DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, July 11, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: June 27, 2018, DAPR Committee meeting

III. OLD BUSINESS

   1. 3318 Grant St. Recommendation to ZBA
       Phil and Marcia Vickman, property owners, submit for major zoning relief to enlarge an existing attached 1-car garage into an attached 2-car garage with 32.1% building lot coverage where 30% is permitted, a 0.8’ interior side yard setback where 5’ is required, and a 26.5’ rear yard setback where 30’ is required, in the R1 Single-Family Residential District.

IV. NEW BUSINESS

   1. 2118-2120 Ashland Ave., 1625 Payne St. and 2147-2149 Dewey Ave. Recommendation to ZBA
       Kathy Lichtenstein, lessee, applies for special use permits for Daycare Center - Domestic Animal, and a Kennel, Rex’s Place, in the MXE Mixed Use Employment District.

   2. 1925 Green Bay Rd. Sign Variation
       Evanston CITGO, applicant, submits for sign variation to install one 2’ high x 5’ wide internally illuminated, double-faced commercial variable message sign (CVMS) where a CVMS displaying messages other than time and temperature are not permitted.

   3. 1901-1903 Church St. and 1700-1708 Dodge Ave. Preliminary and Final Review
       Thomas Ahleman, architect, submits for exterior modifications and facade improvements to an existing commercial building in the B2 Business District and the oWE West Evanston Overlay District.

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4. **1623 Simpson St.** **Preliminary and Final Review**
   Thomas Ahleman, architect, submits for exterior modifications and facade improvements to an existing mixed-use building in the B1 Business District.

5. **1714 Chicago Avenue** **Recommendation to Plan Commission**
   **Planned Development**
   Paul Janicki, architect, proposes to construct a 13-story office building with 120 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 120 parking spaces with 72 compact stalls where the minimum required number of parking spaces is 210, in addition to a purchase sale agreement to replace the 74 library parking spaces onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 32.83 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.67 feet into the required front yard, where a maximum obstruction of 3.28 feet (10%) is allowed.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, July 18, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.