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


Staff Present: M. Rivera, E. Golden

Others Present:

Presiding Member:

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

Approval of Minutes

July 3, 2019, DAPR Committee meeting minutes.

M. Tristan made a motion to approve the July 3, 2019, DAPR Committee meeting minutes, seconded by J. Jones.

The Committee voted 9-0 to approve the minutes.

New Business

1. 2200 Main Street Preliminary/Final Review
DonnaLee Floeter, architect, submits for a 1-story addition to the Infant Welfare Society of Evanston, in the R2 Single-Family Residential District.

APPLICATION PRESENTED BY: DonnaLee Floeter, archited

DISCUSSION:

- Exterior building materials will be red brick and white vinyl siding, matching existing materials.
- Addition is intended to be a play area.
- J. Leonard read a comment from G. Gerdes, MEP and contractor registration information still needed. There are banners that need to be removed.
- M. Klotz encouraged applicants to find parking alternatives per the variation ordinance.

S. Mangum made a motion to grant preliminary and final approval to the project, seconded by L. Biggs.

The Committee voted, 9-0, to grant preliminary and final approval.
2. 140 Chicago Avenue  Preliminary/Final Review
Ketan Bhai, business owner, submits for construction of a new 1-story automobile service station and convenience store, new fuel pumps, canopy, and off-street parking, in the C1 Commercial District.

APPLICATION PRESENTED BY: Eric Erickson, architect

DISCUSSION:
- Applicant stated proposed plan includes additional landscaping and swales for stormwater drainage, downspouts were moved to north and south elevations, there will be 4 parking spaces at the north end of the property, and 2 parking spaces at the south end of the property.
- M. Klotz stated the driveway widths should be consistent, the south driveway needs to be narrowed from 35’ to 30’ to comply with the plans reviewed the ZBA.
- S. Mangum stated there needs to be a demarcation between the public sidewalk and adjacent drive aisle.
- Applicant stated the plan provides a stone visual indicator, 8”.
- Eckersberg asked if bollards can be installed, or a curb?
- Applicant stated a curb is preferred to bollards but paving material is proposed.
- Eckersberg stated a wider separation is preferred in case cars back out.
- Applicant stated they do not expect people to back up given how the site is designed.
- L. Biggs stated a vehicle at a fuel pump may be blocked by larger vehicles or trucks and may need to back up to exit. She stated a curb is preferred at a greater height.
- Applicant stated tanker trucks come every 4 days so spaces will not be blocked often.
- S. Mangum stated a bike rack was to be added per previous DAPR meeting minutes.
- Applicant stated a bike rack was not included per the Alderman, stating the proposed steel pipe to be installed around the building will work as a bike rack.
- J. Hyink stated the pipe is not appropriate for bikes; U-rack would be cheaper to install.
- S. Mangum asked if the brick was a veneer or individual bricks.
- Applicant stated brick veneer; lower portion is a cultured stone.
- S. Mangum asked about an ADA pump.
- Applicant stated it is located in the middle with a sign.
- J. Leonard stated an intercom button for assistance should be installed.
- S. Mangum stated one-way arrow markings are needed.

L. Biggs made a motion to hold in Committee to allow the applicant to address issues: show curb between public sidewalk and adjacent driveway, reduce the width of south driveway to 30’, add bike rack, provide material samples, provide ADA intercom at middle gas pump, and show one-way arrow markings, seconded by J. Hyink.

The Committee voted, 9-0, to hold item in Committee.
3. **821-823 Chicago Avenue**  
**Preliminary/Final Review**
Shawn Decker, business owner, submits for an interior remodel and an exterior facade renovation to Sketchbook Brewery, in the C1a Commercial Mixed Use District.

APPLICATION PRESENTED BY: Shawn Decker, business owner

**DISCUSSION:**
- S. Mangum asked what the building looks like underneath the awning; asked if glazing will be removed.
- Applicant stated the building exterior is similar to the section without the awning; replacing glass with an operable window and installing a new vestibule.
- S. Mangum asked if removing the awning was considered.
- Applicant stated the sun gets very bright over the course of the day, they have solar blinds in their current space.
- J. Leonard asked if an air curtain will be installed.
- Applicant stated yes.
- E. Golden stated an air curtain is required and needs to be reviewed prior to installation.
- S. Mangum asked about the material at the bottom of the overhead door.
- Applicant stated it is a black kick panel.
- Will review awning replacement and signage in a separate submission.
- L. Biggs asked if there would be steps.
- Applicant stated the space will be ADA accessible.
- J. Hyink asked about table height.
- Applicant stated there will be low and high tables, high tables at the window and lower tables elsewhere.
- S. Mangum asked about bike racks.
- Applicant stated there are bike racks across the street.

L. Biggs made a motion to grant preliminary and final approval to the project, seconded by J. Leonard.

The Committee voted, 9-0, to grant preliminary and preliminary approval.

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by S. Mangum. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:32 pm.

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

Respectfully submitted,
Michael Griffith