
Staff Present:  J. Velan

Others Present:  Ald. Rainey

Presiding Member:  J. Leonard

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

Approval of Minutes

February 6, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the February 6, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 7-0, with two abstentions to approve the February 6, 2019, meeting minutes.

New Business

1.  140 Chicago Avenue  Recommendation to ZBA

   Eric Eriksson, architect, submits for a special use permit for an Automobile Service Station, Mobile, and a special use permit for a Convenience Store in the C1 Commercial District, and zoning relief for a 21’ wide driveway aisle where 24’ is required.

   APPLICATION PRESENTED BY:  Eric Eriksson, architect

   DISCUSSION:

   • Service station has been at this location for approximately 40 years.
   • Site is narrow.
   • Plan includes new underground fuel tanks.
   • Need curb cut width for truck turning. South curb cut width is currently 50’, 35’ proposed. Will replace curb where reduced. Truck turning radius diagram shows trucks don’t need 35’ width, but it’s needed for customer vehicles to go around a truck when a truck is there.
   • A visual demarcation or physical barrier such as a curb and/or fence separating public sidewalk and driveway aisle is needed.
● Signage and arrows on pavement needed to direct traffic flow.
● South curb cut width needs to be reduced.
● South curb cut to be egress only. North curb cut to be in/out.
● G. Gerdes, pedestrian path to building entrance should not be the drive aisle, the word “sidewalk” needs to be removed near the building because the area shown does not meet required width for ADA access.
● On landscape plan, change parkway mulch to grass.
● Add a bike rack.
● Clearly mark an ADA fuel pump with notification button.
● Provide a color rendering of the building.
● Will be a 24-hour convenience store.
● LED lighting needs to be aimed down, provide a photometric plan.

L. Biggs made a motion to recommend approval to ZBA subject to the following conditions:

1. Provide visual demarcation separating the public sidewalk and driveway aisle;
2. Add signage arrows on pavement and directional signage indicating traffic flow;
3. Reduce south curb cut width;
4. Remove the word “sidewalk” near building;
5. Change parkway mulch to grass on landscape plan;
6. Add bike rack;
7. Clearly mark ADA fuel pump with notification button;
8. Provide color rendering of building;
9. Provide a photometric plan;

seconded by G. Gerdes

The Committee voted, 9-0, to recommend approval to ZBA subject to the conditions noted above.

Adjournment

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. Meeting adjourned at 4:24 pm.

The next DAPR meeting is scheduled for Wednesday, March 13, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith