
Staff Present:

Others Present: Ald. Revelle

Presiding Member: J. Leonard

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

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**Approval of Minutes**

April 17, 2019, DAPR meeting minutes.

G. Gerdes made a motion to approve the April 17, 2019, meeting minutes, seconded by M. Tristan.

The Committee voted, 9-0, to approve the April 17, 2019, meeting minutes, with 2 abstaining.

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**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.

   **DISCUSSION:**
   - Case withdrawn by the applicant.
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.

APPLICATION PRESENTED BY: Fred Gayle, property owner

DISCUSSION:

- F. Gayle stated the interior will be remodeled for a Mexican/Latin American restaurant. Roof deck will have 49 seats.
- G. Gerdes asked if Cove lighting is dimmable. Lighting should be controllable. Signage is a separate permit. He asked about rooftop hours.
- F. Gayle stated lighting is not confirmed. Rooftop likely to close at 9:00pm. There is one building to the south, will meet with neighbor.
- M. Tristan stated only 49 seats are allowed on the roof based on ingress/egress requirements.
- S. Mangum stated plan has been reviewed and approved by the Preservation Commission. Revisions to the windows could be reviewed.
- K. Jensen asked if changing lighting fixtures and kitchen hardware.
- F. Gayle stated they will install high temperature washers, aware of low energy incentives.
- G. Gerdes asked about their construction schedule.
- F. Gayle stated will begin in 2-3 weeks once approved hoping to open by Fall.
- K. Jensen asked if there is space for food scraps. He noted the Sustainable Business Recognition Program.
- F. Gayle stated there is no immediate answer, but space exists for it and it is “top of mind”.
- Ald. Revelle stated it is nice to have a use for the space. She asked what kind of shielding will be installed.
- Green wall of plantings to be installed on the south side of the rooftop patio as a sound barrier.
- G. Gerdes asked if the HVAC will be removed. If replaced it is subject to the sound ordinance.
- F. Gayle stated the HVAC may be replaced.

L. Biggs made a motion to grant preliminary and final approval of the project, seconded by K. Jensen.

The Committee voted, 11-0, to grant preliminary and final approval of the project.
2.  1729 Dodge Avenue  

**Recommendation to ZBA**

DonnaLee Floeter, 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.

**APPLICATION PRESENTED BY:**  DonnaLee Floeter, architect

**DISCUSSION:**

- G. Gerdes asked if the concrete fence will be removed.
- D. Floeter stated it is likely to be removed to provide parking for the house. She stated this is the 6th ETHS house.
- K. Jensen asked if any of the materials from the existing home can be reused.
- D. Floeter stated the City demolished the home, materials have already been disposed.
- S. Mangum stated the lot size and width is non-conforming.

G. Gerdes made a motion to recommend approval to ZBA, seconded by L. Biggs.

The Committee voted, 11-0, to recommend approval to ZBA.

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.

**APPLICATION PRESENTED BY:**  Shawn Jones, attorney

**DISCUSSION:**

- S. Jones stated they are seeking the return of the former curb cut. He noted existing curb cuts for other homes on the block. He stated the curb cut request is for one of the two lots in the subdivision, the 2nd lot does not need a curb cut.
- G. Gerdes asked why unable to access from the alley.
- S. Jones stated the alley is small; access from the alley may get into lot coverage issues.
- S. Mangum stated the lot size and width are conforming with space for a 2-car garage. He noted the alley is 20’ wide.
- L. Biggs stated a curb cut is not typically allowed within one year of street construction.
- S. Jones stated the seller did not transfer curb cut information to buyer.
- I. Eckersberg stated the initial plans showed two garages.
- J. Leonard asked about the order of events, subdivision first, house sold, Sheridan Road work. She stated with demo of house, curb cut would need to be removed as well.
- Information on curb cut noted in zoning analysis.
- G. Gerdes stated he would like more information on timeline.
L. Biggs made a motion to hold item in Committee in order to clarify timeline, seconded by G. Gerdes.

The Committee voted, 11-0, to hold item in Committee.

4. **1124 Florence Avenue**  
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.

**APPLICATION PRESENTED BY:** James Ticus, property owner

**DISCUSSION:**
- J. Ticus stated the existing office building is lot line to lot line. Proposal includes one 1-bedroom and one 3-bedroom dwelling.
- G. Gerdes asked if there has been a discussion with the commercial plan reviewer, accessibility of the site is likely okay but will need to be confirmed. He asked about material storage during construction.
- J. Ticus stated they plan to use the space in the rear, possibly place a dumpster on the adjacent property.
- L. Biggs stated a written agreement concerning the dumpster will be needed.
- G. Gerdes stated a Construction Management Plan should be provided.
- J. Leonard stated a parking permit should be prohibited should the area become permit parking eligible.
- K. Jensen asked if solar panels on roof could be provided.
- J. Ticus stated they will look into installing solar panels.
- G. Gerdes noted the plan includes 3 parking spaces.
- M. Klotz stated the addition needs 3 spaces, they are providing 2 spaces with 1 space existing, noting the existing parking count is non-conforming.
- S. Mangum asked if the overhang is needed for the eave.
- J. Ticus stated it is needed for protection of the facade and entry.

G. Gerdes made a motion to recommend approval to ZBA, subject to a Construction Management Plan submitted prior to building permit issuance, seconded by L. Biggs.

The Committee voted, 11-0, to recommend approval to ZBA subject to the condition noted above.

5. **1815 Oak-Ridge Avenue**  
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.

DISCUSSION:
- Removed from agenda by applicant pending revisions.

Adjournment

K. Jensen made a motion to adjourn, seconded by L. Biggs. The Committee voted, 11-0, to adjourn. The Committee adjourned at 03:09 pm.

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.

Respectfully submitted,
Michael Griffith