

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 13, 2019**

Voting Members Present: I. Eckersberg, J. Hyink, D. Cueva, M. Tristan, G. Gerdes,
J. Leonard, M. Klotz, L. Biggs, M. Griffith, M. Jones

Staff Present: J. Velan, P. Zalmezak, P. Martinez, K. Boden

Others Present: Ald. Wynne

Presiding Member: J. Leonard

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

Approval of Minutes

March 6, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the March 6, 2019, meeting minutes, seconded by G. Gerdes.

The Committee voted, 9-0, with one abstention, to approve the March 6, 2019, meeting minutes.

New Business

1. 1012-1034 Chicago Avenue

Richard Fisher and Oscar Tatosian seek comments for concept review of a site in the C1a and C2 Commercial Districts. No project is presently under consideration.

- J. Leonard stated there is redevelopment interest for the subject property, no plans have been submitted, the discussion is for general comments only.
- The site includes the properties on the west side of Chicago Avenue from Greenleaf Street south to Lee Street.
- M. Klotz summarized the current zoning of the properties:
 - North end zoned C2: Residential is not allowed
Maximum building height is 45', up to 60' with
Planned Development site development allowance
Maximum FAR of 1.0
 - South end zoned C1a: Residential is permitted
Maximum building height is 67', up to 90' with
Planned Development site development allowance
Maximum FAR of 4.0

- M. Klotz outlined the Planned Development Process. She advised against maxing out building height allowed with a Planned Development, suggesting 6 stories seems appropriate, but building height could be between 6-9 stories. She suggested staggering the height and stepping it back from the street, want to avoid a boxy building.
- M. Klotz stated ground floor retail, some underground parking and 65 dwelling units on the floors above the ground floor is possible.
- J. Leonard stated there should be a maximum of one curb cut on Chicago Avenue and one on Greenleaf Street, a private alley could provide service to the rear of the building, looking for 12' distance between the building and street curb for pedestrians.
- G. Gerdes stated a Construction Management Plan is required before a building permit is issued, including demolition to construction. He noted the Green Building Ordinance.
- R. Fisher stated his auto dealership is over capacity, plans to move service activities to central location near Howard and Kedzie, retain sales in 3 buildings on the east side of Chicago Avenue. The plan does not mean a decrease in business or jobs.
- O. Tatosian stated their building has been there since the 1920s, they are not happy with how the building looks or how Chicago Avenue looks. He stated they plan to stay on Chicago Avenue but are looking to create a better aesthetic for their customers.
- Ald. Wynne is encouraged by discussions occurring up front in the hope it avoids tensions later.
- L. Biggs stated the water main is 6", fire flow will be an issue with residential development, the water main will need to be up sized to 10-12" if residential is included. She stated on-site stormwater detention will be required. She stated currently there is no alley and refuse collection occurs off several driveways along Chicago Avenue, she stated a private alley should be provided for refuse collection and rear service to the future development. She stated this alley would improve traffic flow and provide additional on-street parking. She referred to the Chicago Avenue Streetscape Plan.
- M. Tristan stated fire sprinkler requirement based on the size of building, fire alarm required.
- J. Hyink all transportation modes need to be considered, noting the site is between two CTA rail stops.
- J. Velan on-street parking can be increased with less driveways, helping local businesses.
- P. Zalmezak stated the property is currently under used, redeveloping the site would increase the tax base.
- R. Fisher asked if a gap between new buildings would be an option instead of an alley, concerned with adequate space for an alley.
- It was noted the 900 Main building has a service drive along the Metra tracks and that property has less depth the subject property, noting the building could extend over the alley.
- J. Leonard stated it is possible for the development to extend further south to include properties just north of the 900 Main building. If so, extending Lee Street to the west side of the Metra tracks should be considered.

- J. Leonard noted the City's Climate Action Plan, the development needs to include bird friendly measures. She noted the Inclusionary Housing Ordinance, noting development bonuses are available for on-site affordable dwelling units.
 - J. Leonard noted a Ward meeting scheduled for April 4.
 - R. Fisher stated redevelopment would likely include a request to change the zoning at the north end of the site.
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Adjournment

L. Biggs made a motion to adjourn, seconded by D. Cueva. The Committee voted, 10-0, to adjourn. Meeting adjourned at 3:19 pm.

The next DAPR meeting is scheduled for Wednesday, March 20, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith