DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, May 8, 2019
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: April 17, 2019, DAPR Committee meeting.
   Action: Approved, 9-0, with 2 abstaining.

III. OLD BUSINESS

   1. 2628 Gross Point Road & 2635 Crawford Avenue
      Recommendation to Plan Commission and ZBA
      Steven Kolber, architect, submits for a map amendment to subdivide the property located at 2635 Crawford Ave. and rezone the southeast portion of the property from the R2 Single Family Residential District to the B1a Business District (with the northwest portion of the property to remain R2 Single Family Residential), and major zoning relief to subdivide the property and establish a flag lot on the southeast portion of 2635 Crawford Ave., a Pedestrian Area of less than 30', and for reduced Fenestration and Sill Heights facing Gross Point Rd. and Crawford Ave., and for a special use permit for a Type 2 Restaurant, Nic’s Organic Fast Food, a Drive-Through facility, and for a Type 2 Restaurant as an Active Ground-Floor Use in the B1a Business District and the oCSC Central Street Overlay District.
      Action: Withdrawn by applicant.

IV. NEW BUSINESS

   1. 1926 Central
      Preliminary and Final Review
      Kent Koplin, applicant, submits for a building permit for exterior and interior renovations to an existing restaurant space to include a roof-top dining area, in the B1a Business District and the oCSC Central Street Overlay District, Landmarked building.
      Action: Approved, 11-0.
2. **1729 Dodge Avenue** **Recommendation to ZBA**
   DonnaLee Floeter, architect, architect, submits for major zoning relief for a 3.4’ north interior side yard setback and a 3.5’ south interior side yard setback where 5’ is required, and a 2.4’ north interior side yard setback for eaves and a 2.5’ south interior side yard setback for eaves where 4.5’ is required, to construct a single family residence in the R4 General Residential District.
   **Action:** Recommended approval, 11-0.

3. **2650 Sheridan Road** **Recommendation to ZBA**
   Shawn Jones, attorney, submits for major zoning relief to establish a curb cut and driveway from the street frontage (Sheridan Road) when alley access to the property is present in the R1 Single-Family Residential District.
   **Action:** Held in Committee in order for additional details to be provided by the applicant.

4. **1124 Florence Avenue** **Recommendation to ZBA**
   James Ticus, property owner, submits for major zoning relief for a 7’ south interior side yard setback for an eave where 9’ is required, and for 3 parking spaces where 4 parking spaces are required for a second story addition to a commercial building in the B1 Business District.
   **Action:** Recommended approval, 11-0, subject to submitting a Construction Management Plan prior to building permit issuance.

5. **1815 Oak-Ridge Avenue** **Major Adjustment to a Planned Development**
   Michael McLean, applicant, submits for a major adjustment to a planned development originally approved by ordinance 47-O-16. The adjustment includes an increase in FAR to 4.3 (originally approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017), increasing parking spaces from 67 to 70 and a reduction of dwelling units from 102 to 41 (out of a total of 163 units/rooms), eliminating the site development allowance for maximum number of dwelling units. The property is located in the D4 Downtown Transition District.
   **Action:** Removed from agenda pending revisions.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, May 15, 2019**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.