

DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES

February 1, 2022

Voting Members Present: J. Nyden, M. Griffith, M. Jones, K. Ashbaugh (staff liaison), A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Staff Present: B. Zimmerman, M. Callahan, E. Okallau, C. Ruiz

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Nyden called the meeting to order at 2:03 p.m.

**I. Suspension of the Rules
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 M. Jones.

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

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nays:

II. New Business

A. 1000 Grove Street | 21ZMJV-0097

Richard Lehner, LCM Architects, applicant on behalf of the McGaw YMCA, requests two zoning variations from the Evanston Zoning Ordinance to allow for the addition of an approximately 431 square-foot entry vestibule to the existing recreation and community center with men's residences, commonly known as the McGaw YMCA, in the R6 General Residential District. The applicant requests one Major Variation to allow a street-side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required [Section 6-8-8-7(B)(2)]. The applicant also requests a Minor Variation to allow the building lot coverage of approximately 43,331 square feet or 60.22% percent where the maximum permitted is 35,977 square feet or 50% of the lot area (Section 6-8-8-6). The subject property is currently improved with one 5-story building and a surface parking lot. The Land Use Commission is the determining body for this request.

APPLICATION PRESENTED BY: Richard Lehner, LCM Architects, applicant; Nicole Woodard, McGaw YMCA Chief Operating Officer

DISCUSSION:

Nicole Woodard introduced herself and described the current operations of the McGaw YMCA. She said they serve over 350 staff, 500 members, and 156 men residing in the Men's Residences, in addition to over 500 members with more than 350 staff. She said that affordable housing is a key function of the Men's Residences and that this was a "once in a lifetime improvement" to their facilities, specifically the residential component of the building.

Richard Lehner introduced himself and described the existing conditions of the YMCA, specifically about the single-resident occupancy units (SROs). He described the proposed modifications to the layout of the third, fourth, and fifth floors. He stated that on the third and fourth floors, they are adding 2 efficiency units per floor for a total of 4 to allow for COVID-19 isolation. He also described how the existing bathrooms, laundry facilities, and kitchen facilities will be updated. He said the bathroom showers will be updated to have individual shower stalls for privacy.

Mr. Lehner continued to describe how individual SRO units will be updated to include more storage in them, with built-in storage into one wall of the unit. He said they are replacing the windows for energy efficiency and safety. He said modifications to the exterior of the building will adhere to Secretary of the Interior Standards for Rehabilitation Standards. He said that the HVAC system also will be upgraded.

Mr. Lehner said the proposed vestibule addition has a waiting space, wheelchair, lift, and stairs that connect to the basement. He said it is generally only replacing existing pavement. He said the foundation/knee wall will be limestone that matches the existing limestone as close as possible in color. He said the passenger elevator in the northeast corner of the building is the only elevator that only goes to the men's residences, so the vestibule gives the residents a direct entry point to that elevator. Mr. Lehner described the site plan and the requested relief, being zero feet from the street side lot line (along with Maple) where 15 feet is required.

- I. Eckersberg asked if drainage from the roof of the addition would go toward the building. Mr. Lehner said it would be taken into the building and managed in that system.

L. Biggs noted that the site already exceeds the allowed impervious surface area and she said the project was exceeding that even more. She asked if they could remove pavement in the parkway. Mr. Lehner noted that they were removing more pavement than would be added along the Maple parkway and there would be less impervious. He noted that some paved areas are used for pedestrians regularly. L. Biggs recommended that he had a less busy plan and/or a narrative stating that before they go to the Land Use Commission.

E. Cano asked if the canopy drainage would be melting onto the sidewalk. Mr. Lehner said that any icicles would occur on the downside of the sloped roof (toward the mass of the building).

E. Cano asked about future maintenance of the sidewalk adjacent to the building. Mr. Lehner said the sidewalk would likely be disturbed during construction and would need to be re-poured and said there would be long-term maintenance.

E. Cano asked if the Y would be responsible for that sidewalk maintenance and J. Nyden asked what portions of the sidewalk would they replace. Mr. Lehner said that everything to the east of the planned addition and 5 feet to either side would be coming out and being replaced but that was not finalized.

J. Nyden opined if a requirement for sidewalk replacement is added. She noted a tree as well. E. Cano said he was concerned about replacing a square there in the 10 -15 years because they would not want to damage the building if it was right at the doorway because the addition and the sidewalk and sidewalk are not offset. Mr. Lehner asked if the Y were to accept maintenance of the sidewalk for that portion of it, if that would alleviate these concerns. E. Cano said it would.

Mr. Lehner suggested there be an agreed upon stretch that is the responsibility of the Y and noted there is a space between the addition and the sidewalk. He said the sidewalk does not touch the building. J. Nyden said that the Y and staff can discuss this and have it resolved before the Land Use Commission.

M. Callahan noted that when it was surveyed, all the trees were tagged and noted they should be removed after the project is completed. He asked if any additional landscaping would be done. Mr. Lehner said they would do that and he said the landscaping would be limited. He said he thought the 2 older growth trees will survive but he said the smaller growth one will be removed and it can be replaced. M. Callahan said that putting additional trees would also help with water runoff.

C. Ruiz asked if they were planning to do any window work. Mr. Lehner said they were doing it in the older portion of the building.

C. Ruiz asked what materials. Mr. Lehner said it would likely not be steel but they would show the divided lights as they are currently. He noted they want to maintain the character as it is a prominent building in the City/ He said they have not moved forward into detailed material selection at this point. He said the existing windows are quite deteriorated. He noted prior comments asked about restoring repairing the windows and said that he was skeptical it could be done. He also noted safety issues.

C. Ruiz said he would be happy to collaborate when the time comes for that. He said he liked that it was not competing with the imperialism style of the building and because it was mostly glass with a limestone building it does not compete. He noted that it provides a dignified entrance for the residents at the front of the building rather than being at the back and it faces the street. He said that he does want to make sure that no ice or water will be hitting the primary building facade. Mr. Lehner agreed and said they would be working to avoid that.

C. Ruiz said they would like the Y to consider landmark designation. He noted they only review the exterior, not the interior. He also suggested the National Register at a minimum as to give it some significance or prominence of the building but said he would prefer it be a landmark. Mr. Lehner said landmark designation was something to consider and they would like to review the current ordinance requirements before moving forward with that.

A. Schnur said she was excited to see the improvements for the Y and gentlemen that live there.

L. Biggs made a motion to recommend approval to the Land Use Commission with no conditions, seconded by E. Cano.

The Committee voted by a roll call vote, 11-0, to recommend approval to the Land Use Commission with no conditions.

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan,

R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nayes:

Abstained:

B. 1706-10 Sherman Avenue | 21ZMJV-0095

Steven Rogin, The Varsity LLC, and Chris Dillion, Campbell Coyle, request a Major Variation from the Evanston Zoning Ordinance to allow two on-site parking stalls where 26 are required (Section 6-16-3-5, Table 16-B) for the addition of 35 upper floor apartments within the existing 4-story building, formerly known as The Varsity Theater, in the D2 Downtown Retail Core District. The co-applicants also propose to maintain +/- 9,850 square feet of ground floor commercial space within the existing building. No changes to building height or footprint are proposed. The Land Use Commission makes a recommendation to the City Council, the determining body for this case.

APPLICATION PRESENTED BY: Steven Rogin, The Varsity LLC, and Chris Dillion, Campbell Coyle, co-applicants

DISCUSSION:

Chris Dillion, Campbell Coyle, applicant, introduced himself and the rest of the development team: Steven Rogin, The Benamy Group; Greg Randall and Zack Morrison, GREC Architects; DMA, JLL.

Mr. Dillion shared a portfolio of other works which they have collaborated on with GREC Architects, specifically other historic buildings and their adaptive reuse. He said he was also working on the 1101 Church Street redevelopment in Evanston. Mr. Dillion described the intent of the redevelopment/rehabilitation of the Varsity Theater project about site location and its relationship to Bookman's Alley. He showed a proposed site plan with the loading space and 2 parking stalls to the rear of the building. He also showed the existing conditions of Bookman's Alley and a rendering of its proposed conditions.

Mr. Dillion described the ground floor plan and highlighted the placement of the location of the bike room. He also showed a potential demising plan for future tenants. Mr. Dillion stated that 35 apartments are proposed on floors 2-4, with 3 units being affordable in per the City's Inclusionary Housing Ordinance. He said that are proposing two 1 -bed affordable units and one 2-bed affordable unit. He described the second through fourth-floor plans.

Greg Anderson, GREC Architects, described the intent of the design of the east and north elevations. He also elaborated on the Bookman's Alley design and that ideally it will be local food and beverage establishments and other businesses that generate activity. He said the windows and other openings will be updated to be more energy efficient.

Mr. Dillion described the variation request for 2 on-site parking stalls, one being an accessible stall, where 26 are required. He said they intend to lease off-site spaces, likely 11 stalls per conversation with staff.

C. Ruiz asked if they had worked on other landmarked properties and considered landmarking this property. Mr. Dillion said they are working on another project which is on the National Register. Steven Rogin, The Benamy Group, said they had not found landmarking to be a viable option that provides additional benefits to the project.

C. Ruiz noted that doing so would bring a lot of public benefits and also perhaps financial benefits with tax credits. He said the new openings were appropriate and to scale. He commented on the proposed conditions of the front elevation and also encouraged them to restore rather than replace the existing windows.

Mr. Dillion said that for the wood windows they have discussed doing a storm window behind them to help with that. C. Ruiz acknowledged this.

A discussion about signage, tenant desires for elevations, and other changes to the exterior facade occurred.

C. Ruiz noted they should maintain and repair any existing terra cotta, interior, and exterior, as much as possible. Mr. Anderson said that was their intent.

K. Ashbaugh stated that any changes to the exterior are subject to review by the Design & Project Review Committee at the time of building permit and that the item before the Committee to recommend approval, approval with conditions, or denial of the requested parking variation to allow 2 stalls on-site where 26 are required. She asked for DAPR to provide some direction as to how many parking stalls the applicant should be leasing off-site as part of the recommendation to the Land Use Commission and the City Council.

J. Nyden stated that they would not like additional parking to be added to the site but that typically all of the required additional stalls are leased off-site. She said after the building is stabilized they can come back and show that the leased stalls are not in fact being used.

M. Jones agreed with J. Nyden and K. Ashbaugh and said that typically a parking study is provided to show that the parking is not in fact being used and that typically they start with leasing what the required number of stalls is and then work their way down dependent on outcome of that parking study.

K. Ashbaugh said that she and J. Hyink had discussed with the applicant a range of 11 to 16 additional parking stalls being leased off-site. She said the 11 stalls came from the total number of stalls required, 26, with half of that being 13 and 2 of the 13 are provided on-site. She said leasing 16 stalls off-site would result in a total of 18 stalls, 2 being on-site, to meet the 0.5 stalls per dwelling unit ratio that has been the precedent in other residential developments in the downtown.

J. Nyden said the applicant needs ask for the specific number of stalls they would like to lease off-site. Mr. Rogin said they did not know who would and would not live in the building and they think the target market for the building is young professionals and young couples. He said they would like to lease 11 off-site stalls. Mr. Dillion clarified they would like to lease 11 stalls off-site and 2 on-site for 13 stalls total.

E. Cano asked how this new project would affect trash pick up behind the building. Mr. Rogin said the dumpsters would line the north-south alley with those used by the existing businesses in that area.

E. Cano asked who will actually be moving dumpsters who will actually be moving the dumpsters from behind the building to that north-south alley. Mr. Rogin said they would and that there is a ground lease on the north part of the alley but he does not have control of it for another couple of months until the lease expires.

B. Zimmerman asked if the businesses and the residents will be using the same dumpsters. Mr. Rogin said no, he said the residences inside the Varsity Theater will have their own interior garbage in the southwest corner within the existing structure on the ground floor.

B. Zimmerman asked if there will be 2 collection points. Mr. Rogin said there will be three. He said there is one for the gangway, one for the north-south alley, and one for the Varsity Theater. he said the gangway will be removed.

B. Zimmerman asked who will be taking the residents' waste out. Mr. Dillion said a third -party company would do this in association with the property management company.

B. Zimmerman said they will need to increase in frequency of pick up or size of the containers be done since waste is more than commercial. He asked if they will offer recycling for the residents. Mr. Dillion said yes to both.

I. Eckersberg asked about the Bookman's Alley easement and it was the first she had heard of it. Mr. Rogin said the City Council had approved the easement for Bookman's Alley about 3 months ago.

I. Eckersberg asked how the south apartments would get any sun. Mr. Rogin said they would have large windows and it was an urban condition.

J. Nyden opened floor for public comment.

Ibrahim Shihadeh, owner of 809 Church Street to the south, asked how the current apartments in 809 Church and the new apartments in Varsity Theater will get fire access. He said he thought this would create a large problem for the proposed 35 apartments and the existing 52 apartments. He asked if the alley is vacated and there is a big fire, how they will be access noting there are not any stairs on Church Street.

M. Tristan said that for the existing apartments, the proposed apartment will be required to have a fully sprinklered and alarm system.

Mr. Shihadeh repeated his question and also asked about the garbage, delivery, and moving trucks knowing there is no access from Church Street.

J. Nyden said that was not part of the discussion for this item and asked for his contact information so staff could further respond. She did also pull up the previously approved easement agreement that the City's right to access the alley was preserved for emergency services was preserved.

Michael D. Poulos, 1724 Sherman Avenue, said his office has been on the block for 41 years. He said the front facade should be more consistent with the old theater. He also said that there are 3 ways into that alley and often 2 of them are blocked by delivery trucks, so if another is going to be removed that could pose issues. He also said there are about 10 dumpsters between his building and Seville Flowers in the alley so something should be done to address that and concluded that it was a promising project.

Carl Klein cited Resolution 49-R-21 authorizing the City Manager to enter an agreement for a 25-year easement at the last meeting of the 80th City Council and noted it was the same night that the 81st City Council was sworn in. He said making the alley a pedestrian alley was a good idea but is concerned with a fire truck barreling through the alley while people are there using it. He said L. Biggs noted impervious surfaces for the YMCA earlier in the meeting so why this was not discussed for this item. He finally asked who has control over the T portion of the alley, if it was the City or Mr. Rogin. He also said he was in support of all of the comments about historic preservation and the project. He said if removal is required of the interior that extensive photo documentation should be done.

Councilmember Clare Kelly, Ward 1, said she cared deeply for this property and that she wants it maintained and preserved to the fullest extent property in agreement with C. Ruiz and Mr. Klein. She asked that as a public benefit they consider making the property a local landmark. She observed that so much of the retail experience is focused on the alley and asked that more of it be also focused on Sherman Avenue as it is one of the widest sidewalks in the downtown. She said it looks like right now there is only one door oriented toward Sherman.

Mr. Rogin said that all of the tenants they have had discussions about occupying the ground floor are wanting to be in the Sherman facing space to assure her that facade will have activity. He also said to Mr. Klein's comments he has already been in conversation with a photographer to document the interior.

J. Nyden asked if there was a motion.

L. Biggs made a motion to recommend approval to the Land Use Commission of the requested parking variation, with the condition that 16 additional parking stalls be leased off-site to the proposed 2 stalls on-site for a total of 18 stalls where 26 are required, seconded by A. Schnur.

The Committee voted by a roll call vote, 11-0, to recommend approval to the Land Use Commission of the requested parking variation, with the condition that 16 additional parking stalls be leased off-site to the proposed 2 stalls on-site for a total of 18 stalls where 26 are required, seconded by E. Cano.

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nayes:

Abstained:

K. Ashbaugh noted for the record this item would be considered by the Land Use Commission on Wednesday, February 23, 2022 at 7:00 pm via Zoom and that the City Council makes a final determination on parking variations.

D. 2356 Colfax Terrace | 22ZMJV-0005

Sarah and Patrick Hillman, property owners, submit for major zoning relief from the Evanston Zoning Ordinance for additions to a single family residence in the R1 Single Family Residential District. The applicant requests zoning relief for 32.7% building lot coverage where a maximum 30% is allowed (Section 6 -8-2-7), 54.5% impervious surface coverage where a maximum 45% is allowed (Section 6 -8-2-10), a 1.5' north interior side yard setback where 5' is required (Section 6 -8-2-8), a 3.3' north interior side yard setback where 4.5' is required for a yard obstruction (roof overhang) (Section 6-4-1-9), a 17.4' west rear yard setback where 30' is required (Section 6-8-2-8), a 10.5' west rear yard setback where 27' is required for a yard obstruction (roofed walk) (Section 6-4-1-9), detached accessory structures in the front yard where detached accessory structures are only permitted in side and rear yards (Section 6-4-6-2-D, 6-4-6-3-A), a 2' north yard setback where 3' is required to any property line for detached accessory structures (Section 6-4-6-2-E), a 1' north interior side yard setback where 2.5' is required for a yard obstruction on a detached accessory structure (roof overhang) (Section 6-4-1-9), 35' height for a detached accessory structure where a maximum 20' height is allowed for accessory structures that are not garages or ADUs (Section 6-4-6-2-G), a fence in the front yard where fencing is not permitted within the front yard or within 3' of the front facade of the house (Section 6-4-6-7-F), and 7.3' fence height where a maximum fence height of 6' is allowed (Section 6-4-6-7-F). The Land Use Commission is the final determining body for this case.

L. Biggs made a motion to continue the item to the Tuesday, February 8, 2022 meeting of the Design & Project Review Committee meeting, seconded by J. Hyink.

The Committee voted by a roll call vote, 11-0, to the Tuesday, February 8, 2022 meeting of the Design & Project Review Committee meeting.

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nays:

Abstained:

III. Adjournment

L. Biggs made a motion to adjourn, seconded by J. Hyink. The Committee voted by voice vote, 11-0, to adjourn. The Committee adjourned at 3:53 p.m.

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nays:

Respectfully submitted,

APPROVED

Katie Ashbaugh, AICP, Planner