DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
January 16, 2019


Staff Present: J. Velan

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:31pm.

Approval of Minutes

1. January 9, 2019, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the January 9, 2019, meeting minutes, seconded by G. Gerdes.

The Committee voted, 10-0, to approve the January 9, 2019, meeting minutes.

New Business

1727 Oak Avenue Preliminary/Final Approval
Trammell Crow Company, developer, submits building permit for a 17-story multiple family residence with 169 dwelling units, 139 parking spaces, and Site Development Allowances granted in Planned Development Ordinance 59-O-18, in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY: Johnny Carlson, Trammell Crow
Christopher Willette, ESG Architects

DISCUSSION:

- Changes made are limited wall delineations, angled wall at the southeast corner on 2nd and 3rd floors.
- Loading dock door changed from glazed door to coiled door that will raise up through the 2nd floor.
- Using the same civil engineer as 1815 Ridge/Oak. Majority of the north intersection to be done by 1815 Ridge/Oak.
- I. Eckersberg stated pavers requested for on-street parking area, had not heard back regarding use at garage entry.
• Permeable pavers to be used at entry driveway, street portion currently shown to be asphalt.
• J. Velan stated she would like to replace on-street material with what is existing.
• G. Gerdes stated this could be resolved prior to permit issuance.
• S. Mangum noted the water room extending further north, asked if it is possible to reduce resulting blank wall on street frontage.
• Room is necessary for equipment, could look into providing a landing and break up the space with alternate material.
• S. Mangum asked about the dog park access entry, such as a card reader.
• Will have signage stating licensing requirement. Will have camera monitoring. Skokie dog park is an example.
• S. Mangum asked about bike room access.
• Bike access is through service corridor on west side of building, can also access through garage entry.
• S. Mangum asked about office use.
• Office used for leasing, concierge, management and maintenance.
• G. Gerdes stated there have been complaints about construction running late, need to reinforce construction hours.
• J. Leonard asked about signage.
• Will come back with branding signage above main entry.

G. Gerdes made a motion to approval the project subject to the following conditions, seconded by S. Mangum:

1. Pavement change
2. Dog park access and exterior of water room updates.

The Committee voted, 10-0, to approve the project subject to the conditions noted above.

Adjournment

J. Leonard made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-0, to adjourn. Meeting adjourned at 3:15 pm.

The next DAPR meeting is scheduled for Wednesday, January 23, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith