

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 25, 2021**

Voting Members Present: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Staff Present: K. Ashbaugh

Others Present:

Presiding Member: J. Nyden

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

Suspension of the Rules

1. Members participate electronically or by telephone.

C. Venatta made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by J. Hyink.

The Committee voted by roll call vote, 9-0, to suspend the rules allowing members to participate electronically or by telephone.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

Minutes

1. August 4, 2021, meeting minutes.

J. Hyink made a motion to approve the August 4, 2021, meeting minutes, seconded by M. Tristan.

The Committee voted by roll call vote, 8-0-1, to approve the August 4, 2021 meeting minutes.

Ayes: J. Nyden, M. Jones, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

Abstentions: R. Dahal

Old Business

1. 525 Main Street

Preliminary/Final Review

James Kratochivl, applicant, submits for a building permit to close off the north garage exit with planters to create bike parking. The north driveway on Chicago Avenue to be removed and replaced with full-height curb and gutter and new sidewalk, removing ATM and drive-thru lanes within the garage, Wild Fork Foods, in the C1a Commercial District and oDM Dempster-Main Overlay District.

APPLICATION PRESENTED BY: Charlie Haapala, TMC, applicant

DISCUSSION:

- Mr. Haapala stated that remnants of the former bank's drive-thru will remain, including 2 islands, but abandon the former drive-thru lane and close it off with planters
- Mr. Griffith stated they asked for a gate or a fence to separate the bike parking from the rest of the parking garage to prevent vehicles from entering that area; Mr. Haapala said they did address that
- R. Dahal asked if they had considered limiting left turns from southbound Chicago
- Mr. Haapala said they had not and they would leave it as is
- R. Dahal said he was concerned because of the change of uses and unsure of traffic patterns; He also said it is such a short distance from traffic signal and it may block northbound traffic
- Mr. Haapala said they have looked into it and said there are a couple of times in the day when it might be an issue but they aren't aware of it
- Mr. Haapala said they believe it is an allowable use
- R. Dahal said he is not going to recommend a condition but notes that he wants further analysis if there is a change in use that it be reevaluated
- Mr. Haapala responded they have observed different traffic patterns that don't necessitate restricting left-hand turns onto Chicago
- R. Dahal said that he would like to look into how to address this when capital improvements are done on Chicago
- Mr. Haapala repeated that he is hearing a conditional approval contingent upon reversing traffic flow if there is a traffic issue or further review
- R. Dahal said he had one more request that stop signs be installed at the alley and out to Chicago
- J. Hyink recommends a sign adding to yield to pedestrians upon exiting a building
- J. Nyden asked for additional comments
- J. Hyink asked if there would be lighting for the bike parking; Mr. Haapala agreed
- J. Hyink asked if there was a sign for the bike parking; Mr. Haapala said he would add that sign

C. Venatta made a motion for preliminary/final approval with the following conditions: that the city reserves the right to restrict left turns out onto Chicago and the exit can be revisited with Chicago streetscape project, that a sign is added to yield to pedestrians upon vehicles exiting the building; that a sign identifying the bike parking be added; and that the bike parking area is sufficiently lit, seconded by J. Hyink.

The Committee voted by roll call vote, 9-0, to grant preliminary/final approval with the following conditions: that the city reserves the right to restrict left turns out onto Chicago and the exit can be revisited with Chicago streetscape project, that a sign is added to yield to pedestrians upon vehicles exiting the building; that a sign identifying the bike parking be added; and that the bike parking area is sufficiently lit.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

New Business

2. 619 Howard St.

Preliminary/Final Review

Matt Berry, architect, submits for exterior alterations to add two overhead vehicle doors on the east facade of Palmhouse Banquet Hall space for added ventilation and circulation during events that utilize the outside area. The property is subject to Special Use Ord. 45-O-19 that requires DAPR approval for each event that utilizes the outside area, and is within the B3 Business District.

APPLICATION PRESENTED BY: Matt Berry, architect; India McKay and Debbie Evans, applicants

DISCUSSION:

- Mr. Berry began describing the plans shown, indicating which areas will be altered on the exterior of the building and where the 2 new doors
- Mr. Berry said they are typical overhead doors to get more air and ventilation into the space
- India stated they have had people postpone or move their events to different locations because of the lack of adequate ventilation to the space
- R. Dahal asked if they are making improvements to the parking lot; Mr. Berry said no
- Dahal asked for stop signs on both sides leading out to the alley; Mr. Berry said yes.
- Dahal asked if they are installing any landscaping; Mr. Berry said yes
- A. Aich-Sandino asked if the doors are just for ventilation into the space; Mr. Berry said it would add 160 s.f. of air
- A. Aich-Sandino asked about the square footage of the interior; Mr. Berry explained the floor plan
- A. Aich-Sandino asked if vehicles are going to be entering/exiting the doors; Mr. Berry said that they are overhead doors but nice with frosted glass not intended to have vehicles to go in and out
- A. Aich-Sandino suggested additional mechanical work for ventilation; Ms. Evans said they add additional light, and that in the winter they let sunlight in for heat and Mr. Berry said they are insulated
- J. Nyden asked if parking bumpers are removed; Mr. Berry said no
- J. Nyden said a condition that prevents people from walking through the and tripping over the bumpers
- J. Nyden said the condition that parking bumpers directly in front of the doors will be removed
- J. Nyden asked if there are air curtains with the kitchen; Ms. Evans said not yet
- J. Nyden said a condition be that air curtains are installed
- M. Tristan said that they may have to modify the sprinkler system where the doors are

C. Venatta made a motion for preliminary/final approval with the following conditions:

that the parking bumpers that are in front of where the doors will be located be removed, that air curtains be noted on the plans to be installed, and that the sprinkler system is modified as needed near the location of the overhead doors, and stop signs are added at the alley, the sidewalk and the parking lot, seconded by M. Griffith.

The Committee voted by roll call vote, 9-0, to grant preliminary/final approval with the following conditions: that the parking bumpers that are in front of where the doors will be located be removed, that air curtains be noted on the plans to be installed, and that the sprinkler system is modified as needed near the location of the overhead doors, and stop signs are added at the alley, the sidewalk and the parking lot.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

3. 1601 Sherman Ave. Recommendation to the Zoning Administrator

Michael Klingl, lessee, submits for an Administrative Review Use for a Type 2 Restaurant, Sweetgreen, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: David Behrens and Lauren Keenoy, applicants

DISCUSSION:

- Mr. Behrens said they are taking over a type 1 restaurant and Sweet Green is a type 2 restaurant
- Mr. Behren have no issues with the recommendations from Zoning Administrator in the memo
- R. Dahal noted the sidewalk cafe and wanted to note that a separate application is required for the separate application
- J. Nyden confirmed this
- R. Dahal noted it was larger than what is allowed
- J. Nyden explained to the applicant sidewalk cafes require a permit
- Ms. Keenoy said they would apply for the sidewalk cafe permit

C. Venatta made a motion to recommend approval to Zoning Administrator with the conditions as outlined in the memo from the Zoning Administrator seconded by M. Jones.

The Committee voted by roll call vote, 9-0, to recommend approval to Zoning Administrator with the conditions as outlined in the memo from the Zoning Administrator.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

4. 528 Dempster St. Recommendation to the Zoning Administrator

John Stumbaugh, lessee, submits for an Administrative Review Use for a Type 2 Restaurant, Evanston Pour, in the B1 Business District and oDM Dempster-Main Overlay District.

APPLICATION PRESENTED BY: John Stumbaugh, applicant

DISCUSSION:

- Mr. Stumbaugh explained that they noticed the former tenant leaving and explained the business concept as primarily a coffee house but would also serve alcoholic beverages and be open later, with limited food
- J. Nyden noted that sidewalk cafes require a separate permit; Mr. Stumbaugh acknowledged this
- J. Nyden said no deliveries in the street and they must be in the alley, and also to make sure that customers know they cannot park in the areas that appear like parking stalls but are actually not
- J. Nyden asked M. Rivera to clarify the striping on that side of the street
- M. Rivera said that they may want to consider changing parking back to two 30-minute parking stalls farther east and that it should be something that can be done

C. Venatta made a motion to recommend approval to Zoning Administrator with the conditions as outlined in the memo from the Zoning Administrator seconded by M. Jones.

The Committee voted by roll call vote, 9-0, to recommend approval to Zoning Administrator with the conditions as outlined in the memo from the Zoning Administrator.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

Adjournment

J. Nyden made a motion to adjourn, seconded by J. Hyink. The Committee voted by voice vote, 9-0, to adjourn. The Committee adjourned at 3:22 p.m.

Ayes: J. Nyden, M. Jones, R. Dahal, I. Eckersberg, C. Venatta, A. Aich-Sandino, J. Hyink, M. Tristan, M. Griffith

Nays:

Respectfully submitted,

Katie Ashbaugh, AICP, Planner