A quorum being present, Ms. Leonard called the meeting to order at 2:33 pm.

Approval of minutes

January 10, 2018, DAPR Committee meeting.

Mr. Gerdes moved to approve the minutes from January 10, 2018, seconded by Mr. Nelson.

The Committee voted 10-0 to approve the minutes of January 10, 2018.

Old Business

1. 1233-1235 Hartrey Ave. 

Evanston Township High School submits for a Special Use for a Special Educational Institution-Public in the I2 General Industrial Zoning District in order to operate a high-school for students with behavioral and emotional needs.

APPLICATION PRESENTED BY: Mary Rodino, applicant
                            Lenae Walls, applicant

DISCUSSION:

- Ms. Rodino presented updated information requested by the Committee at its last meeting. She noted there is bike parking on the east side of the building, stating the property owner is open to additional bike parking.
- Ms. Rodino noted the parking lot at Dempster/Hartrey has 70 spaces, 50% are being used. She noted an additional parking lot to the west across the alley is available, has 50 spaces, 50% are being used. She stated this location will have between 12-18 employees, these parking lots can accommodate their staff.
- Ms. Rodino noted employees to the various businesses in the building walk down the east side of Hartrey from these parking lots since there is not a sidewalk on the west side of the street.
Ms. Rodino stated staff will be instructed to park in these lots. She stated visitors are by appointment and will also be instructed to park in these lots.

Ms. Rodino reviewed the drawing noting how the spaces in front of the tenant space will be issued, an ADA parking space, drop-off visitor’s spaces.

Mr. Gerdes noted the ADA aisle does not look wide enough and will need to be confirmed.

Ms. Rodino stated their architect confirmed their exit doors comply with distance requirements.

Mr. Mangum asked how students arrive at this location.

Ms. Walls stated depending on the student needs, transit or buses are used.

Ms. Rodino stated if students need to go to the main campus, there are school vans for such trips.

Mr. Mangum asked about the drop-off spaces shown on the drawing.

Ms. Rodino those are for picking up and dropping off students between this location and the main campus, typically. She noted there is space for a bus to pull off the street in front of the building to drop-off and pick-up students. She stated there would be one drop-off and one pick-up each day.

Ms. Leonard stated as a condition of approval, she would require:
1. Employees are required to park off-site.
2. On-site parking spaces are signed to indicate use.
3. Provide a clean site plan to ZBA.

Mr. Mangum stated he would like to see:
1. Provide additional bike parking for approximately 12 bikes within 100’ of the tenant space.
2. Repair parking lot in front of the tenant space, including patching, sealcoating and striping.

Mr. Gerdes made a motion to recommend approval of the project to the ZBA subject to the conditions noted by Ms. Leonard and Mr. Mangum, seconded by Mr. Mangum.

The Committee voted, 10-0, to recommend approval of the project to ZBA, subject to conditions.

New Business

1. 625 Davis St. – Kinship Preliminary/Final Approval
Gail Taggart, architect, submits plans to alter the exterior storefront with a new custom entry door, new folding patio doors and fenced-in outdoor dining patio area for an existing building in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY: Gail Taggart, applicant
Steve Lemley, applicant

DISCUSSION:
Mr. Lemley, briefly described the project, to replace the existing storefront door and replace with a custom wood door to mark the entry, to enclose the patio with wood planters matching the new entry door, light posts for streaming lights over the patio area, and folding patio doors.

Mr. Gerdes noted the ADA code requirement for entry door force, noting an automatic entry system may need to be considered.

Mr. Gerdes noted the outdoor patio does not require a permit, but ADA requirements apply.

Ms. Leonard asked if there would be an air curtain installed at the new patio doors.

Mr. Lemley stated they would address ADA requirements.

Ms. Biggs made a motion to grant preliminary and final approval of the project, seconded by Mr. Gerdes.

The Committee voted, 10-0, to grant preliminary and final approval.

2. 1740 Sherman Ave. – Wintrust Preliminary/Final Approval

Michael Kelly, applicant, submits plans to alter the north and east façades with new storefront windows, stone exterior and relocating the east building entrance of an existing building in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Brian Myefski, architect  
Cesar Sanchez, architect

DISCUSSION:

Mr. Myefski briefly described the project, proposed work is limited to the first floor, existing storefront and awning to be removed, replaced with limestone façade and stone base. He stated the entrance will be shifted to be centered along Sherman Avenue.

Mr. Gerdes asked if the sidewalk pavers are being modified.

Mr. Myefski stated they need to regrade the sidewalk and plan to reuse the pavers as much as possible.

Ms. Eckersberg stated she is still reviewing the plan regarding the sidewalk slope. She stated concrete maybe required instead of the pavers.

Ms. Velan asked about the bank’s customer base and how many employees at this location, in terms of potential parking demand.

Mr. Myefski stated he did not have customer base details but could find out. He stated there would be 5-6 employees at this location.

Mr. Gerdes stated signage and work in the public right-of-way both require separate permits.

Mr. Nelson stated removing the backflow prevention device requires a separate permit.
• Mr. Biggs stated ADA clearance requirements are required to be maintained in the right-of-way during construction, noting the plan looks tight given the existing obstructions.

Ms. Biggs made a motion to grant preliminary and final approval of the project, seconded by Mr. Mangum.

The Committee voted, 10-0, to grant preliminary and final approval of the project.

3. 1930 Ridge Ave. – CPF Reserve, LLC

Ms. Clauss, applicant, submits for a sign variation to install one 2’x3’, internally illuminated, double-faced blade sign at a height of 10’-6” from grade to top of sign, where blade signs are not permitted to be illuminated, in the R5 General Residential District.

APPLICATION PRESENTED BY: Rian Roland, property manager

DISCUSSION:

• Ms. Roland stated the proposed sign is to direct people past the entry to the leasing office. She stated the sign would be illuminated during office hours only, typically until 6:30 pm. She stated the light would be on a timer, would not flash or strobe, would not impact adjacent properties.
• Mr. Gerdes stated existing signs comply, however, if the variation is approved the number of existing signs should be reduced, referring to the arrow signs in the windows.
• Ms. Leonard agreed, stating there should be less signs overall if approved.
• Ms. Roland stated they would like to keep the arrow signs, but will work with staff on reducing signage.

Ms. Biggs made a motion to approve the sign variation subject to the following conditions, seconded by Mr. Gerdes:

1. Blade sign permitted to be illuminated during office hours only.
2. Amount of existing signage is decreased.

The Committee voted, 10-0, to approve the sign variation subject to conditions.

4. 1239 Asbury Ave./1224 Dempster St.

Mr. Finnegan, board member, submits for major zoning relief to subdivide a property to split Beth Emet The Free Synagogue from a single family residence in the R1 Single Family Residential District. The applicant requests 33.3% building lot coverage where 32.3% currently exists and 30% is permitted, 65.6% impervious surface coverage where 63.8% currently exists and 45% is permitted, and a 5' south interior side yard setback where 15' is required for open parking for a non-residential use, all for the synagogue property.

APPLICATION PRESENTED BY: Michael Finnegan, board member
DISCUSSION:

- Mr. Finnegan reviewed the requested variations and noted that they are existing conditions. He stated Beth Emet does not have a use for the single-family residence and is costly to maintain. He stated that by subdividing the property and selling the home, they would be returning the home to the tax rolls.
- Ms. Biggs asked how far the new driveway will be located from the street intersection, noting there is a minimum standard.
- Mr. Finnegan stated he did not know the distance.
- Mr. Mangum stated it appeared to be over 100’.
- Ms. Biggs stated the driveway angle and distance from the street intersection will be reviewed through a right-of-way permit.
- Mr. Mangum asked if maintaining alley access was considered?
- Mr. Finnegan stated it was considered, but the proposed plan was felt to be a cleaner plan.
- Ms. Biggs asked if the driveway and parking pad paving material was known.
- Mr. Finnegan stated no, not at this time.
- The Committee discussed if a potential buyer desires a detached garage instead of an open parking pad, if additional variations would be triggered, such as building lot, impervious surface coverage, setbacks. Etc.
- Mr. Griffith stated the zoning ordinance treats open parking pads, if they are the required parking spaces, as building lot coverage regardless of the paving material.
- Mr. Gerdes stated his concern if the buyer changes the plan, such as paving material.
- Ms. Velan stated a parkway tree will likely have to be removed for the new driveway.
- Mr. Gerdes stated a replacement tree may be required.
- Ms. Leonard stated her concern whether this plan creates future zoning issues for the buyer.
- Mr. Mangum stated there is wiggle room concerning building lot and impervious surface coverage. He stated any future work will need to comply with zoning regulations.

Mr. Mangum made a motion to recommend approval of the project to the ZBA subject to the following conditions, seconded by Mr. Gerdes:

1. Potential buyers are notified of zoning non-conformities.
2. Future work on the new lot is required to be compliant.

The Committee voted, 10-0, to recommend approval of the project to ZBA, subject to conditions.

Adjournment
Mr. Nelson moved to adjourn, seconded by Mr. Mangum. The Committee voted unanimously, 10-0, to adjourn. The meeting adjourned at 3:33 pm.

The next DAPR meeting is scheduled for Wednesday, January 24, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith