
Staff Present: J. Velan

Others Present:

Presiding Member: S. Mangum

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

Approval of minutes

April 25, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from April 25, 2018, seconded by Mr. Gerdes.

The Committee voted, 9-0, to approve the minutes of April 25, 2018.

New Business

1. **1215 Church St. & 1726-1730 Ridge Ave.** Recommendation to ZBA
Karen Singer, President/CEO, submits for a special use for a Community Center - Public and a Recreation Center, for the YWCA Evanston/North Shore in the R4 General Residential District.

APPLICATION PRESENTED BY: Karen Singer, President/CEO
Steve Bauer, Lawyer
James Kastenholz, Architect

DISCUSSION:

- Ms. Singer reviewed programming offered at the site, including: a domestic violence program, aquatics, racial justice initiatives and women’s economic empowerment and leadership.
- Plans to expand the main building at 1215 Church St. north to 1730 Ridge Ave. in the future. Currently proposing temporary use of house for office space to ease overcrowding at current facility.
- Adequate parking exists at current facility for the proposed use. Staff already utilizes it.
- Curb cut off of Ridge Ave. not intended to be utilized.
- Hours roughly 9:00 a.m. to 5:00 p.m.
- No general public expected to utilize the house offices. Staff will frequently be in the field.
- Handicap accessible entry to be installed at 1730 Ridge. Only exterior change.
- Mr. Gerdes stated that staff met to discuss the transition of the property from residential to office.
• Timeline for construction is 3 years for full expansion of the development; approximately 2 years before the house office space is demolished for the expansion.
• Mr. Nelson stated that a bond is being held for the water/sewer disconnects and inquired about whether that would be held for future construction. Staff to discuss.
• Ms. Velan inquired about the number of employees to use the new office space (10-12) and stated there may be possible use of driveway if they are going in and out of the office.
• Ms. Singer stated that driveway can be cutoff if necessary and that there will possibly be a path to the building from the existing parking lot.
• Mr. Gerdes stated that building plans should be submitted for the review process to run concurrently with the ZBA process.
• Mr. Mangum stated that the site is adjacent to an office use that has been operating as such for many years.

Ms. Biggs made a motion to recommend approval of the project to ZBA with the condition that the driveway not be used for regular parking, seconded by Mr. Gerdes.

The Committee voted, 9-0, to recommend approval of the project to ZBA with the stated conditions.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Gerdes. The Committee voted to unanimously, 9-0, to adjourn. Meeting adjourned at 2:54 pm.

The next DAPR meeting is scheduled for Wednesday, May 9, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones