DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 10, 2019


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.

Old 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
Mohamed Eldibany, consultant

DISCUSSION:
- M. Eldibany stated the parking garage at the CTA Howard Red Line stop has about 400 parking spaces, parking garage is available for their use, will secure agreement.
- G. Gerdes noted the occupancy count had been reduced, existing overhead doors shown removed on the plan.
- Dumpster is now shown on the plan.
- K. Jensen stated composting waste is encouraged.
- They are in discussions with local composting service.
- L. Biggs stated requested information has been provided, satisfied.
- S. Mangum clarified that valet parking is proposed to be provided for events over 40 people. Customer/Valet drop-off to occur in onsite parking lot.
- They will shuttle people to/from the parking garage at the CTA Howard Red Line stop, shuttle will use parking lot for drop offs.
- Events are expected to be indoor only. They can provide baffles to mitigate sound, agree to test sound level.
- J. Leonard asked if the parking lot would be used for events, such as a tent, would like to accommodate and maintain parking and traffic circulation.
- Events occurring in the parking lot not anticipated.
- M. Griffith stated a condition of their special use could be staff approval of a site plan for events in the parking lot.
L. Bigs made a motion to recommend approval subject to events held in the parking lot to require DAPR approval for site plan and to be consistent with special use approved, seconded by G. Gerdes.

The Committee voted, 10-0, to recommend approval subject to the condition noted above.

New Business

1. 2121 Ashland Avenue

Mike Chookaszian, applicant, submits for building permit for interior and exterior alteration of a 2-story commercial structure for a brew pub and banquet hall facility, Double Clutch Brewery, in the MXE Mixed Use Employment District.

APPLICATION PRESENTED BY:
Nick Hynes
Lukasz Cholodecki

DISCUSSION:
• G. Gerdes stated signage is a separate permit.
• S. Mangum asked if the bathrooms currently shown at the front of the space could be moved to a different location to provide more of an active store front.
• N. Hynes stated their architect considered alternative bathroom locations but the proposed location shown is best for circulation.
• L. Cholodecki stated they are looking at ways to show the beer barrels through the windows.
• J. Leonard asked about bike racks.
• N. Hynes stated they plan to install bike racks for up to 20 bikes in the front.
• G. Gerdes stated ADA regulations now allow the two handicapped parking stalls to share the accessible aisle, so there is room to provide a bike rack in the parking lot.
• N. Hynes stated they are planning on 9 months for construction.
• K. Jensen asked what their plan is for the spent grain.
• L. Cholodecki stated their brew master has a plan in place for the spent grain to be picked up, it will be kept inside otherwise.
• K. Jensen asked about electronic vehicle charging stations and about installing solar panels.
• L. Cholodecki stated they plan to install electric vehicle charging stations, he stated they are pricing out the costs to install solar panels.

G. Gerdes made a motion to grant preliminary and final approval of the project, seconded by L. Biggs.

The Committee voted, 10-0, to grant preliminary and final approval of the project.
2. **1223 Chicago Avenue**  
Lea Pinsky, applicant, submits for approval a mural for the south facade of 1223 Chicago Avenue (Soapies), in the B1 Business District.

**APPLICATION PRESENTED BY:**  
Lea Pinsky, applicant  
Dustin Harris, applicant  
Katherine Gotsick, Main Dempster Mile

**DISCUSSION:**
- L. Pinsky stated Louise Chen, Detroit based artist, will paint the mural, her focus is on native botanicals. She stated the Evanston Arts Council, Ald. Wynne, and building owner area all on board with mural.
- L. Biggs asked who will maintain the mural.
- Katherine Gotsick, Main Dempster Mile, Special Service Area, stated Main Dempster Mile will be responsible for maintenance; funds have been set aside for maintenance. There is an agreement with the building owner for the mural.
- J. Leonard noted that since the project does not require a building permit, there will not be a vote but they are okay to proceed.

**Adjournment**

L. Biggs made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3.03 pm.

The next DAPR meeting is scheduled for Wednesday, April 17, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,  
Michael Griffith