DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)
Wednesday, July 25, 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: July 18, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. **847 Chicago Avenue**
   James Anderson, applicant, Chicago & Main Planned Development, submits for a sign variation for a new Unified Business Center Comprehensive Sign Plan to establish tenant sign criteria, to permit Wall Sign Zone: The wall sign is proposed to be aluminum channel letters, Halo lit and pin mounted to anchors in masonry joints only with no penetration of brick masonry units. Letter size to be 2’-2” maximum, and be located entered within the sign band, and to permit, Blade Sign Zone: The blade sign is proposed to be a non-illuminated, 2’x3’ blade sign of the Chicago Avenue garage side while the tenant entrance is on Main Street in the C1a Commercial District and Dempster-Main Overlay District.

2. **2004 Central Avenue**
   John Kim, applicant, Backlot Coffee, submits for special use permit to expand an existing type-2 restaurant into the adjacent space, in the B1a Business District and Central Street Overlay District.

3. **514 Custer Avenue**
   William Lensky, project manager, ComEd, submits for a special use permit for a Public Utility, and for major zoning relief for two concrete fire walls (fences) that are 14’ and 20’ in height where concrete material is not permitted for fences and the maximum fence height allowed is 6’, in the R3 Two-Family Residential District.
4. **2119-2125 Ashland Ave.** **Recommendation to Plan Commission & ZBA**
   Mike Chookaszian, operator, requests a text amendment to permit brewpubs as a Permitted or Special Use in the MXE Mixed-Use Employment District (Zoning Code Sections 6-13-4 & 6-18-3, Title 6 of the City Code), and requests a special use permit for a brewpub and a banquet hall (Zoning Code Section 6-13-4-3), and zoning relief to reduce the required front yard setback from 10’ to 0’, to reduce the required north interior side yard setback from 5’ to 0’, to reduce the required rear yard setback from 5’ to 0’ (Zoning Code Section 6-13-4-6), and to eliminate 1 required short loading dock (Zoning Code Section 6-16-4-5) in order to construct additions at the first floor to an existing building, in the MXE Mixed-Use Employment District.

5. **1108 Dodge Ave.** **Recommendation to Plan Commission & ZBA**
   Steve Tuszynski, property owner, requests a text amendment to permit auto and recreational vehicle sales as a Permitted Use and auto storage lots, auto body repair, auto towing, and auto salvage as Special Uses in the C1 Commercial District. The applicant also requests a special use permit for auto sales with accessory auto repair and towing in the C1 Commercial District.

IV. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, August 1, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.