

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
November 30, 2005**

Attendees:

Committee Members: Carolyn Brzezinski (Chair), Brian Barnes, Paul D'Agostino, Captain Dale Fochs, Tad Cook, Rajeev Dahal, Walter Hallen, Jill Chambers, Arlova Jackson, Jim Wolinski, Dennis Marino, Carlos Ruiz, Jeff Corey

Staff: Frank Aguado, Jill Chambers, Ingrid Eckersberg, Stefanie Levine, Dave Stoneback, Ingrid Eckersberg

SPAARC **532 Kedzie Street** **Concept Review**
Construct a residential & commercial mixed use building.

PROJECT REPRESENTED BY: Irene Zemenides, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

The property is a residential and commercial mixed use building, located at the southeast corner of Chicago Avenue and Kedzie. The site is from the public alley to the corner, and the sidewalk is up to the property line.

Ms. Zemenides stated they are seeking a C1-A, which allows them fifty one units, and stated the building, has been designed that way. There will be three levels of parking; the 1st floor, basement, and sub-basement in order to make the parking work, with two levels on ground. The building is designed in an attempt to conform to all of the city requirements. There will be thirty-nine parking spaces in the basement, twenty-nine in the sub-basement and the remaining are on the 1st floor. They will have nine units per floor. There will be eight, two bedrooms per floor and one, one bedroom per floor. The top floor will have seven units. This will be a seven story building and they wish to increase the height so they can have a nine foot ceiling.

For the additional height and/or space, they can offer the community paved alleys, affordable housing units, street scapes, contribution to the affordable housing fund, and/or public art, etc.

There will be retail on the main floor and none of the existing tenants will move back in.

C. Brzezinski stated they need to see a model of the development with the proposed building across the street to determine how it will fit into the overall landscape.

SPAARC **939 Chicago Avenue** **Preliminary and Final**
Interior and exterior office remodeling.

PROJECT REPRESENTED BY: Scott Crowe, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Crowe stated they will be the tenants after the renovation of the building. They are making some minor modifications to the existing building. They are repairing the existing storefront because it is not in compliance with building code. They are removing the Techline signage and canopy and replacing the deteriorated cedar siding with a metal siding above, beside, and below the storefront window. All signage will be inside the site. There will be eight (8) spaces for parking off the alley. The parking lot into the building has a ramp and steps up to a landing. The entrance into the building and parking is off the alley. They are repainting the parking area. They will move the existing air conditioning units which are non compliant, inside due to set back.

Mr. Crowe stated there will be automatic devices put on the entrance door (front/back) accessible for the disabled. Both doors will have electric devices and lights along the ramps leading up to the door.

Their internal drains are connected to the sewer and one exterior down tunnel is currently not connected to the sewer. That was not their intention. There will be roll down shades and a curtain across the area to add a little colour and provide privacy. The doors are recessed from the opening of the public way, and the recessed lightning will be replaced. The trust sign will remain on the property.

Motion for preliminary and final, 2nd, and approved unanimously.

SPAARC **1501 Central Street** **Preliminary and Final**
Install rooftop cellular antennas and equipment located inside the building.

PROJECT REPRESENTED BY: Nolan Ming, Project Manager
US Cellular

GENERAL PROJECT PRESENTATION /DISCUSSION:

US Cellular is proposing some antennas on the northwest power structure. They provided elevations to show where the antennas are going. The antennas are strips of about 3 ft. to 4 ft. in size with a width of 4 inches. There will be three antennas. All of the equipment is inside the site in a tower room.

Motion made for preliminary and final, 2nd, no opposed, 1 abstained.

SPAARC **706 Main Street** **Preliminary and Final**
Interior and exterior construct for a new type I restaurant, Trattoria D.O.C.

PROJECT REPRESENTED BY:

John Ruth, Landlord
J. David Diaz, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

J. David Diaz is proposing a retractable awning, and wants the colour to match the already existing teal. They will decide on landscaping in front of the black wrought iron fences. The fences will be eleven feet from the sidewalk with visibility.

Motion for preliminary and final with shrubs not exceeding three feet high and be planted outside of the fence, 2nd, and approved unanimously.

Respectfully submitted,

Buche Jones

Planning Division