

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

*APPROVED*

**Attendees:**

**Committee Members:** Arlova Jackson, Paul D'Agostino, Rajeev Dahal, James Wolinski, Arthur Alterson, Dennis Marino, Carolyn Brzezinski (Chair)

**Design Professionals:** Hans Friedman, Tad Cook

**Other Staff:** Frank Aguado, Brian Barnes, Jill Chambers, Morris Robinson, Tracy Norfleet

**Chair Brzezinski was expected to arrive during the meeting, and James Wolinski chaired the meeting until then. He determined that a quorum existed and began the meeting. The minutes of the March 23, 2005 meeting were approved with Mr. Marino and Ms. Jackson abstaining because they were not present at that meeting.**

**Projects Reviewed:**

**SPAARC                      2900 Central Street                      Preliminary and Final**  
*Replace existing storefront and repair masonry above building.*

PROJECT REPRESENTED BY: Janice Berkenheier (Contractor)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Berkenheier stated that to replace a defective lintel, they must remove the front window and redo the brick work. Photos and drawings were provided. Chair Wolinski asked if there will be significant changes to the façade, and there will not (it is a replacement project). Mr. Barnes asked if the entry will be ADA accessible. Ms. Berkenheier stated that there will not be a push-button to open the doors, but they are not heavy. Chair Wolinski asked about the construction schedule and whether they will remain open during that time. Ms. Berkenheier stated that they will begin as soon as possible and expect to remain open during construction.

**ACTION:**

Mr. Dahal motioned approval, Ms. Jackson seconded, and the vote was unanimous.

**SPAARC                      2401 Lee Street                      Recommendation to ZBA**  
*Construct a second-story addition utilizing the existing building footprint.*

PROJECT REPRESENTED BY: Isaias and Juanita Mendoza (Owners)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Mendoza distributed photos and drawings for the proposed second story addition. Ms. Jackson summarized the zoning issues: two minor zoning issues pertain to setbacks, and a major zoning issue pertains to the eaves extending to 1.5' instead of the maximum of 6".

Ms. Jackson asked about the materials. Ms. Mendoza stated that the existing building is brick, and the addition will be vinyl siding. Mr. Wolinski asked if the neighbors have been consulted, and they have. Mr. Marino asked about the final height, and Mr. Friedman noted on the drawings that it will be 32'. Mr. Marino asked if there are other two-story houses nearby. Ms. Mendoza stated that the houses next door and behind are both two stories and the same height as proposed here. Mr. Aguado stated that if there will be central air-conditioning, condensers must be 10' from the property line. Mr. Wolinski asked about roofing materials, which will be asphalt shingles. Mr. Marino noted that the owners have lived there for 15 years.

Discussion followed on the design of the east elevation, and a suggestion was made to eliminate the half-round window and use rectangular windows to be more compatible with the gables. Committee members agreed that the concept of an addition was appropriate but had questions about the design and materials for the architect, who was not present. The applicant agreed to return with the architect. Ms. Jackson stated that recommendations to the ZBA pertain to variations, not elevations. Chair Brzezinski, who had arrived during the presentation, noted that architecture review is non-binding, and this is a single-family home.

**ACTION:**

Noting that the applicant had agreed to return with the architect, Mr. Marino motioned concept support for the second story with the caveat that the architect return to answer questions about the proposed architecture and materials. Mr. Wolinski seconded. The motion passed with Ms. Jackson voting 'nay.'

**SPAARC Multiple Locations Recommendation for Sidewalk Café**

- *Review Application for Sidewalk Cafe with liquor for type 1 restaurant within 200 feet of residential use and outside of Liquor Control Regulations Core Area (Blue Stone, 1932 Central Street).*
- *Sidewalk Cafe for a type II restaurant (Cold Stone Creamery, 1611 Sherman Avenue).*

PROJECT REPRESENTED BY: Jennifer Enright (Blue Stone) and Tushar Vaidya (Cold Stone Creamery)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski described the approval process and reviewed the required checklist, including rules for liquor (where applicable), litter, delineation of the sidewalk café, bringing in all furniture at night, etc. Mr. Dahal noted that the sidewalk by Blue Stone is narrow and has parking meters, and car doors could swing into the sidewalk café area. He asked if Blue Stone has valet parking, and they do not.

**ACTION:**

Mr. Marino motioned approval, Mr. Alterson seconded, and the vote was unanimous.

*Exterior site and facade renovation for "Target".*

PROJECT REPRESENTED BY: Jason Hill (Engineer), Jason Knoppe and Doug Bailey (Construction)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski read aloud the description of the project. Mr. Alterson stated that the City had received a letter from Target addressing garbage issues. Mr. Marino stated that he and Mr. Robinson, Economic Development Planner, also reviewed the letter. Mr. Marino noted the City's interest in this site over time as a redevelopment project in a TIF district. He also noted that the Ward Alderman has made a number of complaints over time about the cleanliness of the lot and exterior landscaping (e.g., lack of maintenance and enhancement thereof). He stated that Target's recent letter to the City tries to address that with a litter plan and a landscaping commentary, but he and Mr. Robinson had an issue with the landscaping maintenance. Specifically, they disagreed with Target's statement that they had made 'significant progress' in landscape maintenance. He and Mr. Robinson did not have a problem with the other bullets in the letter, but Mr. Robinson noted that the issue of scattered shopping carts was not addressed, and there was not an update on the berms and buffered landscaping along Howard Street as previously discussed. There is also an issue with plantings in the parking lot, or lack thereof. Ms. Chambers added the issue of consistently full trash bins in front of the store. Chair Brzezinski stated that the letter should be revised to address these issues. Mr. Marino clarified that there has not been a problem with the dumpsters but rather, the trash containers in front of the store, which should be emptied seven days a week. He added that the last bullet needs to be enhanced to reflect what Target is doing to address the landscaping weaknesses on the periphery of the property but still within the shopping center, including a program of maintenance, and in addition to what is being done inside the shopping center to retrofit the parking lot with landscaping.

Chair Brzezinski turned discussion over to the applicants, and Mr. Knoppe and Mr. Bailey deferred to Mr. Hill, who was expected to arrive during the meeting. Chair Brzezinski asked to review the drawings while they waited for Mr. Hill, but the latest ones were not available. Chair Brzezinski asked about lighting for security (e.g., low level lighting in the planters or grade-level along the store), but the information was not available. Chair Brzezinski reviewed comments from a previous SPAARC meeting (e.g., litter plan, landscape plan, lighting). It was determined that a landscape plan has not yet been submitted to the City for review. Chair Brzezinski clarified that the litter plan needs to be revised and reviewed by the City, the landscape plan needs to be submitted and reviewed, and questions about lighting remain. Discussion followed on whether to table the issue until the revised litter plan and a landscape plan had been received and reviewed by the City or whether to wait for Mr. Hill to arrive today. To give time for Mr. Hill to arrive and respond to issues raised, Mr. Alterson motioned to table the issue. Mr. Wolinski seconded, and the motion passed with Mr. Marino opposed.

When Mr. Hill arrived, he apologized for being late and distributed information (e.g., site plan, updated landscape plan, existing conditions plan, updated elevations, detailed layout of sidewalk with joints (etc), lighting plan including lights in the planters (cut sheets were

available), aerial photo for reference, and litter plan previously submitted to Mr. Aguado). Mr. Marino summarized the revisions to the letter that SPAARC is requesting. In bullet 3 regarding landscape enhancement, the perimeter of the property should be addressed. Specifically, this should be a written confirmation of the ongoing plan to seasonally replenish landscaped areas where necessary and enhance them over time. In addition, there is a concern about the front trash bins not being emptied as they should be. Mr. Robinson added the shopping cart containment issue, which is a particular concern of the Alderman. Chair Brzezinski summarized the issues for the applicants: carts, trash bins, and enhancement of bullet 3.

Mr. Barnes asked about ADA accessible routes (e.g., from Howard Street, etc), and Mr. Hill indicated two routes on the site plan. Mr. Barnes stated that these routes, and particularly the curb cuts, should not be blocked with shopping carts (etc). Chair Brzezinski asked where they put plowed snow and whether it blocks sidewalks and ADA accessible routes. Mr. Robinson noted that plowed snow could be stored at the northeast corner of the lot. Chair Brzezinski thought this should be added to the letter as well. Mr. Barnes agreed and added that these routes should be plowed and salted at all times.

Mr. Friedman noted that the Target's letter was from November of 2004, which was six months ago, and asked about the history since that time and whether there is a record of it. Mr. Marino stated that there have not been any complaints, but the City typically gets complaints on the first windy day of the spring (e.g., today) unless it is not a problem. Mr. Friedman clarified that they do not have a record of anything (e.g. greatly improved or otherwise), and Mr. Marino's response was 'not recently.' Mr. Robinson stated that they have gone to the managers of the store often enough about the shopping carts and while they may in fact be policing it better, that does not mean it should not be put in the letter as a standard operating procedure. Mr. Marino stated that the experience has been that managers change, and quality changes (same for vendors, etc). Mr. Alterson noted that shopping carts is an ongoing issue.

#### ACTION:

Mr. Marino motioned approval subject to a revised letter addressing issues raised and subject to approval of the landscape plan. Mr. Dahal seconded. Chair Brzezinski reiterated her comments from a previous SPAARC meeting in which she commended Target for paying attention to this site and adding landscaping. The vote was unanimous.

Respectfully submitted,

Tracy Norfleet  
General Planner