DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 17, 2019

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

Staff Present: J. Velan, E. Golden

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

April 3, 2019, and April 10, 2019, DAPR meeting minutes.

G. Gerdes made a motion to approve the April 3, 2019, and April 10, 2019, meeting minutes, seconded by L. Biggs.

The Committee voted, 10-0, to approve the April 3, 2019, and April 10, 2019, meeting minutes.

New Business

1. 1301 Chicago Avenue Sidewalk Cafe
Sebastian Koziura, applicant, submits for a permit for a sidewalk cafe for FRIO Gelato, in the B1 Business District and Dempster-Main Overlay District.

APPLICATION PRESENTED BY: Sebastian Koziura, applicant

DISCUSSION:

- S. Koziura states the plan includes 4 benches and a trash can. The benches will be anchored to the building, the trash can removed nightly.
- G. Gerdes stated DAPR will approve sidewalk cafes instead of City Council going forward except for sidewalk cafes planning to serve liquor, in that case City Council approval is required.
- G. Gerdes noted the required 6’ clearance for pedestrians is provided.

L. Biggs made a motion to approve the sidewalk cafe, seconded by G. Gerdes.

The Committee voted, 10-0, to approve the sidewalk cafe.
2. **524 Main Street**  
Northshore University Health System, applicant, submits for sign variation for a mural covering 100% of 8 window panes where 25% coverage of each pane is allowed by Sign Regulation Section 4-10-10.C, in the C1a Commercial Mixed Use District and Dempster-Main Overlay District.

APPLICATION PRESENTED BY:

DISCUSSION:
- Special use approval requires mural on the storefront windows so people can’t see into the exam rooms, 8 windows will be covered along Chicago Avenue, 100% of the window to be covered.
- G. Gerdes stated that the code permits up to 25% coverage.
- Two windows along Chicago Avenue and the windows along Main Street to be open, not covered.

L. Biggs made a motion to approve the sign variation, seconded by G. Gerdes.

The Committee voted, 10-0, to approve the sign variation.

3. **1919 Dempster Street**  
Joe Coconato, applicant, submits for building permit for 91 sq. ft. addition, facade and site improvements, including a dual drive-thru facility and ADA improvements, McDonald’s, in the C2 Commercial District.

APPLICATION PRESENTED BY: Joe Coconato, applicant

DISCUSSION:
- S. Mangum noted DAPR comments were addressed between the last time this was before the Committee and ZBA.

L. Biggs made a motion to grant final approval of the project, seconded by M. Griffith.

The Committee voted, 10-0, to grant final approval of the project.

4. **1600 Dodge Avenue**  
Poblocki Sign Company, LLC, applicant, subjects for a concept review for exterior sign and wayfinding sign package, ETHS, in the R2 Single-Family Residential District.

APPLICATION PRESENTED BY: Vito Parente, applicant

DISCUSSION:
• ETHS is a 62 acre campus. Proposed signage is to improve wayfinding on the campus, to better identify parking lots and entrances.
• G. Gerdes stated most signs are site information signs which are limited 4 sf, proposed signs are larger. He stated the number of signs is a concern. The required setback from a public right-of-way for a monument sign is equal to its height.
• Proposed signs take into account who is coming to the campus. Signage is also to help emergency responders locate entrances and parking. Proposed signs are sized for traffic, 2 ¾" tall copy size provides 80’ for a driver to see.
• M. Tristan stated the Fire Department has a campus map, and EMS are usually on site for events.
• G. Gerdes stated the City has jurisdiction along public streets for signage, signs within the campus fall outside of the sign code.
• G. Gerdes stated there are several locations with limited space where multiple signs are proposed, seems excessive.
• L. Biggs stated too many signs makes it more difficult to make decisions about what to do, not fond of the “street” signs.
• J. Leonard stated pedestrian wayfinding should be equally important as vehicle traffic. Bikes should also be considered.
• G. Gerdes stated sign locations need to be confirmed, on private property or in the public right-of-way. Signs are required to be on private property.
• L. Biggs stated signs over 3’ tall create visibility issues.
• G. Gerdes recommended City Council should decide the sign variations if pursued.
• J. Leonard suggested a follow-up meeting with a few City staff members and ETHS staff and consultants to discuss the subset of signs discussed today.

Adjournment

L. Biggs made a motion to adjourn, seconded by J. Leonard. The Committee voted, 10-0, to adjourn. The Committee adjourned at 03:22 pm.

The next DAPR meeting is scheduled for Wednesday, April 24, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith