DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
December 18, 2019


Staff Present: M. Rivera

Others Present: Ald. Rainey

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:33 p.m.

Approval of Minutes

1. December 11, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes, seconded by S. Mangum.

The Committee voted, 9-0, to approve the meeting minutes, 1 abstention. (E. Cano arrived after the vote was taken for the minutes.)

New Business

1. 2400 Main Street  Preliminary and Final Review  
Sheyanna Day, applicant, submits for a building permit for an interior build-out and exterior facade alteration, Five Below, in the C1 Commercial District.

APPLICATION PRESENTED BY: Sheyanna Day, applicant

DISCUSSION:
- Applicant stated the facade alteration mainly alters the parapet. The new parapet to match the existing parapet height.
- J. Leonard asked if the storefront windows will allow visibility into the store.
- Applicant stated yes, the storefront windows will not be covered or blocked.
- J. Leonard stated signage requires a separate sign permit.
- J. Leonard asked if there is an ADA ramp near the store entrance from the parking lot.
- Applicant stated yes, an ADA ramp currently exists near the store entrance.

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

The Committee voted, 11-0, to grant preliminary and final approval to the project.

2. 1801 Main Street  Sign Variation  
Brian Foote, applicant, submits for a Sign Variation to install a freestanding sign 6’ from the property line where 13’-6” is required, to install the freestanding sign with a commercial variable message sign (CVMS) component displaying messaging other than time and temperature
where only time and temperature display is allowed, to install two scoreboard signs that are visible from a public thoroughfare where visibility from a public thoroughfare is not allowed, and to install the scoreboard signs with a height of 17’-10” where 15’-6” is allowed, new Robert Crown Community Center, in the OS Open Space District.

APPLICATION PRESENTED BY: Brian Foote, applicant  
Stefanie Levine, Senior Project Manager, Public Works Agency

DISCUSSION:
- Pylon sign with LED message board at the entrance on Main Street and scoreboards at the three baseball diamonds are proposed. The variation for the pylon sign relates to visibility due to trees at the entrance. The scoreboards face in towards the ball fields, nearest homes are 450’ to the south and 600’ to the northeast, trees help obstruct view of the signs.
- J. Leonard asked if the scoreboard signs include advertising.
- B. Foote stated the scoreboard signs will display the donor’s name, the display is static.
- S. Mangum questioned the height of the pylon sign, noted the sign includes dead space.
- B. Foote stated several heights were considered, but the proposed height is needed for visibility.
- S. Mangum asked if additional smaller wayfinding signs are an alternative to the pylon sign height.
- B. Foote stated the proposed height is needed to increase visibility for traffic on Main Street from the east.
- J. Hyink stated the proposed pylon sign location raises concerns with pedestrians being visible to drivers.
- B. Foote stated the parkway is large allowing drivers to see pedestrians.
- E. Cano stated maintenance vehicles will need access around the sign.
- Committee discussed the LED message board, including how often the sign will change. Committee noted additional details are needed concerning the proposed pylon sign.

L. Biggs made a motion to approve the sign variation related to the scoreboards, seconded by S. Mangum.

The Committee voted, 11-0, to grant approval for the sign variation related to the scoreboards.

The sign variation related to the pylon sign was held in Committee in order for the applicant to provide additional details related to the LED message board message display, including message length and ability to dim the sign.

3. 1201 Grant Street  
Recommendation to ZBA
Mark Benner, applicant, submits for a Major Variation to reduce the minimum required interior side yard setback from 3.3’, approved by a Minor Variation case no. 16ZMNV-0064, to 2.8’ from the west interior side property line, in order to construct an addition (under construction) in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Mark Benner, applicant
DISCUSSION:
- Applicant stated a minor variation was granted in 2016 to reduce the side yard setback in order to construct an addition. He stated the foundation for the addition was laid out without realizing the house does not sit square with the lot line, therefore, the addition is built past the required setback. He stated the error was caught when the spot survey was submitted. He stated the addition is mostly complete, they were not aware of the spot survey requirement.
- M. Griffith stated that accurately summarized the situation.

L. Biggs made a motion to recommend approval to ZBA, seconded by M. Jones.

The Committee voted, 11-0, to recommend approval to ZBA.

4. 1701 Simpson Street

Sebastian Koziura, applicant, submits for a Major Variation to reduce the minimum required lot size from 5,000 square feet to 3,383 square feet for two dwelling units, to reduce the minimum required front yard setback from 3’ to 0’, and to reduce the minimum required rear yard parking setback from 15’ to 0’, in order to construct a 2nd-story addition to include two dwelling units in the B1 Business District.

APPLICATION PRESENTED BY: Sebastian Koziura, applicant

DISCUSSION:
- Proposed plan includes a 2nd-story addition for two 1-bedroom apartments and a 1st floor addition to the kitchen.
- S. Mangum asked if the addition covers the windows on the building to the west.
- S. Koziura stated that addition already exists.
- The plat of survey, aerial photos, and street views were reviewed. The plat of survey shows an addition on the west side of the property that is not shown on aerial photos and street views. There was a discussion concerning when the addition was constructed, if a building permit issued.
- S. Koziura stated the addition was there when he bought the property.
- C. Sterling asked if one of the dwelling units would be made affordable.
- S. Koziura stated he was not sure what that meant. He stated two 1-bedroom apartments are proposed over one 2-bedroom apartment because renting the smaller apartments is easier.
- J. Leonard stated a public benefit is typically required for a variation to be approved, making one of the dwellings affordable could be a public benefit. She stated additional details are needed to determine if an affordable dwelling is appropriate at this location.
- S. Mangum stated the 2nd-story addition lacks fenestration, additional windows should be added to the street facing facades.
- I. Eckersberg asked how the dwellings are accessed.
- S. Koziura stated access to the apartments is from the parking lot.
- E. Cano asked about the parking surface.
- S. Koziura stated the surface is currently gravel and will remain gravel.
- S. Mangum asked if fire sprinklers are required.
- M. Tristan stated yes, fire sprinklers are required.
- J. Leonard noted the “1701” address shown on the plan on the east side of the building is not appropriate.
L. Biggs made a motion to recommend approval to ZBA subject to the following conditions:

1) Continue to discuss with staff if making one of the two dwelling units an affordable dwelling is appropriate at this location;
2) Include more windows on the south and east facades of the 2nd-story addition; and
3) Address the construction of an addition without a building permit;

seconded by M. Tristan.

The Committee voted, 11-0, to recommend approval to ZBA subject to the conditions noted above.

5. 2222 Oakton Street

Andy Stein, developer, submits for a concept review for a proposed Planned Development and Special Use for a Commercial Indoor Recreation establishment for a climbing wall facility, First Ascent, with a 60’ tall building addition, in the I2 General Industrial District and oRE Redevelopment Overlay District.

APPLICATION PRESENTED BY: Andy Stein

DISCUSSION:

- Applicant reviewed the proposed site plan. The parking lot entrance to be located at the traffic signal across from Home Depot and the existing curb cut to the east to be a right-out only curb cut onto eastbound Oakton Street. The right-out only curb cut is key at peak times. Proposed 5,000 square foot addition will be where the loading area is currently located. Bike racks will be included. Facility to host parties and corporate events.
- Facility to include rope climbing, bouldering, fitness, and yoga.
- Proposed addition to have a high bay to accommodate climbing.
- L. Biggs stated the City has been wanting to eliminate the east curb cut due to conflicts between vehicles and pedestrians and the lane reduction on Oakton.
- J. Leonard stated the City’s memo concerning the sale of the property included removing the east curb cut.
- A. Stein stated a traffic study will be done. He stated the curb cut helps with on-site traffic flow.
- Committee discussed the parking layout, traffic concerns, east curb cut, pedestrian crossing Oakton Street to access James Park.
- J. Leonard stated less parking is preferred over the current access design.
- I. Eckersberg asked how many people would be at the facility at a given time.
- A. Stein stated they need to continue to work on the plan before they have a number.
- A. Stein reviewed proposed exterior building materials. Materials include brick on the addition to match the existing building, corrugated metal. Will work on colors and corrugated metal pattern to break up the facade.
- L. Biggs asked if there will be high windows on the park side.
- J. Leonard stated it would be nice if the building could be opened up on the park side, additional bike parking should be incorporated.
- I. Eckersberg stated a canopy over the entrance would be nice.
- L. Biggs stated bird friendly glass needs to be incorporated. A shadow study should be done to review the impacts the addition may have on the community gardens adjacent to the site in the park.
A. Stein noted the proposed addition is 60' tall.
M. Tristan stated a fire pump may be required.
J. Leonard stated public benefits need to included due to this being a planned development. She stated providing a shed, water connection, and better access to the adjacent community garden could be a public benefits.
L. Biggs stated the driveway apron will likely have to be redone, the public sidewalk needs to extend through the driveway.
J. Hyink stated the public sidewalk should be straightened at the entrance.
E. Cano asked where trash containers will be located.
Applicant stated they need to work out that detail.
Committee discussed the possibility of adding windows on the street facade of the addition. Applicant stated there are structural considerations to take into account for the climbing walls.

Discussion only, no action taken by the Committee.

Adjournment

J. Hyink made a motion to adjourn, seconded by L. Biggs. The Committee voted, 11-0, to adjourn. The Committee adjourned at 3:52 p.m.

The next DAPR meeting is scheduled for Wednesday, January 8, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith