APPROVED

DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 27, 2018

Mangum, M. Klotz, M. Jones, I. Eckersberg, L Biggs, K. Jensen

Staff Present:

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32 pm.

Approval of Minutes

June 20th, 2018 DAPR committee meeting minutes.

Ms. Biggs makes a motion to approve the minutes from June 20th, 2018, seconded by Mr.
Nelson.

The Committee voted, 9-0, to approve the minutes of June 20th, 2018, with two
abstentions.

New Business

1. 3318 Grant Street

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.

APPLICATION PRESENTED BY: Phil & Marcia Vickman, applicants,
Bernie Citron, attorney

DISCUSSION:

- Would have to remove existing sliding glass door which would obstruct use backyard
  according to applicant.
- Mr. Mangum asked have they considered to build a detached garage.
- Mr. Mangum asked if they are keeping some of the walls of existing garage.
- Applicants are extending west wall of garage - applicant not sure if they are keeping or
  rebuilding whole garage.
- Mr. Gerdes asked how much square footage would be added with new garage.
- They will be removing roof overhang and covered walkway.
- Ms. Biggs has concerns with infiltrating water in the area and based on design not clear
  on how water will remain contained on their property.
- Ms. Eckersberg stated downspouts can’t be drained into alley due to condition of alley.
Ms. Biggs concerned about south side of garage due to hipped roof and how water would run-off.
Ms. Biggs recommends drainage plan before approval.

Ms. Biggs made a motion to hold item asking applicant to come forth with drainage plan, seconded by Mr. Gerdes.

The Committee voted, 11-0, to hold item in committee.

2. 710 Main Street

Recommendation to ZBA

Adam Paronto, applicant, submits for special use permit to establish a type-2 restaurant, Reprise Coffee Roasters, in the B2 Business District and oDM Dempster Main Overlay District.

APPLICATION PRESENTED BY: Adam Paronto, applicant

DISCUSSION:
- Intent is to put in an extra restroom and a coffee bar with sale of cafe items produced at another location, with seating and improved aesthetics.
- Ms. Leonard asked about recycling compartments.
- Mr. Jensen asked about composting. The applicant is exploring composting.
- Mr. Mangum asked about hours of operation and number of employees per shift. The applicant stated 5-6 a.m. opening and 5-6 p.m. closing times anticipated with 3 employees per shift.
- Mr. Jensen asked if there were any interior work that was needed.
- Mr. Mangum asked if they anticipated any outdoor seating.
- Mr. Gerdes noted that outdoor seating and signage require separate approvals.

Mr. Gerdes made a motion to recommend approval of the project to ZBA, seconded by Ms. Biggs.

The Committee voted, 11-0, to recommend approval of the project to ZBA.

3. 2525 Oakton Ave.

Sign Variation

Darren Rust, applicant, submits for a sign variation to install one 4'-10" high x 25'-10-11/16" wide non-illuminated wall sign on the south elevation at a height to top of sign of 66'-3" above grade where 15'-6" is the maximum height permitted, sign area of 125 sq. ft. where 85 sq. ft. is maximum permitted, Ozinga, in the I3 Industrial District.

APPLICATION PRESENTED BY: Darren Rust, applicant

DISCUSSION:
- Mr. Gerdes asked why they need the type of sign visibility.
- Applicant stated it hard for people to see his business sign.
- Mr. Mangum asked who accesses the site. Applicant indicated outside customers visit the site in addition to Ozingo employees.
- Mr. Gerdes cited it has aldermanic review and the sign has been resized based on review.

Mr. Gerdes made a motion to make a positive recommendation for permit, seconded by Mr. Nelson.
The Committee voted, 11-0, to make a positive recommendation for permit.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The Committee voted unanimously, 11-0, to adjourn. Meeting adjourned at 3:03 pm.

The next DAPR meeting is scheduled for Wednesday, July 11th, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner