

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
JANUARY 19, 2005**

*APPROVED*

**Attendees:**

**Committee Members:** Carolyn Brzezinski, Dennis Marino, Sat Nagar, Ron Walczak, James Wolinski, Paul D'Agostino, Arthur Alterson, Arlova Jackson

**Design Professional:** Hans Friedman

**Other Staff:** Frank Aguado, Walter Hallen, Gavin Morgan, Stephanie Levine, Susan Guderley

**Chair Brzezinski determined that a quorum existed and began the meeting.**

**Projects Reviewed:**

**SPAARC                      904-914 Sherman Avenue                      Preliminary and Final**  
*Storefront replacement*

PROJECT REPRESENTED BY:                      David Maeir, property manager; Mark Siegel, architect

**GENERAL PROJECT PRESENTATION:**

Applicant proposes to replace five storefronts, including new windows, doors, sidelights and signage.

**DISCUSSION:**

Chair Brzezinski asked whether the new plans would retain the recessed doorways. Mr. Maeir answered that these entrances would not be retained and that the storefronts would become flush with the sidewalk. He said that this would result in more store area and prevent heat from escaping. The Chair observed that this was a distinctive feature which contributed to the charm of the building and the streetscape. She asked if there was any way to retain this feature, while making the necessary window and door upgrades to eliminate heat loss. Mr. Siegel asked whether this was a landmark building and whether there was a requirement to retain the recessed vestibule. The Chair said that having a protected doorway was a public benefit, as well as a design preference. D. Marino noted that changing the front, as proposed, changes how the building relates to its site and therefore is a site plan issue.

W. Hallen noted that retaining the existing vestibules ties the tenants to old fashioned window display spaces. He stated that the proposed changes would add more floor space to each storefront. Chair Brzezinski disagreed, noting that since the doors must be changed to swing

inward the net amount of usable interior space gained will be minimal. Sat Nagar asked, "What is the net area of interior space gained?" Mr. Siegel estimated that each storefront would gain about 12 square feet. The average square footage of each storefront is 800-900 square feet. Even though some of the storefronts will be combined for its tenants, each bay will be given its own, individual door. Existing sign panels will be retained.

Chair Brzezinski asked whether the panels between storefronts were made of stone. Mr. Siegel stated that they were and would be retained. The Chair asked what the plans meant by "insulated panel" for the new storefront base detail. Mr. Siegel said that they would be bronze colored, aluminum panels.

**ACTION:**

Arthur Alterson moved to grant preliminary and final site plan and appearance review approval. The motion was seconded by Arlova Jackson and passed. (5-4) C. Brzezinski, R. Walczak, D. Marino, and Hans Friedman voted nay.

**SPAARC                      3324 Grant Street                      Preliminary and Final**  
*Reconstruct tennis and basketball courts, and drainage system at Cartwright; reconstruct tennis courts at Ackerman.*

PROJECT REPRESENTED BY:                      Stephanie Levine

**GENERAL PROJECT PRESENTATION:**

The City's Parks and Forestry Department intends to update the existing tennis and basket ball courts in Cartwright and Ackerman Parks.

**DISCUSSION:**

The two project sites are Ackerman Park, located at Central Street and McDaniel Avenue, and Cartwright Park, at Grant Street and Prospect Avenue. The existing tennis and basket ball courts at Cartwright Park will be replaced, in kind. Chair Brzezinski asked if there would be changes in the lighting at the park. Ms. Levine said that no lighting proposed. She added that there will also be a drainage structure installed to address an significant drainage problem. An existing tennis court will be replaced, in kind, at Ackerman Park. Also, all of the chain link fencing will be replaced, in kind. There is no lighting and none is proposed.

J. Wolinski if there were any changes proposed for the shelter at Cartwright Park. Ms. Levine stated that this project only addresses the courts and surrounding fencing.

**ACTION:**

Sat Nagar moved to grant preliminary and final site plan and appearance review approval. The motion was seconded by Dennis Marino and passed unanimously. (9-0).

**SPAARC                      101 Lake Shore Blvd.                      Preliminary and Final**  
*Remove and replace existing exercise stations along the lakefront path.*

PROJECT REPRESENTED BY: Stephanie Levine

GENERAL PROJECT PRESENTATION:

The Lakefront Rotary is donating a new fitness course as part of its 100<sup>th</sup> Anniversary celebration. They intend to purchase the course equipment and hire the contractor to complete the installation. The Parks/Recreation Department is assisting with plan review and approval.

DISCUSSION:

D. Marino asked if there were plans for reconditioning the lakefront paths. He observed that the surface is uneven, for either runners or bikers. Ms. Levine stated that the Recreation Department is trying to include it as one of its CIP projects. However, they want to fold that work into a more comprehensive approach to the lakefront park that would also look at deteriorating buildings, problematic beach entrances, and a number of other issues.

Hans Friedman asked how the new stations would differ from the current course. Ms. Levine said that there is very little left of the old stations; they were constructed of wood and have rotted away. The new stations will be steel post construction and more durable. Colors will probably be neutral, to blend in with the natural surroundings. The course layout will stretch between NU and the Lee Street beach. Ten equipment stations were hand selected by members of the Rotary Club and are all adjacent to the walking/jogging path.

Carlos noted that this park is located within the Lakeshore Historic District. He asked if a construction schedule had yet been determined. S. Levine said that the course has to be in the ground before June 1<sup>st</sup>, for the Club's anniversary celebration.

ACTION:

Arthur Alterson moved to grant preliminary and final site plan and appearance review approval. The motion was seconded by Dennis Marino and passed unanimously. (9-0).

Respectfully submitted,

Susan Guderley

