DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 3, 2019


Staff Present:          J. Velan

Others Present:

Presiding Member:     S. Mangum

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

Approval of Minutes

1. March 13, 2019, DAPR Committee minutes.

J. Hyink made a motion to approve the March 13, 2019, DAPR Committee minutes, seconded by L. Biggs.

The Committee voted, 8-0, to approve the minutes with one abstention.

2. March 20, 2019, DAPR Committee minutes.

L. Biggs made a motion to approve the March 20, 2019, DAPR Committee minutes, seconded by S. Mangum.

The Committee voted, 6-0, to approve the minutes with three abstentions.

New Business

1. 619 Howard Street

   Recommendation to ZBA

   Thomas Ahleman, architect, submits for a Special Use permit for a Banquet Hall Facility in the B3 Business District.

   APPLICATION PRESENTED BY:   Thomas Ahleman, architect

   DISCUSSION:
   ● Owners of Peckish Pig plan to produce events in this space, primarily weddings.
   ● 22 parking spaces, including ADA space.
   ● The facade will be updated.
   ● The property is 2 blocks from the CTA Red Line stop, there is a parking garage at this stop.
- Occupancy of 1,342 based on standing room. Music events in the future possible.
- M. Tristan stated that 416 is the maximum occupancy with seating based on net square footage.
- G. Gerdes stated occupancy needs to be clarified; occupancy determines the number of fixtures needed per the plumbing code.
- J. Velan would like to know the current volume of events at Peckish Pig. Current valet struggles to find parking, does not think the garage at the Howard CTA station should be considered for parking. Consider requiring transportation.
- S. Mangum stated other banquet halls required to have a cap on the number of occupants without off-site parking plans.
- J. Velan stated 6:00pm to 6:00am is resident parking only. Current valet does not have documentation of a parking agreement. Ride-share, vans and buses, and loading zone in parking area should be considered. Deliveries are assumed to be done from the parking lot.
- L. Biggs stated more information is needed on how parking and loading will occur. The overhead door on east elevation could be opened to provide more light and provide access to parking.
- S. Mangum asked about music. Will new roof and insulation absorb sound? Will proposed glass roll-up doors be open for events with music?
- A decibel test will be needed.
- 12:30am proposed end time for event operations.
- Panels planned to be installed for more privacy along Howard Street.
- S. Mangum asked the applicant to consider other ways to cover windows without removing storefront window system.
- M. Tristan stated full sprinkler and alarm systems required, water line size will need to be increased.
- Committee requested the following additional information:
  - Occupancy numbers
  - Parking plan narrative
  - # of employees
  - Loading information
  - Music/sound mitigation
  - Hours of operation
  - Waste management information
- New mechanical equipment will be installed.

L. Biggs made a motion to hold item in Committee until the above information is provided, seconded by G. Gerdes.

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

2. 2628 Gross Point Road & 2635 Crawford Avenue

Recommendation to Plan Commission and ZBA

Steven Kolber, architect, submits for a map amendment to subdivide the property located at 2635 Crawford Ave. and rezone the southeast portion of the property from the R2 Single Family Residential District to the B1a Business District (with the northwest portion of the property to remain R2 Single Family Residential), and major zoning relief to subdivide the property and establish a flag lot on the southeast portion of 2635 Crawford Ave., a Pedestrian Area of less than 30’, and for reduced Fenestration and Sill Heights facing Gross Point Rd. and Crawford Ave., and for a special use permit for a Type 2 Restaurant, Nic’s Organic Fast Food, a Drive-
APPLICATION PRESENTED BY: Steven Kolber, Architect

DISCUSSION:
- Quick serve restaurant will be 4th location. All food is certified organic.
- Traffic study updated. Drive-thru will have 7 stacking spaces.
- Right-in/right-out on Gross Point Road and right-in only on Crawford Avenue proposed.
- Extra drive-in space provided for large orders.
- Hours to be 10:00am to 9:00pm, similar to other locations.
- Long term lease with Methodist Church for 5 parking spaces for employees.
- Will widen and improve the alley.
- 6 parking spaces proposed on the subdivided lot. A walk will be added to provide access to the site through the alley.
- Peak times are during lunch and dinner hours, will not conflict with Sarkis.
- Delivery will occur in front of the building, larger vehicles can use the alley.
- Grade change to act as a deterrent from people accessing the drive-thru from the alley.
- S. Mangum stated there will be an increase in the number of curb cuts over a short distance on Crawford. Consider reconfiguring lot to provide alley access.
- J. Hyink stated nearby bike lane will be impacted by curb cuts and drive-thru, 9-10 vehicles can queue at the drive-thru before it reaches the street.
- Updated traffic study to be provided to staff.
- G. Gerdes noted ADA requirements should be checked for elevator. Signage is a separate review.
- J. Velan asked the applicant if they’ve seen how Starbucks operates during peak hours.
- L. Biggs stated concern over waste management vehicles maneuvering to access dumpster enclosure.

Public Comments:
- Ben Hammeleff wished Nic’s success, but the drive-thru is the same that was voted down by the City initially. If no changes have occurred, expanding space will not matter. With same concerns unaddressed, asked the Committee to consider removing the drive-thru, noting other businesses operate well without a drive-thru.
- Josh Huppert asked how far the church parking is from the restaurant. People in church parking lot will have to maneuver out of the way for a sidewalk. Area is hilly, questioned how dumpster will be accessed because of hills. Food cannot be cooked to order and be fast. If truck pulls into the alley, would have to back-out. Sarkis peak is at lunch, creates a traffic conflict.
- S. Mangum stated the distance between the church and restaurant is about 750’, straight shot.
- Megan Lutz stated she is familiar with the intersection. Traffic light at intersection creates vehicle back-up that would block Nic’s entrance and exit. Accidents likely to increase. Concerned by encroachment of parking/commercial space into residential lot. Some children walk through area for buses.
- Gloria Flack stated she’s seen a lot of accidents. Improvements to Lovelace Park may be impacted by a drive-thru facility. Feel badly about proposal. Traffic stats for that corner is one thing, speeds at the intersection make accidents worse.
Committee discussion:
- L. Biggs made a recommendation for approval subject to right-in/right-out onto Crawford Avenue, traffic study needed for further review. She recommends holding item.
- G. Gerdes stated information needed for dumpster access. He also recommends holding item.
- S. Mangum stated information needed on how home could be developed on the subdivided lot. Should look at extending sidewalk on Crawford and use of the 8’ platted alley at rear for access to the lot to eliminate the need for a new curb cut on Crawford.

L. Biggs made a motion to hold item in Committee for further discussion and subject to items noted above, seconded by G. Gerdes.

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

Adjournment

L. Biggs made a motion to adjourn, seconded by J. Hyink. The Committee voted, 9-0, to adjourn. The Committee adjourned at 4:08 pm.

The next DAPR meeting is scheduled for Wednesday, April 10, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith