DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, November 14, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: October 24, 2018, DAPR Committee meeting.
Action: Approved, 8-0, 1 abstention.

III. NEW BUSINESS

1. 1724 Sherman Avenue Preliminary/Final Review
Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.
Action: Held in Committee in order for the applicant to address façade at 1st floor and to consider different exterior materials.

2. 3233-3249 Central Street Preliminary/Final Review
William Schermerhorn, property owner, submits for permit to construct a 2-story 12-unit multiple family residence with a 16-car detached garage, in the R4 General Residential District and oCSC Central Street Corridor Overlay District.
Action: Approved, 9-0.

3. 100 Chicago Avenue Preliminary/Final Review
Amelia Tabeling, architect, submits for permit to construct a new 5-story mixed-use building with 4,999 square feet of indoor ground floor retail, 7,000 square feet of outdoor garden/open sales lot, 26 dwellings, and 30 parking spaces, 128-132 Chicago Avenue PD, approved by City Council on May 29, 2018, Ordinance 61-O-128, in the B3 Business District.
Action: Approved, 9-0.
4. **1227 Dodge Avenue**  
Recommedation to ZBA  
Sherilynn Asuoha, potential lessee, submits for a special use permit for a Daycare Center - Child, Destiny Track Children’s Engagement Center, in the C1 Commercial District.  
**Action:** Held in Committee in order for applicant to address employee parking, parking and access for van used to pick-up and drop off children, ADA parking space, daycare operation details, and to check potential building alterations to address building, fire and health codes.

5. **1714-1720 Chicago Avenue**  
Planned Development  
Paul Janicki, architect, proposes to construct a 13-story office building with 112 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District and a special use for a Planned Development. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 112 parking spaces with 22 compact stalls where the minimum required number of parking spaces is 213, in addition to a purchase-sale agreement to replace the 74 library parking spaces onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 31.75 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.67 feet into the required front yard, where a maximum obstruction of 3.18 feet (10%) is allowed.  
Recommendation to Plan Commission.  
**Action:** Recommended denial, 9-0.

IV. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, November 28, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.