

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
August 16, 2017**

**Voting Members Present:** J. Leonard, S. Mangum, I. Eckersberg, J. Nelson, M. Tristan, L. Biggs, M. Jones, G. Gerdes, P. Zalmezak, M. Griffith

**Staff Present:** Katie Knapp, Rajeev Dahal

**Others Present:**

**Presiding Member:** J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:30 pm.

**Approval of minutes**

August 9, 2017 DAPR Committee meeting

Mr. Mangum moved to approve the minutes from August 9, 2017, seconded by Ms. Biggs.

The Committee unanimously voted 7-0, with three abstentions to approve minutes from the August 9, 2017 meeting.

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**Old Business**

**1. 2215 Dempster Street/1305 Pitner Avenue Preliminary Review**

Michael Newman, architect, submits for review of a proposed 3-story, 16-unit building for Housing Opportunities for Women (HOW) in the R5, General Residential District.

APPLICATION PRESENTED BY: Michael Newman, Architect  
Jason Green, Civil Engineer

**DISCUSSION:**

- Mr. Newman provided an overview of proposed changes based on previous DAPR Committee and public comments. He mentioned changes in brick size and color, a new canopy with a new entry door sequence on Pitner Avenue, as well as a new design for the private garden (with tables and garden growing boxes for residents' use). He explained that all these changes and new elements were designed to improve the scale and connection of the building to the neighborhood. Mr. Newman clarified that the canopy will be arranged and pushed back to the 15 foot setback line required by City's ordinance.
- Jason Green, Civil Engineer working on the project, explained how the

stormwater will flow from the building to the sewer system. Pipes located on the west side will bring storm water into an underground detention vault (of 4,000 cubic feet in volume) built under the parking lot. This vault is supposed to slow the rate of water going into the city's sewer system.

- A member of the public asked about the size of the proposed parking spaces. Mr. Newman answered that the parking spaces will have the measurements required by city's code (8 foot 6 inches by 18 foot). Another question from the same participant dealt with the location and noise level of the air condenser units. Mr. Newman responded that the condenser units will be located on the roof and they will meet noise maximum levels required by the City. Mr. Gerdes explained that the maximum noise level allowed for condenser units is 55 decibels, and stated that the City performs measurements to ensure that that level of noise is not exceeded.
- Ray Friedman, resident, stated that R5 zoning requires buildings to be built following the characteristics of the district. He asked the Committee to limit the height of the building to two stories to conform to the rest of the district. He also recommends an alley parallel to Dempster in order to accommodate new traffic entering and exiting the new development.
- Betty Ester, resident, asked about the number of access to the building. Mr. Newman explained that there are two accesses on the north, one fire exit, and one door for the mechanical room. Ms. Ester also asked if the City could clean the sewage system in that part of the city, because of common floods. Ms. Biggs responded that the City maintain and clean the sewer system on a regular basis, once every two years. She added that flood issues could be due because of personal sewer service problems.
- Mr. Mangum informed that the project meets all zoning requirements for the R5 district. He asked Mr. Newman to clarify about the size of the bricks. Mr. Newman answered that they will use standard brick, and not utility brick, in order to best fit in the neighborhood.
- Ms. Leonard asked if all parking spaces' sizes meet city's requirements. Mr. Newman responded that yes, all parking places have sizes that meet city's requirements. Ms. Leonard also asked if parking spaces will be available to visitors. Mr. Newman clarified that parking spaces will be available to visitors.
- Ms. Biggs informed that the alley is wider than it looks. Some minor works to make it safer such as cleaning and removal of vegetation could improve alley's safety. According to Ms. Biggs, the alley should not be restrictive to this project. The City and the developer could work together in order to improve the alley.
- Ms. Knapp mentioned that another bike parking rack could be useful for the new access on Pitner, but not necessary.
- Mr. Tristan informed that the City did a site inspection with emergency trucks. All fire trucks could enter the alley without problems. He shared some photos of the trucks in the alleys with the public.
- Mr. Gerdes expressed his concern about the construction stage of the building. He asked the developer to provide a Construction Management Plan.
- Mr. Nelson asked how the parking lot will be drained. Mr. Newman answered that the parking lot will have permeable pavement allowing water to go to the sewage

system.

- Finally, Mr. Tristan stated that he has to meet with contractors in order to discuss fire protection, fire department connection, and the need for additional hydrants.

**Mr. Mangum moved to approve the preliminary review for a proposed 3-story, 16-unit building for Housing Opportunities for Women (HOW) in the R5, General Residential District, on 2215 Dempster Street/1305 Pitner Avenue, seconded by Ms. Biggs.**

**The committee voted unanimously 10-0, to approve the preliminary review.**

### **New Business**

#### **1. 2620 Central Street**

#### **Recommendation to ZBA**

Michael Fruchter, property owner, submits to establish one additional dwelling unit at a multifamily residential building for a total of 20 dwelling units where 17 dwelling units are permitted, and to add zero parking spaces where 2 additional parking spaces are required for a total of 21 parking spaces on-site where 31 parking spaces are required, in the R5 General Residential District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Michael Fruchter, Property Owner

#### **DISCUSSION:**

- Mr. Fruchter provided an overview of the proposed project. He explained that he bought the building some months ago and then discovered that there was a residential unit on the ground floor that was not a legal unit. He would like to convert that unit into an active affordable apartment, through the Connections for the Homeless organization.
- Mr. Mangum asked for details about how Connections for the Homeless would use the proposed unit. Mr. Fruchter responded that they will have access to the unit for a ten year period of time. They would be able to utilize the unit to place families at a fair market price. Mr. Mangum stated that the Inclusionary Housing Ordinance provides density and parking incentives to developments with 10 percent of units affordable for a period of 25-years.
- Mr. Gerdes expressed his concerns about the illegal unit. That unit was built without any permit, so it has never been approved by the City. Mr. Gerdes had concerns about how to validate the unit since there is no history, it was not part of original permit and not part of original construction. Mr. Gerdes suggested that the City would maybe need to open parts of the construction to verify it.
- Mr. Mangum stated that staff had recently uncovered preliminary research about two previous denials for the same variation and suggested additional research was needed in order to be recommended to the ZBA.
- Mr. Mangum asked for a first floor plan that shows the parking garage, as a previous party believed that 22 parking spaces could be provided.
- Mr. Fruchter said he will not be able to attend DAPR meeting next week, so Ms.

Leonard suggested continuing discussing these items on August 30, 2017.

**Due to the need for additional information to address issues brought up during discussion, this item was continued to the August 30, 2017 meeting.**

**2. 1829 Simpson Street Recommendation to ZBA and Plan Commission**

Rita Kats, property owner, requests a map amendment to rezone the property located at 1829 Simpson Street from the R3 Two-Family Residential District to the B1 Business District. The applicant also requests a special use permit for a Type 2 Restaurant in the B1 Business District, and major zoning relief for a 4.3' east interior side yard setback for a roofed patio where 10' is required.

APPLICATION PRESENTED BY: Arkady Kats, Applicant

**DISCUSSION:**

- Mr. Kats provided an overview of the proposed project. He wants to convert an abandoned building into a neighborhood restaurant. The project will have the same footprint as previous construction except for the rear part of it. The restaurant will have a terrace where people can sit outside looking at the adjacent park. There will be seats for 25 people.
- Alderman Rue Simmons thanked Mr. Kats for the changes he made in the project. She mentioned the fact that there is a common agreement among the community that a restaurant will be welcome there.
- Donna Richardson, resident, asked if the future restaurant will sell alcohol. She claimed that the neighborhood is getting better in the last months, and she doesn't want alcohol to bring problems in the community as before. Mr. Kats answered that he doesn't plan to sell alcohol at the moment, but that could change according to demand.
- Ms. Leonard explained to the public that there both the Liquor Commission chaired by the mayor, and the City Council decide about liquor permits.
- Rodney Greene stated that the neighborhood doesn't need a restaurant. The existing building could be used for more useful things such as affordable housing.
- Former Alderman Dolores Holmes expressed her concerns about the R3 zoning area where the proposed business is located. She mentioned the fact that there is a specific Business district on Simpson that ends at Dewey Avenue, and the restaurant should be located there. She added that the community doesn't want changes in zoning. She also said that neighbors are concerned about the potential noise and amount of garbage that the restaurant could produce.
- Madelyn Ducre stated that the neighborhood needs a library, affordable housing, a healthcare center, but not a restaurant. She added that neighbors don't want to see zoning changes. She was concerned about the noise that could be produced by the restaurant to neighboring houses. She was also worried about parking, since according to her, all parking lots and parking places are already full of cars. The restaurant would bring more cars to the neighborhood, and more need for parking.

- Tina Foster, resident, asked Mr. Kats about the price of the food. According to her, the neighborhood needs affordable food. She was also concerned about how the change in zoning will impact her taxes.
- Betty Ester and other community members showed many concerns about property lines. Ms. Leonard informed that the entire project is within property lines, and City's staff will research plat of survey to confirm. She stated that, due to time, public comments will continue at the next DAPR meeting scheduled for next week.
- Mr. Mangum asked Mr. Kats to detail hours of operation of the future restaurant. Mr. Kats responded that he doesn't know yet the exact hours of operation, but he is planning to have the restaurant open from 11am to 8pm on weekdays, and maybe from 10:30am to 8:30pm on weekends. Mr. Mangum stated that the ZBA would need exact hours of operations to recommend the project. Mr. Mangum also asked about delivery frequency and types of vehicles. Mr. Kats answered that there are not yet specific times for deliveries.
- Ms. Leonard asked for clarification about where garbage will be stored and how vehicles will pick it up. Mr. Kats explained that the garbage will be stored on a side of the restaurant. Ms. Biggs and Ms. Leonard stated that vehicles will need to pick up garbage from the front of the property, so the Committee would need to see in next meeting where garbage will be stored and located for pick up.
- Mr. Mangum showed concerns about fencing around the patio. Although the fence can be transparent for the west side of the property (with views to the park), he recommended that the fence should be solid at the eastern side of the property (to neighbors).
- Mr. Mangum also inquired about how much of the building wall facing the park will be opened. Mr. Kats responded that two of the windows looking at the park will be only decorative, not real windows (in order to fit better in the neighborhood). Mr. Mangum suggested having only one entrance door to the restaurant, instead of the proposed two.
- Finally, Ms. Leonard asked Mr. Mangum to look if there is ability for zoning to place restrictions on liquor being served at that specific location.

**Due to the need for additional information to address issues brought up during discussion, this item was continued to the August 23, 2017 meeting.**

### **3. DAPR Ordinance Changes**

### **Text Amendment**

Proposed changes to Section 4-14 of the City Code which provides regulations for the Design and Project Review (DAPR) Committee.

#### **DISCUSSION:**

- In response to a review of previously discussed changes presented to the Committee, Ms. Leonard proposed to take out the Representative for Administrative Services and replace it with the Parking Services Manager.
- Ms. Eckersberg suggested that an architect should be an advisory member of the Committee.

- Ms. Jones suggested that appeals section is somewhat confusing.

**Ms. Biggs moved to recommend approval for DAPR Ordinance Changes, seconded by Mr. Mangum.**

**The committee voted unanimously 10-0, to recommend approval of the Text Amendment.**

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**Adjournment:**

**Ms. Biggs moved to adjourn, seconded by Mr. Mangum.**

**The committee voted unanimously 10-0, to adjourn.**

**The meeting adjourned at 4:16 pm.**

**The next DAPR meeting is scheduled for Wednesday, August 23, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Matteo Vanella



## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 2215 Dempster Street/1305 Pitner**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	Water and sewer will need a separate permit and a review of the civil drawings.
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	Construction Management Plan required for project.
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.



## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 2620 Central Street**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	No Comment
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	No Comment
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

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## DESIGN AND PROJECT REVIEW (DAPR) – MTG DATE: July 26, 2017

**Address: 1829 Simpson Street**

VOTING MEMBERS	STAFF	COMMENTS
Director of Community Development	Johanna Leonard Chair	No Comment
Planning and Zoning Administrator	Scott Mangum Vice Chair	No Comment
CMO/Economic Development	Paul Zalmezak	No Comment
Rep. for the Director of Parks, Recreation and Community Services	Ray Doerner	
City Engineer	Lara Biggs	No Comment
Rep. from the Fire Department	Mario Tristan	No Comment
Rep. from the Police Dept.	Lloyce Spells	
Rep. for the Director of Public Works	Jim Nelson	Will need a backflow preventer on water service and restaurant equipment.
Zoning Planner	Melissa Klotz	No Comment
Building & Inspection Services Division Manager	Gary Gerdes	Material types required for preliminary/final review
Assistant Director of Public Works/Forestry	Paul D'Agostino	
Neighborhood and Land Use Planner	Meagan Jones Secretary	No Comment
Rep. from the Utilities Dept.	Ingrid Eckersberg	No Comment

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