
Staff Present: S. Flax, E. Golden, C. Plante

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

August 1, 2018 DAPR committee meeting minutes.

L. Biggs made a motion to approve the minutes from August 1, 2018, seconded by J. Hyink.

The Committee voted, 8-0, to approve the minutes of August 1, 2018, with 2 abstentions.

New Business

1. 120 Dodge Ave. Preliminary & Final Review
Steve Apke, architect, submits for a 1-story addition and patio for a Retirement Home, Dobson Plaza, in the R4 General Residential District.

APPLICATION PRESENTED BY: Steven Apke, applicant

DISCUSSION:
● G. Gerdes reminded them they needed civil engineer approval.
● I. Eckersberg cited a stormwater relief issue that needed to be addressed.
● Applicant stated that the proposed impervious surface coverage was part of the approved special use.
● J. Nelson cited a need for a completion of all city council conditions in section 4.

G. Gerdes made a motion for preliminary and final review subjected to civil engineer approval, seconded by J. Nelson.

The Committee voted, 10-0, to approve preliminary and final review subject to civil engineering approval.

2. 2500 Gross Point Rd. Preliminary and Final Review
Peter O’Brien, applicant, submits for new open parking lot in the C2 Commercial District.

APPLICATION PRESENTED BY: Peter O’Brien, applicant
DISCUSSION:
● Previous building demolished. 3 tenants in adjacent shopping center.
● 11 space parking lot proposed. Will remove approximately 4 spaces with reconfiguration for a net gain of 7 spaces.
● Adding additional ADA parking space in front parking area.
● L. Biggs asked if they are making modifications to the parking in front of building that will help ease any maneuvering issues that may arise. Applicant said they have not really made any modifications regarding this potential issue due to their engineer not citing any future issues.
● J. Nelson asked if there is any need for the curb cut and concrete apron off of Harrison.
● Applicant said parking bumpers and grass would simply eliminate use of the curb cut.
● Skokie to make some improvements to Harrison St. in the future.
● J. Leonard expresses that there could be a better way of organizing the lot that will best integrate the two sites’ parking needs.
● L. Biggs feels the parking will be confusing due to having multiple curb cuts. Applicant said they were told not to connect the old parking with the new parking by their engineer.
● Craig McClure, neighbor, suggested the applicant narrow the driveway and expand the greenspace, possibly adding a curb to stop “run-away” cars. Stated that the applicant has been a good neighbor.

L. Biggs made a motion for approval to hold in committee until the August 29, 2018, meeting, seconded by J. Hyink.

The Committee voted, 10-0, to hold item in committee.

3. 1724 Sherman Ave. Recommendation to ZBA
James Shepherd, applicant, submits for a special use permit for a Type-2 Restaurant, Kilwins Chocolates, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Jim Shepard, applicant

DISCUSSION:
● Largely carry-out operation, requesting additional seating for 5 seats.
● G. Gerdes asked about if they are just getting interior work done. Applicant said yes.
● G. Gerdes reminded them any new signage placement will have to be sent for approval for design compliant purposes.
● J. Nelson cited proper backflow preventers on water service and restaurant equipment should be utilized.
● K. Jensen said waste diversion plan is necessary for approval. Strongly recommended adding recycling or composting to waste management options.
● K. Jensen and J. Leonard asked if tap water will be provided or bottled water. Applicant replied that bottled water will be sold. K. Jensen recommended that tap water be utilized.
● J. Leonard asked when and where deliveries will be happening.
● Applicant said it will be in the mornings in the front or the alley.
● J. Leonard recommends restricting vehicular delivery access hours through front from 7am to 9am.

G. Gerdes made a motion for a positive recommendation to ZBA with conditions of restrictions on delivery hours and a revisit of sustainability practices, seconded by M. Tristan.
The Committee voted, 10-0, for a positive recommendation to ZBA with conditions of restrictions on delivery hours and to revisit sustainability practices.

4. **2200 Main St.**

DonnaLee Floeter, architect, submits for a special use permit to expand a Daycare Center - Child, the Infant Welfare Society of Evanston, and major zoning relief for a 6.1’ interior side yard setback where 15’ is required for a one-story addition, in the R2 Single Family Residential District.

APPLICATION PRESENTED BY: DonnaLee Floeter, architect
Steven Veck, applicant

DISCUSSION:
- S. Flax shared that the proposed project was partially funded through the City with CDBG funds.
- Space is an existing open space with a deck which will be enclosed. No change to impervious surface coverage.
- Indoor classroom space to be expanded to include required emergency egress.
- No additional children or staff members proposed.
- G. Gerdes requested to make condition to ensure signage is compliant.
- J. Leonard asked if this building would still need additional parking.
- Applicant replied no. Staff confirmed that no additional parking needed due to no increase in staff or children.
- L. Biggs asked if they are worried about losing two parking spaces off of the adjacent alley due to possible traffic flow issues in and out of the lot.
- Applicant replied no, due to most staff currently using on-street parking in the area.
- J. Leonard request info on how they will handle future parking due to the loss of two parking spaces off of the adjacent alley.
- Applicant stated they encourage staff not to park in the lot at drop off and pick-up times.
- Applicant cited they are directly addressing the needs of education equity for the better interest of Evanston and this addition allows that for them.

**L. Biggs made a motion for a positive recommendation to ZBA on the condition of off-street parking plan and signage needing to be compliant, seconded by G. Gerdes.**

The Committee voted, 10-0 for a positive recommendation to ZBA on the condition of off-street parking plan and signage needing to be compliant.

5. **348 Custer Ave.**

Graciela Lopez, property owner, submits for major zoning relief for a lot area of 3,993 sf (existing) where 4,500 sf is required, a lot width of 33’ (existing) where 50’ is required, and to provide 3 off-street parking spaces (existing) where 4 are required, in order to convert an existing 2-flat to a 3-unit multi-family dwelling in the R5 General Residential District.

APPLICATION PRESENTED BY: Graciela Lopez, applicant

DISCUSSION:
- Previous fire in basement lead to needed renovation of the space; decided to create new dwelling unit.
- 3 parking spaces in the rear of the property.
● G. Gerdes cited still not having any responses from some previous utility reviews. Applicant said that has been addressed.
● J. Nelson cited a 1 inch lead service going to the building but only with a ¾ tap thus a modification needed. A 30 WSFU Count should have a 1” tap. J. Nelson would like to see a final fixture count

K. Jensen made a motion for positive recommendation to ZBA, seconded by G. Gerdes.

The Committee voted, 10-0, to make a positive recommendation to ZBA.

6. 1943 Sherman Ave  Recommendation to ZBA
Angie Radman, property owner, submits for major zoning relief to convert a single family residence to a 3-unit multiple family residence with a 22’ rear yard setback for a three-story stair where 22.5’ is required, and an increase of zero parking spaces where 3 additional parking spaces are required, in the R5 General Residential District.

APPLICATION PRESENTED BY: Shawn Jones, attorney

DISCUSSION:
● Will be leaving parking area as is.
● Neighbors have expressed support of proposed changes.
● G. Gerdes still had concerns regarding the roof and siding conditions.
● Applicant said they will keep the cedar style and expect to follow-thru with exterior improvement.
● Public comment from J. Karver said neighbors are comfortable with the plan in regards to parking and modifications to building usage but they are very concerned with the condition of the property.
● M. Tristan stated sprinkler system is required due to change from single- to multi-family residence.
● Applicant said it will be looked in to if needed based on any renovation.
● J. Nelson explained that applicant will need a water service increase due to sprinkler requirement and will need a W.S.N.S. permit for the new water service.

L. Biggs made a motion for positive recommendation to ZBA with a condition of providing written detail of exterior improvements that will be made, seconded by G. Gerdes.

The Committee voted, 10-0, to make a positive recommendation to ZBA with a condition of providing written detail of exterior improvements that will be made.

Adjournment

L. Biggs moved to adjourn, seconded by K. Jensen. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:34 pm.

The next DAPR meeting is scheduled for Wednesday, August 22, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner