DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 15, 2019


Staff Present:

Others Present:

Presiding Member:  J. Leonard

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

Approval of Minutes

May 8, 2019, DAPR meeting minutes.

L. Biggs made a motion to approve the May 8, 2019, meeting minutes, seconded by G. Gerdes.

The Committee voted, 9-0, to approve the May 8, 2019, meeting minutes.

Old Business

1.  2650 Sheridan Road  Recommendation to ZBA
Shawn Jones, attorney, submits for major zoning relief to establish a curb cut and driveway from the street frontage (Sheridan Road) when alley access to the property is present in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY:  Shawn Jones, attorney
Alex Factor, Developer

DISCUSSION:

●  S. Jones reviewed the timeline of the property purchase and subdivision and referenced City ordinance language regarding nonconforming driveways.
●  Purchaser had expectation of keeping the front drive.
●  M. Klotz reviewed staff’s timeline of the property’s driveway issues including communication that the access must be provided from the alley.
●  S. Jones stated that the subdivision has been recorded with Cook County. Surveyors plan showed the presence of the curb cut.
●  L. Biggs stated that the curb cut could not have remained. No new driveway location had been determined for the new subdivisions and with the work done on Sheridan Road the “existing” curb cut could not have been grandfathered in.
●  I. Eckersberg stated that civil plans showed the driveway was to be demolished.
S. Jones stated that moving the driveway would be needed as well as reducing its width.
S. Mangum stated that the only option for keeping the driveway would be to keep the house. Demolishing the house removes the legal nonconformity.
J. Leonard clarified the review process: DAPR as the recommending body, ZBA recommending to City Council which makes the final decision.

S. Mangum made a motion to recommend denial to ZBA, seconded by L. Biggs.

The Committee voted 9-0 to recommend denial of the requested major variation.

New Business

1. 1724 Sherman Avenue
Kilwins Evanston, applicant, submits for a sidewalk cafe, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Jeff Schneider, franchise owner

DISCUSSION:
- Proposing 3 tables, each with 2 chairs to be placed outside of front window.
- G. Gerdes clarified that 1st time sidewalk café applications come to DAPR then Council but will no longer need Council approval from year to year unless a liquor license is needed.
- L. Biggs asked if the area would be enclosed. The applicant replied that it would not be.
- J. Leonard encouraged applicant to make sure the tables and chairs are kept in the proposed locations by restaurant staff as needed.

L. Biggs made a motion to recommend approval of the sidewalk café, seconded by M. Tristan.

The Committee voted, 9-0, to recommend approval of the sidewalk café.

2. 1600 Dodge Avenue
Poblocki Sign Company, LLC, applicant, submits for a sign variation for 10 site information signs ranging in size from 5.75 square feet to 19.5 square feet where 4 square feet is permitted by sign regulation, ETHS, in the R2 Single-Family Residential District.

APPLICATION PRESENTED BY: Vito Parente, applicant

DISCUSSION:
- G. Gerdes stated that the sign package is revised and that staff walked the site. There has been a reduction in the size and number of proposed signs. A question exists on the Transition House sign. Overall the project has support from Alderman Braithwaite.
- L. Biggs stated that she is concerned that the proposed monument sign for the Transition House would not be seen due to on street parking and suggested that a wall
or blade sign could be used instead. She stated that ETHS has talked and worked with staff on revising the proposed signage.

- The applicant stated that the Transition House serves young adults with disabilities and ETHS staff felt it would be good to have signage for the site and help the students feel that they are a part of the campus. The property located on Hartrey Ave. is not under the proposed signage plan. Due to the location of the property no monument sign exists or is proposed there.
- J. Leonard stated that Alderman Simmons had not been alerted to the signage project and part of the property falls in the 5th ward. She suggested that the Transition House be unbundled from the signage proposal and reviewed further. Has concern of people wondering why the Hartrey Ave. site does not have similar signage.
- L. Biggs stated that the branding should be consistent for all of the ETHS properties.
- S. Mangum suggested that a functional awning with signage be installed over the entryway.

L. Biggs made a motion to approve the signage with the condition of removal of the proposed signage for the Transition House for continued review, seconded by G. Gerdes.

The Committee voted 9-0 to approve the proposed signage with the condition stated above.

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. The Committee adjourned at 03:09 pm.

The next DAPR meeting is scheduled for Wednesday, May 22, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,

Meagan Jones