
Staff Present:  J. Velan, C. Ruiz, E. Golden, K. Danczak Lyons, P. Zalmezak

Others Present:  Ald. Rainey

Presiding Member:  J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:31pm.

Approval of Minutes

October 24, 2018, DAPR Committee meeting minutes.

G. Gerdes made a motion to approve the October 24, 2018, meeting minutes, seconded by S. Mangum.

The Committee voted, 8-0, to approve the October 24, 2018, meeting minutes. There was one abstention.

New Business

1. 1724 Sherman Avenue  Preliminary/Final Review
Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY:  Julio Rufo, architect

DISCUSSION:

- J. Rufo stated the plan is to remove the existing steel frame canopy and replace it with a cornice with a smaller profile, exterior material to be dryvit. He stated the plan also includes repairing the exterior masonry and painting the whole facade.
- G. Gerdes noted the facade at the 1st floor is not consistent between the tenant spaces, suggesting the facade should be consistent.
- J. Rufo stated one business sign will be replaced and a new sign installed for Kilwins.
- J. Rufo stated the client is considering slightly different color palette, lighter shades.
- S. Mangum suggested exploring the natural color of the painted brick and considering an alternate the proposed EIFS.
J. Leonard stated the facade at the 1st floor should be consistent between tenant spaces, stated the project should come back to DAPR. She stated different replacement materials should be considered.

S. Mangum made a motion to hold item in Committee to allow the applicant to consider facade and material details, seconded by L. Biggs.

The Committee voted, 9-0, to hold item in Committee.

2. 3233-3249 Central Street

William Schermerhorn, property owner, submits for permit to construct a 2-story 12-unit multiple-family residence with a 16-car detached garage, in the R4 General Residential District and oCSC Central Street Corridor Overlay District.

APPLICATION PRESENTED BY: William Schermerhorn, property owner
Eileen M. Schoeb, architect

DISCUSSION:
- E. Schoeb stated there have been no exterior changes to the plan since the last time they were before DAPR, she reviewed the public benefits incorporated into the plan, including paving the alley, installing bus stop, signaled crosswalk.
- E. Schoeb stated about 5 trees need to be removed. She noted the landscape plan has not changed.
- E. Schoeb stated the garage has been shifted 5’ to the west to allow 10’ separation between their garage and the garage on the adjacent property to the east.
- E. Schoeb stated the 1st floor dwellings are fully accessible.
- W. Schermerhorn stated de-construction work continues, materials to be sorted then removed from the site, then the foundations removed.
- L. Biggs stated the City is hoping to install the crosswalk signal soon and asked if the City could purchase the signal now and bill the applicant the amount per the public benefits.
- W. Schermerhorn stated that would be acceptable.
- K. Jensen asked if EV chargers are being installed and if solar panels have been considered.
- E. Schoeb stated empty conduit and banked meters are included in the construction drawings. She stated the solar panels would provide limited benefit due to building height and trees.

G. Gerdes made a motion to approve the project, seconded by S. Mangum.

The Committee voted, 9-0, to approve the project.
3. **100 Chicago Avenue**  
   Preliminary/Final Review  
   Amelia Tabeling, architect, submits for permit to construct a new 5-story mixed-use building with 4,999 square feet of indoor ground floor retail, 7,000 square feet of outdoor garden/open sales lot, 26 dwellings, and 30 parking spaces, 128-132 Chicago Avenue PD, approved by City Council on May 29, 2018, Ordinance 61-O-128, in the B3 Business District.

   **APPLICATION PRESENTED BY:** Michael Wilkinson, architect

   **DISCUSSION:**
   - M. Wilkinson presented the exterior building materials and colors, green and white aluminum panels, synthetic wood at balconies, metal railings at balconies, vinyl door and window frames.
   - M. Wilkinson stated the cafe will occupy the south end while the garden shop will occupy the north end of the ground floor retail space.
   - M. Wilkinson reviewed the landscape plan. He stated discussion are still on-going with Metra concerning landscaping their property along the railroad tracks. He stated they still want to landscape this area.
   - S. Mangum noted the fence will be black, asked if it should be green to coordinate with the green panels on building.
   - M. Wilkinson stated the black fence is intended to coordinate with the colors at the retail level rather than the green on the upper floors.
   - J. Leonard asked about bike parking.
   - M. Wilkinson stated there is an indoor bike parking room and bike racks along Chicago Avenue.
   - G. Gerdes stated a construction management plan is required prior to permit issuance.

   G. Gerdes made a motion to approve the project, seconded by S. Mangum.

   The Committee voted, 9-0, to approve the project.

4. **1227 Dodge Avenue**  
   Recommendation to ZBA  
   Sherilynn Asuoha, potential lessee, submits for a special use permit for a Daycare Center - Child, Destiny Track Children’s Engagement Center, in the C1 Commercial District.

   **APPLICATION PRESENTED BY:** Sherilynn Asuoha, potential lessee

   **DISCUSSION:**
   - S. Asuoha stated the daycare center provides services to families that have dealt with tragedies. She stated children will be picked up and dropped off at several off-site locations and brought to the daycare center via vans leased from Pace. She stated the property has 8 parking spaces, they plan to lease 2 Pace vans.
   - J. Leonard asked if the Pace vans can accommodate car seats.
S. Asuoha stated yes.
S. Mangum asked if parents will be required to use the Pace vans.
S. Asuoha stated she prefers child arrive and leave via the Pace vans rather than parents dropping off and picking up, but needs the flexibility for both options.
G. Gerdes stated this is a change in use, there are potential building, fire and health codes that kick in, suggested meeting with staff to review code issues to see if they are financially feasible.
S. Mangum asked about the status of their State license.
S. Asuoha stated that is still in process. She stated the State wants the local approval process to occur first before they issue a license. She stated she prefers a full-time center, but could operate part-time if that is the license the State issues. She stated the Pace vans will be used for transport regardless.
J. Leonard stated a concern with street traffic and bike lane and the possible need for a on-street loading zone, creating traffic conflicts. She stated any approval should be conditioned upon prohibiting an on-street loading zone.
Discussed were hours of Monday-Friday, 6:30am to 6:00pm, and the types of services provided, such as daycare and afterschool programs.
S. Mangum stated hours and drop-off details need to be pinned down.
J. Leonard stated better details need to be provided.
G. Gerdes stated the parking lot is tight, had to back out at a recent visit. He stated one ADA parking space is needed.

J. Leonard made a motion to hold item in Committee in order for the applicant to address the following concerns, motion seconded by L. Biggs:
1. Employee parking
2. Pace van parking
3. How vehicles will exit from the property onto Dodge Avenue
4. ADA parking space
5. Meet with staff to review building, fire and health code requirements
6. Operational details including hours and State licensing

The Committee voted, 9-0, to hold item in Committee in order for the applicant to address concerns.

5. 1714-1720 Chicago Avenue Planned Development
Paul Janicki, architect, proposes to construct a 13-story office building with 112 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District and a special use for a Planned Development. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 112 parking spaces with 22 compact stalls where the minimum required number of parking spaces is 213, in addition to a purchase-sale agreement to replace the 74 library parking spaces.
onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 31.75 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.67 feet into the required front yard, where a maximum obstruction of 3.18 feet (10%) is allowed. Recommendation to Plan Commission.

APPLICATION PRESENTED BY: Paul Janicki, architect
Gary Stoltz, developer

DISCUSSION:

- P. Janicki stated they have addressed the alley issue from before. He stated the building depth has been reduced by 5’ to provide more room at the alley. He stated the plan includes a pedestrian crosswalk across the alley to provide access to the library, the existing landscape island on the library property will need to be modified to provide adequate alley space and a portion of the alley vacated. He stated the Fire Department is satisfied concerning fire truck access.
- P. Janicki stated the number of parking spaces proposed is reduced due to the building depth change. He stated the plan includes 21 spaces for the library, with a total 112 spaces available to the public during evenings and weekends.
- P. Janicki stated there will be bike storage, showers can be provided by individual tenants.
- J. Leonard stated showers should be provided to encourage biking.
- S. Mangum stated reduced parking may encourage more biking.
- P. Janicki stated translucent glass will be used for the first 40’ of the building height, at the parking levels. He described architectural details.
- L. Biggs stated her concern with the alley being tight, concerned with semi-trailers getting to and maneuvering through the alley, noting the plan encourages pedestrian traffic in the alley. She noted there is a utility pole at the McManus building. She stated the alley becomes tighter with the proposed vacation. She stated the RFP did not include alley vacation.
- L. Biggs stated operational restrictions in the alley will be required if the project moves forward.
- Parking was discussed. K. Danczak Lyons, Library Director, provided parking data, how patrons arrive and if by vehicle where they park.
- J. Leonard stated the parking concern is more an issue of a type and location of parking preferred by women in particular vs. the availability of parking. She stated an individual’s parking preferences which may not be available even though there is parking available.
- J. Velan asked how spaces allocated to the library will operate. She stated the operation should be similar to the City’s parking facilities.
- G. Stoltz stated the office spaces would be accessed through a key fob, after 5pm and on weekends those spaces would be available to the public.
- K. Jensen asked if EV parking stations will be provided.
- P. Janicki stated empty conduit will be in place.
• G. Stoltz stated increased construction costs due to tariffs and interests rates make providing EV parking stations cost prohibitive.
• L. Biggs asked about snow removal from the alley. She stated once the City’s parking lot is gone, the City will no longer plow the alley.
• J. Leonard stated a snow management plan is needed.
• Landscaping was discussed. P. Janicki stated trees will need to be removed; suggested trees could be planted on adjacent properties. He noted the plan includes rooftop trees. Planting additional parkway trees was discussed, either replacing trees in poor health or in locations that need a parkway tree.
• K. Jensen asked if renewable energy is being considered.
• G. Stoltz stated it is cost prohibitive, stated tax credits for renewable energy are expiring.
• Public benefits were discussed. G. Stoltz stated construction training for ETHS students will be provided.
• J. Leonard stated aside from the construction training program, most of the listed public benefits are inherent to building an office building, rather than providing benefits to the community in exchange for development allowances.
• S. Mangum noted additional zoning related comments remain from review letter.

Public Comment:
• Austin Sherer stated his opposition to the development. He stated the alley is tight, it will cause traffic problems, a tall office building at that location does not make sense.
• Glen Madeja, Frances Willard House Museum, stated the museum will lose rental income from parking spaces and apartment during construction. Stated his concern with stormwater runoff, site security, health of trees on museum property due to shade from the building.
• Sara Schastok, stated project lacks public benefits, concerned with a blank wall at pedestrian level.
• Janet Steidl, stated application information is not accurate, plan details are inconsistent, the Fire Department comments not provided directly.
• Joan Safford, stated her concern with the zoning change, office use at that location.
• Vickie Burke, stated her concern with construction impacts on the Frances Willard House Museum buildings.
• Bonnie Wilson, stated her concern with construction impacts on the Frances Willard House Museum buildings.

• The Committee discussed that there are still concerns which have not been addressed.
• G. Stoltz requested a recommendation from the Committee instead of a continuance.

G. Gerdes made a motion to recommend denial, seconded by L. Biggs.

The Committee voted, 9-0, to recommend denial of the project to the Plan Commission.
Adjournment

K. Jensen made a motion to adjourn, seconded by L. Biggs. The Committee voted, 9-0, to adjourn. Meeting adjourned at 5:04pm.

The next DAPR meeting is scheduled for Wednesday, November 28, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith