



## DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Tuesday, February 15, 2022  
2:00 p.m.

*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://us06web.zoom.us/j/84971190182?pwd=emx3TVM1WmkyZkYxSFkrallvbmJFdz09>

Meeting ID: 849 7119 0182

Passcode: 940664

One tap mobile: +13126266799,,84971190182# US (Chicago)

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 849 7119 0182

## AGENDA

- I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA NYDEN, CHAIR
- II. SUSPENSION OF THE RULES: Member participation electronically or by telephone.
- III. MINUTES: **February 8, 2022, meeting minutes.**
- IV. OLD BUSINESS:

### **A. 1224 Washington Street**

### **Recommendation to LUC**

James Tullio, property owner, requests various zoning variations from the Evanston Zoning Ordinance to allow for the subdivision of one 9,226 square-foot, 100-foot wide, residential corner lot into two residential lots in the R3 Two-Family Residential District. The zoning relief requested is as follows: to allow both the proposed corner and interior lots to be 4,613 square feet where a minimum of 5,000 square feet is required for a single family residence (Section 6-8-4-4); to allow the proposed corner lot a building lot coverage of 2,090 square feet or 45.3% where a maximum of 2,076 square feet is permitted (Section 6-8-4-6); to allow the proposed corner lot an

impervious surface lot coverage of approximately 3,600 square-feet or 78.04% where the maximum permitted is 2,767.8 square-feet or 60% is permitted (Section 6-8-4-9), and a 2.8' interior side yard setback for an accessory structure (existing patio) where 5' is required [Section 6-8-4-7(C)(3)]. The subject property is currently improved with one two-story building, a driveway, and patio. The Land Use Commission makes a final determination on these requests per Section 6-3-8-10 of the Evanston Zoning Ordinance and Ordinance 92-O-21. The City Council shall consider the draft plat of subdivision per Section 4-11-1 of the Evanston Building Code, should the Land Use Commission approve the aforementioned variations from the Evanston Zoning Ordinance.

V. NEW BUSINESS:

**A. 1801 Central Street**

**Preliminary and Final Review**

James Hennessey, applicant/property owner, submits for preliminary and final review to construct a 2-story addition over an existing 1-story commercial building, including renovation of the ground floor for a fitness studio and accessory Type 2 Restaurant, 4 dwellings on the 2nd story, partial loft space on the 3rd story, and rooftop decks for residential use only, in the B1a Business District and Central Street Overlay District.

**B. 618 Davis Street**

**Recommendation to Zoning Administrator**

Amer Hussain, lessee, submits for an Administrative Review Use for a Medical Office, a COVID Test Facility, in the D2 Downtown Retail Core District.

VI: ADJOURNMENT

The next regularly scheduled DAPR meeting is **Tuesday, February 22, 2022 at 2:00 pm via virtual meeting**. Additional information will be provided on that meeting agenda.

*Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: <http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php> Questions can be directed to Michael Griffith, Planner at [mgriffith@cityofevanston.org](mailto:mgriffith@cityofevanston.org) or at 847-448-8155.*

*The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847-4866-8052 (TDD).*