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

Voting Members Present: J. Hyink, I. Eckersberg, D. Cueva, M. Tristan, E. Cano,
J. Leonard, S. Mangum, K. Jensen, L. Biggs, M. Griffith, M. Jones

Staff Present: M. Rivera, S. Flax

Others Present: Ald. Rainey

Presiding Member: J. Leonard

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

Approval of Minutes

1. November 20, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes with the following amendment, regarding 1224 Oak Avenue, to eliminate the condition related to the basement floor, seconded by M. Jones.

The Committee voted, 9-0, to approve the minutes as amended, 2 abstentions.

New Business

999-1015 Howard Street

Planned Development

David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60 affordable dwelling units for seniors and 55 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 51’ where 45’ is allowed, 2) To reduce the required interior side yard setback for parking to 0’ where 5’ is required from the east property line, 3) To reduce the required rear yard setback for parking to 0’ where 15’ is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 55.

APPLICATION PRESENTED BY: David Block, applicant
Robert Natke, architect

DISCUSSION:
- Applicant confirmed the proposed plan provides 55 parking spaces, parking provided for CJE vehicles, guests, and residents.
- The south facade has been revised to provide better visibility at the parking garage entrances.
- Applicant stated they would like an on-street drop-off zone near the residential entry, requested appropriate street signage.
- Applicant noted the refuse area will be screened.
- E. Cano stated the dumpsters are not accessible based on the fence with the only opening at the east end, dumpsters will have to be rolled out to the alley. If bulk items
are placed in this area, the problem is made worse. He recommended either a roll or swing gate to provide direct access to the dumpsters from the alley.

- Applicant stated they are not able to provide the required 14’ vertical clearance at the loading area without raising the first floor, 11’ vertical clearance is feasible. They prefer to provide 11’ clearance rather than raise the first floor. They stated an 11’ vertical clearance will accommodate the typical vehicles used for loading/unloading for this type of development.

- J. Leonard stated that needs some thought, maybe the approving ordinance can include language prohibiting certain sized vehicles.

- S. Mangum asked about a truck turning diagram.

- Applicant stated a diagram has not been created but that the typical truck accessing the parking structure will be able to make the turns. Trucks can pull into the loading zone facing forward, then back up within the parking garage and pull out of the garage facing forward.

- Applicant stated the screening wall at the parking garage screens headlights from view, all lighting will be directed toward the building.

- Applicant reviewed the building elevations, materials, and architectural elements.

- S. Mangum stated previous drawings showed more glazing at the bridge portion of the building.

- Applicant stated much of the glazing remains, the wood slats shown on the rendering hide the glazing.

- J. Leonard stated a Construction Management Plan will be required prior to building permit issuance.

- E. Cano asked where snow will be stored, noting snow is not to be pushed into the public street.

- Applicant stated they will have to come up with a plan for snow storage.

- I. Eckersberg stated the public sidewalk needs to extend through the driveway, not the other way around.

- S. Mangum asked about the east and west elevations, if windows could be added.

- Applicant stated the east elevation is at the property line, a building could be built on the adjacent property up to the property line, creating a party wall, therefore windows are not possible. Applicant stated structural issues also prevent windows. Applicant stated the plan shows the concrete scoring.

- J. Leonard stated the Plan commission will likely be concerned with these elevations, walls could be painted with a mural.

- K. Jensen asked about the status of installing solar panels.

- Applicant stated they are still exploring options and programs for solar panels.

**L. Biggs** made a motion to recommend approval to Plan Commission, subject to the following condition: garbage enclosure and waste management to be addressed, seconded by S. Mangum.

The Committee voted, 10-0, to recommend approval to Plan Commission subject to the condition noted above. E. Cano left before the vote was made.

---

**Adjournment**

L. Biggs made a motion to adjourn, seconded by S. Mangum. The Committee voted, 10-0, to adjourn. E. Cano left before the vote was made. The Committee adjourned at 3:08 p.m.
The next DAPR meeting is scheduled for Wednesday, December 11, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith