DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
September 4, 2019


Staff Present: M. Rivera, E. Golden

Others Present: Ald. Revelle

Presiding Member: S. Mangum

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

Minutes

1. August 21, 2019, DAPR Committee meeting minutes.

D. Cueva made a motion to approve the August 21, 2019, DAPR Committee meeting minutes, seconded by M. Jones.

The Committee voted, 7-0, to approve the August 21, 2019, DAPR Committee meeting minutes.

2. August 28, 2019, DAPR Committee meeting minutes.

D. Cueva made a motion to approve the August 28, 2019, DAPR Committee meeting minutes, seconded by M. Jones.

The Committee voted, 6-0, 1 abstention, to approve the August 28, 2019, DAPR Committee meeting minutes.

Old Business

1. 1512 Sherman Avenue Sidewalk Cafe
Merve Oren, applicant, submits for a sidewalk cafe, Mid Kitchen, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Merve Oren, applicant

DISCUSSION:
- Applicant stated they are a new restaurant with 18 tables inside and currently 7 tables outside, stating they are approved for 5 tables. They will move tables away from the construction fence at the Albion site next door once construction is complete to keep the sidewalk open to pedestrians.
• S. Mangum noted the site plan shows the required 6’ clearance between tables/chairs and the street tree grate.

M. Griffith made a motion to approve the sidewalk cafe as presented, seconded by M. Tristan.

The Committee voted, 7-0, to approve the sidewalk cafe as presented.

New Business

1. 700 Main Street Preliminary and Final Review
Eric Young, applicant, submits for building permit for interior and exterior renovations, La Principal, in the B2 Business District and Dempster-Main Overlay District.

APPLICATION PRESENTED BY: Eric Young, applicant

DISCUSSION:
• The private dining area is not being used often, proposing to use the area as a bar instead. Proposing to replace the existing windows along Custer Avenue with windows that match the windows facing Main Street. The windows can be opened, there will be glass above and below the new windows and two rows of glass block at the bottom.
• S. Mangum noted comments from G. Gerdes, Building and Inspection Services Division Manager, signage requires a separate permit and an ADA entrance is required.
• Applicant stated the proposed bar area is ADA accessible from the front of the restaurant.
• S. Mangum asked about the hours for the proposed bar area.
• Applicant stated the hours would be the same for the restaurant. They have a 1:00 am liquor license but the proposed bar would not likely be open that late.

D. Cueva made a motion to grant preliminary and final approval of the project, seconded by M. Jones.

The Committee voted, 7-0, to grant preliminary and final approval of the project.

2. 2503 Eastwood Avenue Recommendation to ZBA
St. Athanasius Parish, applicant, submits an application to amend their Special Use permit to expand their staff parking lot from 14 to 26 parking spaces, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Mike Kritzman, The Lakota Group

DISCUSSION:
• Applicant stated the main parking lot for the school has 58 parking spaces. The parking lot also serves as a play space and loading area, these activities restrict staff parking. The site at 2503 Eastwood Avenue has 14 parking spaces currently, they proposed to move staff parking to this site.
• S. Mangum stated the site plan notes a future play area.
• Applicant stated the play area is not confirmed at this time.
• Applicant stated the site needs to be improved, the plan includes landscaping at the west end and along the north side of the site.
• S. Mangum asked about the height of the proposed landscaping adjacent to the furthest west parking space.
• Applicant stated the landscaping would be perennials. The landscaping is intended to screen the parking lot.
• I. Eckersberg stated the proposed plan obstructs the alley, asked if the Alderman and neighbors are okay with the plan.
• M. Rivera stated all of the activity is in the alley, plan increases traffic in the alley.
• S. Mangum asked about a circulation plan for drop-offs, timing of drop-offs, and when staff tends to arrive.

Public Comment:
• Betsy Baer, neighbor, stated there used to be a home on the lot, expressed concern with the proposed parking lot, is not consistent with the R1 zoning. She stated the parking is not a big deal currently, the site is not being maintained. She asked if a fence could be installed and evergreens planted instead of perennials. She stated the plan appears to show more parking, parking closer to the street than the plan she saw previously.
• S. Mangum stated this is the same plan, plan provides a 27’ setback off the street and the same number of parking spaces.
• Kelsey Davies, neighbor, stated the alley is a disaster, cannot get in/out of her garage due to parents dropping off their children. She stated by 3:10 pm she is blocked in. She stated the site should be used for children. She stated the parking lot is rented out during Northwestern games for parties.
• S. Mangum asked about refuse screening details, asked if the refuse area blocks access to the adjacent garage.
• Applicant stated the refuse area will be screened by a wood privacy fence. The refuse area will not block access to the garage.
• S. Mangum asked about fence details to screen the proposed parking lot.
• Applicant stated a fence is not necessary given the proposed landscaping. This is not a commercial parking lot with a high turnover rate.
• If a play area is not planned for the site at this time, the area needs to be relabeled as turf.
• C. Sterling suggested a perspective drawing would be helpful at ZBA.
• M. Griffith stated he was not comfortable making a recommendation at this time, expressed concern with the proposed parking lot since it is related to the overall traffic circulation and those details are missing; questioned if the area to the south of the main parking lot was considered for the additional parking; expressed concern that the alley was being used for private activities.
• Applicant stated the costs are too high to expand parking into the area to the south of the main parking lot, that area is a play area improved with play equipment and artificial turf.

S. Mangum made a motion to recommend approval to ZBA, subject to: 1) Providing a circulation plan, 2) Staff parking and drop-off/pick-up hours, and 3) Landscaping details, seconded by D. Cueva.

The Committee voted, 3-4. The motion failed.

• M. Jones stated that if additional changes are proposed to the site that impact the special use, those changes should be looked at collectively.
● I. Eckersberg stated circulation is a concern, conflict points should be identified.
● C. Sterling stated more details should be provided about how the parking lots will be used for special events.

M. Griffith made a motion to hold item in Committee, seconded by M. Jones.

The Committee voted, 7-0, to hold item in Committee.

Adjournment

M. Tristan made a motion to adjourn, seconded by S. Mangum The Committee voted, 7-0, to adjourn. The Committee adjourned at 3:34 pm.

The next DAPR meeting is scheduled for Wednesday, September 11, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith