



Near West Design Review District

Agenda

(8:30 a.m., Wednesday, October 28th, 2009)
Dollar Bank, 3115 West 25th Street

8:30 a.m. 1. NW 2009-010: Dyna Gard Service Station Site Improvements

Project Representatives – John Gillota, Jr., Owner; Stephen Hovancsek, Stephen Hovancsek & Associates, Inc., Project Architect.
Project components include building façade, landscaping, lighting, parking and fencing improvements

This case was originally referred to the Near West Design Review Committee by the City's Board of Zoning Appeals (BZA) in April, 2009. A mandate of that BZA meeting was for the applicant to appear before design review in May, 2009. However, the applicant was not able to fulfill the submittal requirements required for an appearance. Without ever appearing before design review, the applicant postponed two more scheduled BZA hearings, only to be heard again on September 21, 2009. Once again, BZA deferred to the Near West design review committee. Depending on the outcome of design review, the applicant will either be granted or denied their variance. The property, which is zoned General Retail (GR-C2), needs a use variance to continue operating as an auto repair shop/gas station. At the BZA committee hearing, the board felt that a use variance could be granted if the aesthetics of the site were improved, thus requiring design review.

Project materials to be distributed at meeting

C = will need to appear on City Planning Commission agenda
L = will need to appear on Landmarks Commission agenda
N = will not need to appear on either of the above agendas