DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 12, 2019

Voting Members Present: I. Eckersberg, D. Cueva, M. Tristan, J. Leonard,
S. Mangum, L. Biggs, M. Griffith, M. Jones

Staff Present: M. Rivera, K. Bolen, C. Sterling

Others Present: Ald. Rainey

Presiding Member: J. Leonard

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

Approval of Minutes

June 5, 2019, DAPR meeting minutes.

S. Mangum made a motion to approve the June 5, 2019, meeting minutes, seconded by
M. Jones.

The Committee voted, 7-0, to approve the June 5, 2019, meeting minutes. There was one
abstention.

New Business

1. 1922 Dempster Preliminary and Final Review
Frank Schwab, applicant, submits for building permit for a raised roof addition, Kids Empire, in
the C1 Commercial District.

APPLICATION PRESENTED BY: Frank Schwab, applicant
Brad Kropp, architect

DISCUSSION:
- 1924 is the correct address.
- Indoor play facility, 4,000 sf, some play equipment needs 23’ clear height which is
  triggering the need for the addition. The addition will be 90’ back from the storefront
doors, 500’ back from the street.
- S. Mangum asked about building materials.
- B. Kropp stated exterior building materials will be a grey corrugated metal, they are
  trying not to match the building so the addition will blend in with the background and use
  a similar material to a surrounding industrial building. Trees in parking lot will also help
  break up the view.
- J. Leonard asked if there are plans to redo the rest of the shopping center.
F. Schwab stated they lack the funds.
J. Leonard and S. Mangum expressed concern over how visible the addition will be.
J. Leonard stated concern over pedestrian vs. vehicle traffic at the walkway at the southwest corner of the shopping center, at the archway, due to the increase in kids.
F. Schwab stated speed bumps to be installed, and the area is monitored.

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

The Committee voted, 8-0, to grant preliminary and final approval of the project.

2. 747 Howard Street

Recommendation to ZBA

Gircel Cunningham, lessee, applies for a special use permit for a Religious Institution in the B3 Business District (Zoning Code Section 6-9-4-3). The applicant proposes bible study and worship for 10-15 individuals on Sunday between 10am and noon and Wednesday between 7 and 8pm. Code allows for approximately 25 occupants. Proposed parking, if necessary, would be on-street either on Howard or Elmwood. No exterior or interior alterations to the building are proposed and it would retain its storefront appearance from Howard Street. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: Gircel Cunningham, lessee

DISCUSSION:
- G. Cunningham stated the place is to get young people off the street.
- J. Leonard stated concern with lack of street traffic.
- G. Cunningham stated use is a church, bible study.
- Discussion over days of the week and hours, events beyond those times. Application notes the space will be used 3 hours per week.
- No change to the building, curtains will be hung at the windows.
- S. Mangum asked how many occupants.
- G. Cunningham stated there would be about 20 people, the space is 800 sf.
- Concern raised about traffic and parking.
- G. Cunningham stated people attending will be from the neighborhood, will walk there, no traffic anticipated.
- M. Tristan stated meetings a couple of days a week is okay, but more days triggers fire sprinkler and alarm requirements.
- J. Leonard stated an additional bathroom may be required with 20 people.
- M. Rivera stated concern with parking, if events and use grows, a parking plan is needed.
- Ald. Rainey stated she does not think there will be a parking problem. She expressed concern with the proposed use of bringing youth to Howard Street, noting there are many programs in place for youth.
J. Leonard stated the City is looking for commercial activity on Howard Street, the use is not consistent with that goal. She stated a special use is specific, need additional details. Encouraged the applicants to have an open store front.

L. Biggs made a motion to hold item in Committee to provide the applicant time to provide additional details, including: use of the space/programing, events, hours, anticipated number of people, maintaining open store front, seconded by M. Tristan.

The Committee voted, 8-0, to hold item in Committee.

---

**Adjournment**

L. Biggs made a motion to adjourn, seconded by D. Cueva. The Committee voted, 8-0, to adjourn. The Committee adjourned at 3:55 pm.

The next DAPR meeting is scheduled for Wednesday, June 19, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith