DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 23, 2018


Staff Present:  J. Velan, P. Zalmezak, P. Martinez

Others Present:

Presiding Member:  J. Leonard

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

Approval of minutes

May 9, 2018, DAPR Committee meeting minutes.

Mr. Nelson made a motion to approve the minutes from May 9, 2018, seconded by Ms. Hyink.

The Committee voted, 9-0, to approve the minutes of May 9, 2018, with 1 abstention.

New Business

1. 2929 Central St.  Preliminary/Final Approval
Charles Cook, architect, submits for interior and exterior remodeling for Normandy Remodeling in the B1a Business District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY:  Charles Cook, Architect

DISCUSSION:
- Intend to keep much of the existing façade with tuckpointing to occur.
- Entry to be moved several feet, with a new entry gable and canopy elements over the windows.
- Matte black anodized steel to be used
- Mr. Gerdes inquired about the location of the proposed entryway columns. The columns are on provide property but clearance needs to be ensured for pedestrians
- Signage is a different permit
- Ms. Hyink inquired about the ADA parking. Mr. Cook stated that there are cosmetic improvements proposed for the lot and that the 2 existing ADA spaces will remain.
- Mr. Jensen inquired about the ability to have electric vehicle charging stations. Mr. Cook stated he was unsure but that plans for the lot did not include that installation.
- Ms. Leonard emphasized concerns over the proposed canopy, stating the Central Street plan worked to prevent this encroachment into the pedestrian right-of-way. Brief discussion followed on possible options including pushing that design element against the building to be more of a canopy with a smaller projection (12”).
- If concrete sidewalk is redone there is a possibility of the additional projection.
Ms. Leonard made a motion to hold item in Committee in order to review updated plans, seconded by Mr. Gerdes.

The Committee voted, 10-0, to hold item in Committee.

2. 1111 Chicago Ave. Preliminary/Final Review
Nick Croyle, general contractor, submits for interior and exterior remodeling for Binny’s Beverage Depot in the C1 and C2 Commercial Districts.

APPLICATION PRESENTED BY: Nick Croyle, General contractor

DISCUSSION:
● 30,000 sq. ft. space.
● First floor sales and small stock room, Second floor used for storage.
● Proposed changes are largely interior to some exterior changes- painting, awning replacement, window film replacement, new entry vestibule, etc.)
● Monument signed proposed (separate permit)
● Blackout film on windows currently exists just as a different color. Will not have any signage or messaging on it and will largely cover the lower half of windows with the exception of those on the south façade.
● Ms. Leonard asked if it were possible to brick the south facing windows in since they are not functional. Ms. Klotz suggested adding a window display. Mr. Gerdes suggested adding drywall to the interior framing blocking the window.
● 2 sconces to be added on the east façade along Chicago Ave.
● Proposed signs will be on timers
● Ms. Leonard requested that a “right turn only” sign be added to the north parking lot entrance as well as striping for a “right turn” arrow.
● Ms. Hyink asked if the bike racks will remain and suggested that at least the existing bike parking remain.
● Mr. Jensen inquired about what waste is generated and how it is disposed of. Mr. Croyle stated that a baler will be on the 1st level to compact the largely paper/box waste and that space exists for a compactor should that be added in the future.
● Delivery hours: Monday- Friday roughly 8:00 a.m. to noon with majority to occur Monday and Tuesday.

Mr. Gerdes made a motion to approve preliminary and final review of the project with the conditions that the window film on the south façade is changed and that “right turn only” signage and pavement marking be added. Seconded by Mr. Nelson.

The Committee voted, 10-0, for preliminary and final approval of the project with the stated conditions.

3. 2700 Hurd Ave. Preliminary/Final Approval
Carl Goetz, applicant, submits plans for a bus drop off lane at Willard School, District 65, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Carl Goetz, Applicant
DISCUSSION:

- Proposed bus drop off will be between existing streetlight and sidewalk going onto school property.
- Would be separated from new sidewalk with new curb and gutter.
- Existing storm sewer to be used for drainage.
- Two trees would be removed and replaced, one tree is dead.
- Ms. Eckersberg stated that some refinement is needed on the plans and there are maintenance questions which need to be clarified.
- A community meeting has been held with the proposed changes being positively received.
- Drop off area will have space for two or three buses.
- Bus drop off area may be used for temporary drop offs outside of bus use times.
- Ms. Biggs stated that the school is expected to clear snow from the drop off lane and sidewalk. She also stated that an ADA ramp should be considered and adjustment to the angles of the lane transitions.

Mr. Gerdes made a motion to approve preliminary and final review the project with the condition that Civil Engineering improvements are made, including tree replacement, seconded by Ms. Biggs.

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

4. Dr. Hill Arts Memorial Garden Preliminary/Final Approval
John Leineweber, applicant, submits plans for a single sided monument sign at Dr. Hill Arts Memorial Garden, located in public street right-of-way bounded by Noyes St., Ashland Ave. and Green Bay Rd., in the C2 Commercial District.

APPLICATION PRESENTED BY: John Leineweber, Applicant

DISCUSSION:

- Garden commemorated with its generation sculpture in 2009. Garden used as gateway to Hill Arts District and buffer from car wash on Green Bay Rd.
- Bermed area exists behind proposed sign location.
- Corten steel, aluminum and stainless steel to be used on sign that will be installed on a riverstone base.
- Foundation for the base to be created with compacted gravel with a concrete pad.
- Complete height will be 42 inches.
- Sign will be oriented towards Green Bay Rd.
- Property is owned by the city but has been cared for by the district for many years.
- Ms. Martinez stated than a Memorandum of Understanding (MOU) is being drafted for maintenance of the sign.

Ms. Biggs made a motion to approve preliminary and final review the project with the condition that the MOU be completed prior to construction, seconded by Mr. Gerdes.

The Committee voted, 10-0, for preliminary and final approval with the stated conditions.
Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:38 pm.

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

Respectfully submitted,
Meagan Jones