DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 15, 2020


Staff Present: M. Rivera, M. Griffith

Others Present:

Presiding Member: J. Nyden

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

Suspension of the Rules

1. Members participate electronically or by telephone.

D. Stonback made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by S. Mangum.

The Committee voted by roll call, 8-0, to suspend the rules allowing members to participate electronically or by telephone.


    Nays:

Minutes

1. July 1, 2020, meeting minutes.

S. Mangum made a motion to approve the July 1, 2020, meeting minutes, seconded by G. Gerdes.

The Committee voted by roll call vote, 7-0, to approve the July 1, 2020, meeting minutes.


    Nays:

    Abstentions: D. Stoneback

New Business

1. 1701 Howard Street ZBA Recommendation
Adam Zats, applicant, submits for a special use for a Cannabis Transport, MJA Chicago LLC, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY:  Adam Zats, applicant

DISCUSSION:

- A. Zats explained the State transporter license requirements and restrictions. Cannabis or cannabis infused products may not be held on-site. Family owned location for 40+ years.
- A. Zats stated the business will provide point to point transportation between cultivators and dispensaries. Space will be used to store vehicles and office. He plans to improve the facade. He wants to give back to the community, 5% of revenue.
- S. Mangum asked how many vehicles will be stored.
- A. Zats stated 6-9 vehicles will be stored.
- D. Stonback stated the drawing shows parking for only 6 vehicles.
- A. Zats stated 9 vehicles can fit inside the building. The drawing can be corrected to note 9 spaces.
- A. Zats stated two overhead doors will be removed and bricked in to create office space.
- A. Zats stated they will have security guards on staff, he explained other security measures including facial recognition cameras.
- J. Nyden stated it appears there will be less vehicles coming and going to this site than from the previous use.
- A. Zats stated yes. Vehicles will leave in the morning to make deliveries and return in the evening. He stated not all 9 vehicles will be used at first, will depend on demand.
- C. Sterlin asked about other improvements besides enclosing the overhead doors.
- A. Zats they plan to re-do the front facade, remove signage, repair roof, interior work.
- S. Mangum stated removing the pole sign is a benefit. He stated the asphalt goes to the lot line with three curb cuts. He stated 1-2 curb cuts should be removed and landscaping provided to screen the parking lot.
- A. Zats stated that can be done.

S. Mangum made a motion to recommend approval to ZBA subject to: 1) Facade improvements, 2) Remove pole sign, 3) Eliminate 1-2 curb cuts, and 4) Provide a landscape strip at least 5’ wide around the parking lot to provide screening, seconded by G. Gerdes.

The Committee voted by roll call vote, 8-0, to recommend approval to ZBA subject to the conditions noted above.


Nays:  

2.  707 and 711 Howard Street  Sidewalk Cafe
Chris Collins and Lenice Levy, applicants, submit for a sidewalk café for North Shore Cider and Good to Go Jamaican, in the B3 Business District.

APPLICATION PRESENTED BY:  Lenice Levy, applicant, Good to Go Jamaican
DISCUSSION:

- L. Levy stated they would like to use 4 street parking spaces for their shared sidewalk cafe. The space would be used for dining and pick-up. The cafe is set back from the bike lane, barriers will be placed.
- C. Sterling stated he was okay with the plan. He stated ADA accessible tables need to be provided, a ramp may be needed off the street curb. He asked how the shared space will work.
- L. Levy stated it will be first come first served.
- J. Nyden asked who would clean the space.
- L. Levy stated each restaurant will clean up after their customers. She said they both will make sure the area is clean.
- G. Gerdes ADA seating needs to be provided.
- C. Collins stated they can build a ramp at the curb to provide ADA seating.
- G. Gerdes asked if this space will be used instead of the sidewalk space.
- L. Levy both sidewalk and street spaces will be used. Tables/chairs will be 6’ apart.
- D. Stoneback stated if the City is to provide barriers there is a charge for set-up and pick-up.
- S. Mangum asked for the table size.
- L. Levy stated tables are picnic style, 5’ wide.

G. Gerdes made a motion to approve the sidewalk cafe subject to a City inspection, seconded by S. Mangum.

The Committee voted by roll call vote, 8-0, to approve the sidewalk cafe subject to a City inspection.


Nays:

3. 1635 Chicago Avenue

Robert Strom, applicant, submits for sidewalk cafe, Prairie Moon, in the D4 Downtown Transition District.

APPLICATION PRESENTED BY:

DISCUSSION:

- Seven tables are proposed spaced 6’-8’ apart.
- G. Gerdes stated some of the tables encroach in front of the adjacent vacant tenant space, former PNC Bank space. The property is under the same ownership.
- D. Stoneback stated there is landscaping in front of the former bank space, not sure the sidewalk width is 6’ wide.
- Applicant stated the sidewalk dimension on the site plan is from the landscaping, the sidewalk is 8’ wide.
- G. Gerdes stated the cafe should be inspected once set up.

G. Gerdes made a motion to approve the sidewalk cafe subject to a City inspection, seconded by S. Mangum.
The Committee voted by roll call vote, 8-0, to approve the sidewalk cafe subject to a City inspection.

**Ayes:** J. Nyden, S. Mangum, G. Gerdes, M. Tristan, D. Cueva, M. Jones, C. Sterling, D. Stoneback

**Nays:**

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**Adjournment**

S. Mangum made a motion to adjourn, seconded by D. Stonback. The Committee voted by roll call, 8-0, to adjourn. The Committee adjourned at 3:10 p.m.

**Ayas:** J. Nyden, S. Mangum, G. Gerdes, M. Tristan, D. Cueva, M. Jones, C. Sterling, D. Stoneback

**Nays:**

The next DAPR meeting is scheduled for Wednesday, July 22, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,
Michael Griffith