DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 3, 2019

Voting Members Present: I. Eckersberg, D. Cueva, M. Tristan, M. Klotz, M. Griffith, M. Jones

Staff Present: M. Rivera

Others Present: Ald. Rainey

Presiding Member: M. Klotz

A quorum being present, M. Klotz called the meeting to order at 2:33 pm.

Approval of Minutes

1. June 12, 2019, DAPR Committee meeting minutes

D. Cueva made a motion to approve the June 12, 2019, DAPR Committee meeting minutes, seconded by M. Tristan.

The Committee voted, 5-0, to approve the June 12, 2019, meeting minutes, there was one abstention.

2. June 26, 2019, DAPR Committee meeting minutes

M. Tristan made a motion to approve the June 26, 2019, DAPR Committee meeting minutes, seconded by D. Cueva.

The Committee voted, 4-0, to approve the June 26, 2019, meeting minutes, there were two abstentions.

New Business

1. 2510 Green Bay Road

Bane Srdjevic, applicant, submits for a Special Use permit for a Commercial Indoor Recreation Facility, Lock Chicago (escape room), in the B1a Business District and oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Bane Srdjevic, applicant

DISCUSSION:
• Lock Chicago is currently at 820 Davis, they are planning to move to 2510 Green Bay Road.
• The applicant stated the use will not be disruptive, customers have appointments, there will not be inventory.
• M. Klotz asked if the whole building will be used, if not, if a dividing wall will be built.
• The applicant stated they are occupying part of the building, constructing a dividing wall will be up to the building owner.
• M. Tristan asked if the escape rooms will have ceilings, if so, fire sprinkler and alarm are required.
• The applicant stated the escape rooms will not have ceilings; they will be open to the building ceiling; stated they will comply with fire codes.
• M. Rivera asked if they will use the parking lot.
• The applicant stated yes, they will have use of the parking lot. The applicant stated there are typically a maximum of 3 employees, one usually drives. The applicant stated they usually have groups of 16-24 people for an escape room, usually one escape room used at a time, customers tend to carpool.
• The applicant stated ambient music is played in the escape rooms, nothing loud, there will not be food, escape sessions are an hour, and their hours are Monday through Friday 5:00pm to 11:00pm, Saturday and Sunday 10:00am to 10:00pm.

I. Eckersberg made a motion to recommend approval to the ZBA, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval to the ZBA.

2. 1000 Florence Street

Recommendation to ZBA

Patrick Coleman, contract purchaser, submits for Major Variation to construct one and two-story additions to a single-family residence with a 3.5’ street side yard setback where 15’ is required, a 1.4’ north interior side yard setback where 5’ is required, a first-floor garage addition with a 5.2’ street side yard setback where 15’ is required, and a roofed deck with a 10’ street side yard setback where 15’ is required, in the R3 Two-Family Residential District.

APPLICATION PRESENTED BY:
Kirsten Coleman, contract purchaser
Patrick Coleman, contract purchaser

DISCUSSION:
• The applicant stated the house is small, setbacks are the issue, the house does not meet current setbacks, applying the required setbacks to the lot would prevent building on the lot. Applicant proposes to construct a full 2nd story to provide more living space. Applicant stated the current stairs are narrow and winding, additional head room is needed to rebuild the stairs.
• M. Klotz asked if the addition will be closer to the street.
• The applicant stated no, the addition will not be closer to the street. The applicant noted the proposed deck will be pushed towards the north side of the property.
• M. Klotz asked about stormwater drainage.
• I. Eckersberg stated downspouts will be required to discharge into the rear yard, the sidewalk walk slope will need to be reviewed.
M. Klotz advised the applicant to double check if the proposed windows on the north side of the home comply with building code due to proximity to the property line.

D. Cueva made a motion to recommend approval to ZBA, seconded by I. Eckersberg.

The Committee voted, 6-0, to recommend approval to ZBA.

3. 1321 Brummel Street
Recommendation to ZBA
Farrukh Ali, property owner, submits for Major Variation to convert a 2-family residence into a multi-family, 4-unit residence with a lot width of 40’ where 50’ is required for multiple family residential uses, 4 dwelling units where a maximum of 2 dwelling units are permitted, zero additional parking spaces where 3 additional parking spaces are required, and a building height of 3 stories where 2.5 stories is permitted, in the R4 General Residential District.

APPLICATION PRESENTED BY: Farrukh Ali, property owner
Doug Clark, architect

DISCUSSION:

- The applicant stated an addition with two dwelling units is proposed. The applicant stated they are committed to providing one of the two units as an affordable dwelling unit.
- M. Klotz stated she was initially concerned with the additional dwelling units, but after visiting the site, stated the addition is appropriate given the bulk and density in the neighborhood.
- M. Klotz stated a concern with the proposed building height, the roofed area at the 3rd floor.
- The applicant stated the plan includes stairs to the roof to access air conditioning units; the roof is intended to provide protection to the stairs.
- M. Rivera asked if a rooftop patio is proposed on the addition, he asked about parking.
- The applicant stated the rooftop will not have a patio, stated parking is on-street.
- M. Klotz read comments from G. Gerdes, Building and Inspection Services Division Manager, that the two new dwellings should be affordable dwelling units due to the variation request.
- M. Klotz recommended removing the roof over the stairs at the 3rd floor.
- Ald. Rainey asked how many dwellings in total are proposed and the size of the existing and proposed units.
- The applicant stated a total of 4 dwellings are proposed, the size of existing dwellings will not change, new dwellings will be 2-bedroom units at 660sf.

M. Griffith made a motion to recommend approval to ZBA, subject to removing the roofed area at the 3rd floor and making the two new units affordable, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval to ZBA subject to the conditions noted above.
4. **100-130 Chicago Avenue**  
**Major Adjustment to a Planned Development**

David Brown, applicant, submits for Major Adjustment to an approved Planned Development originally approved by Ordinance 61-O-18. The adjustment includes removing 2nd floor office space and adding 2 dwelling units (one 1-bedroom and one 2-bedroom), which results in a reduction in the number of required off-street parking spaces from 37 to 32 (site development allowance approved for 30 spaces and 30 spaces are still proposed), in the B3 Business District.

**APPLICATION PRESENTED BY:** David Brown, applicant

**DISCUSSION:**
- D. Grown stated the approved planned development included office space on the 2nd floor for the retail tenant, for office and classes. He stated the proposed change removes the office and includes two dwelling units.
- M. Griffith stated the proposed change reduces their parking requirement but does not impact the amount of parking approved for the planned development.
- Ald. Rainey stated her support for the change.

M. Griffith made a motion to recommend approval of the major adjustment to the planned development, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval.

---

**Adjournment**

D. Cueva made a motion to adjourn, seconded by M. Tristan. The Committee voted, 6-0, to adjourn. The Committee adjourned at 3:05 pm.

The next DAPR meeting is scheduled for Wednesday, July 10, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith