DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 22, 2018


Staff Present: J. Velan, D. Cueva

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes
August 15, 2018 DAPR committee meeting minutes.

G. Gerdes makes a motion to approve the minutes from August 15, 2018, seconded by J. Nelson.

The Committee voted, 7-0, to approve the minutes of August 15, 2018, with one abstention.

Old Business

1. 1459-1463 Elmwood Avenue Preliminary and Final Review
Jeffrey Kaye, applicant, submits for construction of a 1-story addition to an existing commercial building to include new entrance area, one dwelling unit and a 2-car attached garage in the D1 Downtown Fringe District. Major variation granted in 2015 for a 0’ rear yard setback where 10’ is required.

APPLICATION PRESENTED BY: Jeffrey Kaye, applicant

DISCUSSION:
• Applicant said they have reduced the width entry driveways that currently exist as well as added some planters on-site.
• G. Gerdes recommend still reducing width of ADA parking space to the minimum required.
• J. Nelson cited that separate water line would be needed for the residential.
• S. Mangum recommended with removal of pavement adding some more tree planting in the city right-of-way.

G. Gerdes made a positive motion to approve for preliminary & final review, seconded by S. Mangum.

The Committee voted, 8-0, to approve for preliminary & final review.
New Business

1. **2415 Wade Street**  
Phillip Kupritz, applicant, applies for major zoning relief to construct a 1-car attached garage, a rear addition and deck to an existing single-family residence in the R2 Single-Family Residential District. The applicant requests building lot coverage of 50% where 40% is permitted, to reduce the minimum required front yard setback from 25.9’ to 19.8’, to reduce the required west interior side yard setback from 5’ to 0’ and to reduce the required east interior side yard setback from 5’ to 2.9’, to reduce the required off-street parking from 2 spaces to 1 space for a single-family residence.

APPLICATION PRESENTED BY: Phillip Kupritz, applicant

DISCUSSION:
- S. Mangum asked what will be happening in the other areas on the first floor.
- Applicant said they will be putting kitchen in the rear and front of house will consist of bedroom space.
- S. Mangum asked about will there be any changes to the upstairs of the house.
- Applicant said no with the exception of the window facing the park.
- G. Gerdes asked why they can’t just connect garage to existing residential by eliminating the wrap around portion of the porch.
- Applicant said it needed due to not just having one primary entrance for purposes of being ADA accessible.
- S. Mangum said the east and west setbacks can be modified to help property better comply with current zoning in the R2 Single-Family Residential.
- S. Mangum asked applicant width of side porch.
- Applicant stated 5 feet.
- J. Nelson asked applicant how they plan on containing stormwater.
- Applicant said they have not really looked into it but are open to modifying for stormwater containment.
- J. Leonard explains that they would like to see more alternatives on how best to modify the property to accommodate the addition.

Committee recommended applicant come back to DAPR with alternative options of property modifications.

2. **1111 Chicago Avenue**  
Sherri Hodes, applicant, submits for a sign variance for a 15’ 6” freestanding sign one foot from the property line where a freestanding sign within 3 feet of the lot line may not exceed 3 feet in height and the height of any freestanding sign over 3 feet in height requires a 1:1 ratio, height to distance from lot line hence a 15’ 6” sign would be required to be 15’ 6” from the property line.

APPLICATION PRESENTED BY: Nick Croyle, applicant

DISCUSSION:
- J. Leonard cited that the location is at popular area and past retail has been there and has survived with existing sign limitation.
- Applicant has decided to withdraw the application based on it not being a true hardship at the present time to the business.

Application withdrawn by the applicant.
3. **1427 Chicago Avenue** 

   **Sign Variation**

Jim Moore, applicant, First Presbyterian Church, submits for a sign variation for (1) **4’-0” high by 5’-6” wide internally illuminated commercial variable message sign (CVSM)** to replace a manually changed outdoor reader board where CVSM signs displaying messages other than time and temperature are prohibited by sign regulations, in the R5 General Residential District.

APPLICATION PRESENTED BY: Jim Moore, applicant not present

G. Gerdes made a motion to continue this item to a date to be determined due to applicant not being in attendance, seconded by S. Mangum.

The Committee voted, 8-0, to continue this item to a date uncertain.

4. **2705 Ashland Avenue** 

   **Sign Variation**

Sue Budinsky, applicant, Northwestern University Welsh-Ryan Arena, submits for a sign variation for combined total sign surface area of 515 sf where 500 sf is permitted and sign height of 51’ - 61’-4” where 15’-6” is permitted for wall signs, in the U2 University Athletic Facilities District.

APPLICATION PRESENTED BY: Sue Budinsky, applicant

**DISCUSSION:**

- S. Mangum asked them about the color they were thinking of using.
- Applicant said charcoal grey.

S. Mangum made a motion to approve sign variation, seconded by J. Nelson.

The Committee voted, 8-0, to approve a sign variation.

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**Adjournment**

S. Mangum moved to adjourn, seconded by J. Leonard. The Committee voted unanimously, 8-0, to adjourn. Meeting adjourned at 3:25pm.

The next DAPR meeting is scheduled for Wednesday, August 29, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner