Mr. Mangum that the sign would be made of aluminum, all season resistant. The sign, based on the contractor's recommendation, is made into a V-shape in order to resist heavy winds and rough weather conditions. The sign is not illuminated as clarified by the applicant.
- The applicant clarified to Ms. Leonard that the business would require two sided signs as a pole obstructs the view of a passer-by.
- Mr. Gerdes stated that the staff recommendation was to approve one sign which was non-illuminated. Ms. Leonard also stated that alley signs are not allowed as a general recommendation.
- The applicant clarified that the existing sign is missed due to the blocked

street side.

**Mr. Mangum moved to approve the requested variation for one 22" x 60" non-illuminated illuminated, base mounted wall sign on the alley side, seconded by Mr. Gerdes.**

**The committee voted unanimously 10-0, to approve the recommendation by Mr. Mangum.**

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### **3. 1224 Dempster/ 1239 Asbury Ave**

### **Concept Review**

Michael Finnegan, congregant, submits to subdivide the property containing Beth Emet Synagogue at 1224 Dempster St. from the single family residence at 1239 Asbury Ave. in the R1 Single Family Residential District. The applicant proposes one option where the existing detached garage remains, as well as a second option where the existing detached garage is demolished and a new detached garage is constructed closer to the residence.

APPLICATION PRESENTED BY: Michael Finnegan, congregant

#### **DISCUSSION:**

- Mr. Finnegan stated that the residential property at the Beth Emet Synagogue is in a state of severe disrepair and the City has given the applicant an option to either repair the property or tear it down. However, the preservation Committee recommended the conservation of the property.
- The above recommendations have led the applicant to consider two options to subdivide the lot – one option where the existing detached garage remains, as well as a second option where the existing detached garage is demolished and a new detached garage is constructed closer to the residence.
- Ms. Leonard enquired if the residential property was currently being put to use. The applicant responded that the property has not been used since 2010 and that there are insufficient funds to carry out repairs. Mr. Finnegan also added that the residence was not large enough to be repurposed for an institutional use.
- Mr. Finnegan stated that they were looking to retain the play lot and subdivide the property in order to conserve the residence.
- Ms. Leonard enquired if the applicant had explored the option of moving the play lot to the parking lot. The applicant stated that the neighbors preferred the play lot to be retained in the same location and that parking was already an issue.
- M. Biggs stated that she would prefer not to subdivide the lot and enquired about the variations that the impervious surface coverage would trigger.
- Ms. Klotz clarified that the variations would depend on what option would be chosen by the applicant. The first option would require four variations and the second would require seven variations and that both would need variations for impervious surface coverage due to the subdivision of the lot.
- Ms. Klotz clarified to Mr. Gerdes that the first option had an increase in impervious surface coverage due to the driveway. Mr. Gerdes also enquired if

the new buyer of the subdivided lot would get access to the play lot, to which the applicant responded positively.

- Mr. Mangum enquired if the applicant had considered reconfiguring the play lot to avoid the variances. The applicant responded that is the garage was retained as it is, it would lead to minor reconfiguration of the play lot such as removal of concrete.
- Mr. Mangum enquired if the hesitation to reconfigure the play lot stemmed from cost issues or due to its use. The applicant responded that the play lot is used by the school situated in the Synagogue and thus they would like to retain the play lot as is.
- Mr. Mangum suggested that if the lot line were to be moved further east, the resultant deeper lot would reduce the variations that would be triggered.
- Mr. Gerdes agreed with Mr. Mangum's suggestion that building a new garage by shifting the lot line further to the east would eliminate the rear setback variance.
- Ms. Leonard clarified to the applicant that a third option could be looked into.
- Mr. Mangum stated that he commended the applicant's effort to preserve and reuse the residence which is an Evanston Landmark.

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#### **4. 1450-1508 Sherman Avenue**

#### **Planned Development**

Andrew Yule, developer, submits for a planned development to construct a 16-story, 287 dwelling unit mixed use building with 185 parking spaces and approximately 9,600 square feet of ground floor commercial space in the D4 Downtown Transition District. The applicant seeks site development allowances for: number of dwelling units (287), building height (192 feet), floor area ratio (6.9), number of parking spaces (185), and a zigurat setback that is less than 40 feet at a height of 42 feet.

APPLICATION PRESENTED BY:        Andrew Yule, Developer  
   Paul Alessandro, Architect

#### **DISCUSSION:**

- Ms. Leonard announced that the applicant could introduce the project at the meeting but further discussion would be held at the next DAPR meeting on August 2, 2017.
- Ms. Leonard announced that the public would be allowed to speak first. Thomas Klein and Carl Klein, citizens of Evanston, voiced their concerns that developers are dictating the way the City looks and were of the opinion that the development is out of context and does not adhere to the recommendations as given by the 2009 Downtown Evanston Plan. They noted that many of the members of the City Council have also expressed concern over the Downtown Plan and stated the need to review it.
- Mr. Thomas Klein added that the new architecture of the building is not compatible with the surrounding historic landmark districts and that the proposed 13 story building does not comply with the zoning limit of 5 stories in the neighborhood. The project houses micro luxury rental units, whose demand in Evanston, according to Mr. Thomas Klein, has not been demonstrated by the developers. Mr. Thomas Klein added that with the 11 existing micro luxury rental

projects in Evanston, the need for another similar project is likely to be saturated. The projected rentals of \$1880 for the studio apartments add to the issue of lack of affordable housing in Evanston.

- Mr. Carl Klein stated that project was fundamentally unsustainable because it involved the demolition of existing buildings. The pocket park provided by the developers was stated by Mr. Carl Klein, to be miniscule in size which was encroached upon by the outdoor dining area of a commercial restaurant in the space.
- Mr. Carl Klein requested on behalf of residents of Evanston that the further discussions about the Albion project be recorded at the City Council Chambers and broadcast for the general public to view.
- Mr. Yule presented the facts of the project – proposed 287 dwelling unit mixed use building with 185 parking spaces and approximately 9,600 square feet of ground floor commercial space. The 16 story building has a proposed FAR of 6.79, with expansive sidewalks and landscaped areas with trees. The developers are aiming at receiving a LEED Silver certification. The development also has a small pocket park of 4000 sf which can be accessed by the public.
- The architect, Mr. Alessandro explained to the Committee the concept underlying the design of the building, materials to be used such as concrete masonry, smooth and textured brick, accent brick, metal panels and wooden slats along with vision glass; façade design and the proposed signage and description of all the floor plans.
- Mr. Ted Wolfe, landscape architect, explained the landscape plans of the development. He stated that the plans comply with City of Evanston standards for landscaping of public spaces. The sidewalk along with trees is designed to have a clear space of 9.5' and match the existing style of sidewalks in Downtown Evanston.
- Mr. Wolfe described that the pocket park is meant to be a public amenity, a part of which is dedicated to the outdoor seating of a restaurant. The park has a canopy of trees during the daytime and lights shall animate the space in the evening. The park shall also incorporate a divvy bike space, wayfinding signage and a water fountain feature.
- The traffic study shows that the key change made to the plans was the relocation of garage access to the alley, thus restricting access on Sherman Avenue to only pedestrian. The applicant further described the diagrams showing entry and exit maneuvers for trucks. The alley is restricted to one way, northbound traffic due to the limited width of the alley and the related signage shall be provided.
- The applicant also stated that a traffic study report shall be submitted to the City of Evanston. The development has been designed as a TOD (Transit Oriented Development) as it close to public transportation and this will ensure that the intersections near the building shall operate with very minimal increase in the traffic load.
- Mr. Yule also explained to the Committee the required benefits that the development was providing as well as the compensatory public benefits such as the public pocket park, restoration of surrounding parks and greenspaces, public art, restoration of the CTA viaduct, training workshops to be held at site for high

schools in Evanston, divvy bike station, 2 car sharing stalls, real time transit screen dashboard etc., that the developers decided to provide.

- Mr. Mangum noted the preference for active uses at all levels on Sherman Avenue, whereas the development is providing a parking podium at the upper level street facing facades (second and third floors). Mr. Mangum mentioned that he would like to see the streetscape elevation showing floor to floor heights of the adjacent building. Mr. Mangum also expressed concern that the façade should be treated specifically to prevent birds from flying into the structure.
- Ms. Leonard also agreed with Mr. Mangum about his concerns regarding bird deaths in Evanston and suggested the applicant to consider bird friendly designs for the façade.
- Mr. Mangum noted that the throughway between the north edge of the building and the adjacent structure and requested additional details to be provided regarding the proposed gate.
- Ms. Leonard stated that she shared the concern about active uses being present on street level and that she would like to see the level of the development's engagement with public art.
- Ms. Leonard also expressed concern about the integration of the tower with the podium, specifically the columns on the south side of the building, and stated that there might be room for improvement.
- Ms. Eckersberg enquired about the material of the windows on the parking podium. The applicant clarified to Ms. Eckersberg and Mr. Mangum that the glass used would have translucent level of opacity and the height of the windows is designed to avoid the glare of headlights. The windows shall also be recessed in slightly.
- Mr. Gerdes stated that the lighting for above the first three floors would require plans and specifications.
- Ms. Jones enquired about how the pocket park would look in the winter months and what uses would be proposed for the park during winter.
- Ms. Leonard enquired about the ground materials present in the pocket park to which the applicant responded that there would be crushed stone and pavers. Ms. Leonard suggested that the applicant consider formulating a maintenance plan for the pocket park.
- Ms. Knapp enquired about the entrance to the interior private bike parking. The applicant responded that a private vestibule shall be created for the residents to enter into the bike parking. Ms. Knapp suggested that the applicant must consider the use of accessible bikes which are much larger in size when compared to regular bikes. She suggested that the applicant consider a more direct path to lead to the interior bike parking. Ms. Knapp also clarified that bikes are not allowed to be used in alleyways and on sidewalks and that the applicant could incorporate wayfinding signs to inform the public about these rules.
- Ms. Knapp added that the developer should consider adding fixed signage to notify the residents and public about the two car sharing spaces present on the property.
- Ms. Leonard suggested that the developer consider adopting traffic slowing methods



- Ms. Knapp enquired about the management of the drop off zone at the entrance. The applicant responded that the concierge would be responsible to track drop offs and that there would be a 15 minute limit placed for loading and unloading.
- Ms. Leonard enquired about mailroom management practices to which the applicant responded that the plan is to have a package store room placed under surveillance which can be opened by the recipient with a one-time code.
- Ms. Leonard stated that all deliveries must be directed to the alley and the applicant responded that a clause would be added to the tenant lease.
- At Mr. Mangum's request, the applicant stated that tandem parking spaces would be provided for the 3 bedroom and 2 bedroom units and it would be the tenant's discretion to make arrangements to park the extra car.
- Staff member, Rajeev Dahal, noted that with the alley width of 14', only one vehicle would be able to access it at a time and suggested that the applicant must account for the truck's turning radius and make sure that the alley approach is wide enough.
- Ms. Leonard noted that the development accommodates a large number of studio units, while the demand is for bigger units. She requested the applicant to submit a market data report to understand the demand for studio units in Evanston.
- Ms. Leonard added that the applicant could further explore additional compensatory public benefits that could be provided and to provide more details about the stated benefits such as the CTA viaduct restoration, public art and the car sharing spaces.
- Mr. Zalmezak requested the applicant to approach him or Ms. Knapp for further discussion on the CTA viaduct restoration.
- The applicant clarified to Ms. Leonard that the building was non-smoking in nature. Ms. Leonard also asked the applicant to consider applying for a LEED Gold certification and also refer to the Age Friendly Evanston report by adding to the compensatory benefits.
- Ms. Zalmezak appreciated that the development considered removing the parking access from Sherman Avenue and relocated it to the alley, thereby reducing the traffic on Sherman Avenue.
- Mr. Nelson stated that water service meters must be located within 5ft of the principal structure.
- Ms. Jones introduced a website 'coUrbanize' (<https://courbanize.com/>), a web based community engagement platform where residents of Evanston can track the development of the project and publish their comments as well.
- Ms. Leonard announced that the meeting shall be reconvened on Wednesday, August 2, 2017 to continue the discussion of the project.

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**Adjournment:**

**Ms. Biggs moved to adjourn, seconded by Mr. Nelson.**

**The committee voted unanimously 10-0, to adjourn.**

***APPROVED***

The meeting adjourned at 4.30 pm.

**The next DAPR meeting is scheduled for Wednesday, August 2, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Kalyani Agnihotri





## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 512 Main Street**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	Back flow preventers on water lines and restaurant equipment
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	<ul style="list-style-type: none"><li>- Sidewalk café needs a separate permit / approval process</li><li>- Signage is a separate permit / approval process</li></ul>
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.



## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 2311 Main Street**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	No Comment
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	Work with Karlton Mims for sign permit and Ana Asilis if you wish to appeal to city council.
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

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## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 1224 Dempster/ 1239 Asbury**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	Building lot coverage and impervious surface are non-compliant
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	- Option 1- consider option to increase rear yard to 30' by moving property line east (reducing size of play lot)
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

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## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 1450-1508 Sherman**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	Comments for this development have already been submitted
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	<ul style="list-style-type: none"> <li>- Observation of businesses to north and how they handle deliveries – impact on one way alley.</li> <li>- Unified business center signage plan would be required – see sign regulations</li> <li>- Detail public lighting display – detail lighting (exterior) plan – impact of upper floor lighting</li> <li>- Garage level parking – for retail?</li> </ul>
Assistant Director of Public Works/Forestry	Paul D’Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

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