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
Action: No action taken.

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.
Action: Recommended approval, 8-3.

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.
Action: Recommended approval, 10-0.

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.
Action: Denied, 10-0.

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3. **1901-1903 Church St.** Preliminary and Final Review and 1700-1708 Dodge Ave.
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.
**Action:** Approved, 10-0.

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.
**Action:** Approved, 10-0.

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.
**Action:** Continued to a future DAPR meeting date, 9-0.

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.