DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 25th, 2018


Staff Present: J. Velan, P. Zalmezak, C. Plant, P. Martinez, E. Golden

Others Present:

Presiding Member: S. Mangum

A quorum being present, Mr. Mangum called the meeting to order at 2:33 pm.

Approval of Minutes

July 18th, 2018 DAPR committee meeting minutes.

G. Gerdes makes a motion to approve the minutes from July 18th, 2018, seconded by J. Nelson.

The Committee voted, 9-0, to approve the minutes of July 18th, 2018 with 1 abstention.

New Business

1. 847 Chicago Ave Sign Variation
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.

APPLICATION PRESENTED BY: James Anderson, applicant

DISCUSSION:

- S. Mangum asked about overall height of sign. Applicant was unsure of exact height at present time.
- S. Mangum asked about any potential tenants. Applicants stated a couple of tenants.

G. Gerdes made a motion to approve the modification to the Unified Business Center Comprehensive Sign Plan, seconded by L. Biggs.
The Committee voted, 10-0, for approval of the modification to the Unified Business Center Comprehensive Sign Plan.

2. **2004 Central St**  
Recommendation to ZBA  
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.

APPLICATION PRESENTED BY: John Kim, applicant

DISCUSSION:
- G. Gerdes cited a need for a plumbing review. Also, layout of a combined floor plan before ZBA meeting. Applicant agreed.
- S. Mangum asked where coffee will be roasted. Applicant stated it will be towards rear of building and not visible to street.
- S. Mangum asked about where outdoor seating will be located. Applicant said it would be at previously approved location behind the existing location at 2006 Central St.
- G. Gerdes asked about if they will need a sidewalk cafe permit. Applicant said they are currently not using sidewalk for cafe purposes.
- S. Mangum asked about hours of operation and additional employees. Applicant stated hours will stay same with additional 3-4 more employees.
- K. Jensen asked about what kind of byproducts come from the roasting.
- S. Mangum asked if they went away from plastic straws. Applicant stated yes.
- J. Nelson asked about the plumbing. Recommends a proper backflow preventer on water service and restaurant equipment.
- S. Mangum asked about any changes to facade. Applicant currently says no.

L. Biggs made a motion for a positive recommendation of approval of the project to ZBA with a condition that applicant comes with a revised site plan, seconded by K. Jensen.

The Committee voted, 10-0, for positive recommendation of approval of the project to ZBA with a condition that applicant comes with a revised site plan.

3. **514 Custer Ave**  
Recommendation to ZBA  
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.

APPLICATION PRESENTED BY: Carlo Cavallaro, applicant

DISCUSSION:
- G. Gerdes asked if any plantings will be onsite. Applicant stated they don’t think anything will survive thus not worth planting.
- S. Mangum asked about landscaping near sidewalk. Applicant stated the grass strip was not of concern but can utilize a type of species plant that could survive and make grass look nice.
- L. Biggs cited it would be their responsibility to protect the grass nearest to sidewalk from lot.
• L. Biggs is concerned with a corner patch where there is a big rectangular space. Applicant said they were told to keep it for public safety purposes due to visibility for drivers.
• S. Mangum asked if they could still do something more decorative for the rectangular patch as long as it’s around 30 inches or lower due to maintaining visibility.
• G. Gerdes asked if any additional lighting would be added. Applicant stated no.

L. Biggs made a motion for a positive recommendation to ZBA with a request for additional low height landscaping details be developed between sidewalk and site and at northeast corner of site, seconded by G. Gerdes.

The Committee voted, 10-0, for a positive recommendation to ZBA with a request for additional low height landscaping details be developed.

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.

APPLICATION PRESENTED BY:       Mike Chookaszian, applicant

DISCUSSION:
• S. Mangum asked about hours of operation and staff. Applicant stated 11am-12am on weekdays and 12pm-1am on weekends but they will comply with liquor license rules on hours. Applicant stated 8-10 employees for brewpub.
• S. Mangum asked about how things will be delivered and at what time. Applicant stated deliveries will go through rear of building for daily deliveries. This will occur between normal business hours. Box truck sizes will be used. Applicant stated distribution will be done in kegs but focus will not be on distribution at location. It will only be 10 percent of service provided.
• L. Biggs asked how the leftover grain will be used. K. Jensen offered recommendations that other businesses use in handling this issue such as donating or composting spent grain.
• S. Mangum asked about if they had any contact with local organizations in the area in terms of potential for additional off-site parking. Applicant has reached out to Alderman and one other business only at present time.
• J. Velan noted that there is additional parking for use in that area that could be utilized.
• I. Eckersberg cited that they may have to consider stormwater control plan regarding potential renovations or additions made to this particular building.
• J. Hyink encourages bicycle parking on their lot due to its location and potential customers. Recommends they follow APBP (Association of Pedestrian & Bicycle Professionals) guidelines when creating bike station or racks.
J. Nelson cited they will need to have proper backflow preventers on the water service and any equipment; this will need a CCCD Permit. Since they will need to increase the water service for Fire this would need a WSNS permit.

M. Tristan cited change of use group classification and new building construction will require automatic sprinkler installation.

Applicant stated exterior renovations will occur. G. Gerdes said they will need to come back and present those plans to DAPR.

G. Gerdes made a motion for a positive recommendation for approval of the project to ZBA & Plan Commission, seconded by L. Biggs.

The Committee voted, 10-0, to recommend positive approval of the project to ZBA & Plan Commission.

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.

APPLICATION PRESENTED BY: Uri Adler (representing Steve Tuszynski, applicant)

DISCUSSION:
- S. Mangum cited aesthetically building could be improved. Applicant understands that but says it’s difficult due to being a tenant with a short-term lease.
- S. Mangum recommends more transparency on front facade, removing glass block where customers can see inside and a showroom at the front.
- L. Biggs recommends replacing industrial looking external facade with a more inviting looking facade that makes the building more commercial for the block.
- S. Mangum asked about volume of cars at the site. Applicant said 25-30 cars are on-site.
- S. Mangum asked about hours of operation. 9am -6pm Monday through Friday.
- J. Hyink would encourage a glass overhead garage door facing sidewalk
- J. Nelson will need to have proper backflow preventers on the water service and any equipment. All floor or trench drains must be connected to a gas and oil interceptor.
- Paul Zalmezak (Economic Development Division Manager) cited how historically this building has been an eye sore for residents and an underutilized asset in the community.

L. Biggs made a motion to hold in committee and applicant must come with a revised site plan with a focus on exterior modifications, seconded by S. Mangum.

The Committee voted, 10-0, to hold in committee and applicant must come with a revised site plan with a focus on exterior modifications, seconded by S. Mangum.
Adjournment

S. Mangum moved to adjourn, seconded by G. Gerdes. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:47 pm.

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.

Respectfully submitted,
Torrence Gardner