DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 14, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:39 pm.

Approval of Minutes

August 7, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the August 7, 2019, DAPR Committee meeting minutes, seconded by S. Mangum.

The Committee voted 9-0 to approve the minutes, one abstention.

Old Business

1. 2412 Wade Street  Recommendation to ZBA
Nathan Kipnis, applicant, submits for Major Zoning Relief to construct a single-family residence and a 2-car detached garage in the R2 Single-Family Residential District. The applicant requests a front yard setback of 27.5’ from the north, Wade Street, property line where the minimum required setback is 50’ (the block average), and a 15’ street side yard setback from the east, Leland Avenue, property line for the detached garage where 31.4’ is required (detached accessory structures are not permitted to be located closer to the street side property line than the principal structure).

APPLICATION PRESENTED BY: Nathan Kipnis, applicant

DISCUSSION:

- N. Kipnis asked if the requirement to install the public sidewalk discussed at the previous DAPR meeting is due to the variation request or another regulation.
- J. Leonard stated the recommendation to install the sidewalk is due to the variation request.
- N. Kipnis stated the applicable regulation concerning the building is not clear, asked the City to clean up the language in future code amendments.
S. Mangum stated the regulation relates to the relationship between the single-family residence and the detached garage locations on the property. Applicant asked why the sidewalk is needed. J. Leonard stated installing the sidewalk fills in a gap.

L. Biggs made a motion to recommend denial of the requested variation for the street side yard setback to the garage, seconded by J. Hyink.

The Committee voted, 10-0, to recommend denial of the requested variation for the street side yard setback to the garage.

J. Leonard stated the Committee recommended approval of the requested front yard setback at the previous meeting, staff will recommend installing the public sidewalk.

New Business

1. **622 Davis Street**
   Mikael Bengtsson, applicant, submits for a sidewalk cafe for Newport Coffee House, in the D2 Downtown Retail Core District.

   APPLICATION PRESENTED BY: Mikael Bengtsson, applicant

   DISCUSSION:
   - Applicant proposes to place an 8’ long bench along the main window, sidewalk clearance will be maintained.
   - Bench is intended to provide a place for customers to sit after they have gotten their coffee.
   - L. Biggs asked the applicant to maintain the required 60” ADA clearance along the sidewalk and not let chairs migrate outside.

   L. Biggs made a motion to approve the sidewalk cafe, seconded by S. Mangum.

   The Committee voted, 10-0, to approve the sidewalk cafe.

2. **942 Pitner**
   Kiril Mirintchev, applicant, submits for a building permit to construct a 2nd story addition onto an existing 1-story commercial building, in the MXE Mixed-Use Employment District.

   APPLICATION PRESENTED BY: Kiril Mirintchev, applicant
   Charles Davidson, owner
DISCUSSION:

- Applicant stated the plan includes remodeling the building and constructing a 2nd story addition at the rear of the building.
- Parking is located off the alley.
- M. Tristan stated this is a change in use from commercial to residential, fire sprinklers are required.

L. Biggs made a motion to approve the project, seconded by M. Griffith.

The Committee voted, 10-0, to approve the project.

3. **3101 Central Street**

Lakeside Auto Rebuilders, Inc., applicant, submits for Major Variation to 1) Expand a nonconforming structure and nonconforming use and 2) To reduce required off-street parking spaces from 28 to 21, in order to construct a 1-story addition to the auto repair shop, Lakeside Auto Rebuilders, in the R4 General Residential District and Central Street Overlay District.

APPLICATION PRESENTED BY:  
Chris Canning, attorney  
Sarkis Tokat, applicant  
Ani Tokat, applicant

DISCUSSION:

- C. Canning stated the building was built in the 1920s, the auto repair shop has been there since 1975.
- Proposed 580 square foot addition will provide indoor space for estimating repairs and will allow vehicles to be moved around inside more easily.
- There will not be new employees.
- The property is bounded on three sides by public ways.
- Repair work is by appointment only, parking does not overflow onto the street, the parking variation is being driven by the code not by the business.
- L. Biggs noted there are parking spaces adjacent to the public sidewalk without a barrier.
- J. Leonard stated a barrier between the sidewalk and parking spaces should be provided.
- S. Mangum stated parking spaces should be striped.
- M. Rivera asked how many vehicles are worked on at a time.
- Eight vehicles are in the shop being worked at a time typically.

L. Biggs made a motion to recommend approval subject to 1. A barrier to be provided between the public sidewalks and adjacent parking spaces, and 2. Parking spaces to be striped, seconded by J. Leonard.

The Committee voted, 10-0, to recommend approval with the conditions noted above.
4. **1245 Hartrey Avenue**

Recommendation to ZBA

Becky Trisko and Meaghan Tower, applicant, submits for Special Use permit for a Daycare Center - Domestic Animal and Kennel, Unleashed in Evanston, in the I2 Industrial District.

APPLICATION PRESENTED BY:  
Becky Trisko, applicant  
Meaghan Tower, applicant

DISCUSSION:
- Applicants stated this will be their second location, facility will be for boarding and training, noted the space is 400’ away from the nearest residential property.
- Access is from the east side of the building.
- L. Biggs stated the east parking lot was nearly full during a recent visit at a non-peak time, concerned with available parking for all of the businesses in the building.
- Applicants stated they will have 6 spaces designated for their business, employees will park in the parking lot on the west side of Hartrey Avenue.
- A site plan should be provided showing parking, noting which spaces are dedicated to each business.
- Applicants stated the outdoor space for the dogs is on the south side of the building.
- Applicants stated there are about 6 dogs per class, dogs are required to be leashed when they arrive and leave.
- L. Biggs stated wayfinding signage should be provided to direct customers to the business.

L. Biggs made a motion to hold this item in Committee to allow the applicant to provide parking and wayfinding details, seconded by J. Leonard.

The Committee voted, 10-0, to hold item in Committee.

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by J. Leonard The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:15 pm.

The next DAPR meeting is scheduled for Wednesday, August 21, 2019, at 3:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,  
Michael Griffith