

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
August 24, 2005**

APPROVED

Attendees:

Committee Members: Paul D'Agostino, Sat Nagar, Carolyn Brzezinski (Chair), James Wolinski, Brian Barnes, John Burke, Arlova Jackson, Rajeev Dahal, Ingrid Eckersberg

Citizen Member: Tad Cook

Other Staff: Walter Hallen, Morris Robinson, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting. Minutes from the August 10 and August 17 meetings were approved.

Projects Reviewed:

SPAARC	1416 Sherman Avenue	Preliminary and Final
<i>New wood porch and partial window replacement.</i>		

PROJECT REPRESENTED BY: Ryan Nestor (Architect)

GENERAL PROJECT PRESENTATION:

Mr. Nestor stated that the existing frame house was originally a single family home but has been converted to two-family residential. The apartments have separate entries. A dilapidated stair structure that touches the adjacent building will be removed, and so will the dilapidated front porch. They will restore the front elevation to what they think it originally looked like (including new entry) and replace several windows (several have already been replaced). Photos of the existing building, drawings, and a site plan were provided.

DISCUSSION:

Chair Brzezinski asked if the parking area off the alley is paved, and it is not (crushed stone). She asked if the alley is paved. It is (concrete), but it is very old. Chair Brzezinski noted that the parking area is not delineated. Mr. Nestor stated that they do not plan to change it. Mr. Burke thought it was acceptable.

Chair Brzezinski asked about lighting, and locations were shown on the drawing. Chair Brzezinski asked about siding, which will be vinyl (color to be determined) with aluminum details and new downspouts and gutters. She asked about the roof, which will remain as is. Mr. Nestor noted that the owner has two residential properties and the corner commercial property. His intention is to improve this currently vacant residential property and rent it.

Mr. Dahal asked if the parking area is by the alley or the sidewalk, and it is by the alley. There is not a sidewalk, nor is there one across the street because of the railroad embankment. The walkway from the building will go to the curb. Chair Brzezinski noted that since the porches will be demolished, this frees up space for landscaping. She asked if utilities will be upgraded, and they will not. She asked about window replacements, which will be white vinyl casements. Mr. Wolinski asked if there are zoning variations, and Ms. Jackson stated that there are none.

ACTION:

Mr. Burke motioned approval subject to landscaping in front, Mr. Dahal seconded, and the vote was unanimous.

SPAARC 2200 Greenleaf Street Preliminary and Final
Partial interior and exterior building renovation.

PROJECT REPRESENTED BY: Sara Gensburg (Architect) and Karen Mandel (Project Manager/Designer)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Gensburg presented photos of the existing industrial/manufacturing building. Ms. Mandel stated that the front of the building has private offices, and the back has a nail manufacturing area. The proposal is to change the HVAC in the front offices and redo the windows and framing in keeping with the building. A drawing was provided.

Chair Brzezinski clarified that the windows and door will be replaced, and they will (office portion only). Ms. Mandel stated that the windows will have some reflectivity for privacy, and frames will be black anodized aluminum. A sample was provided. There will be a single door with a sidelight. Chair Brzezinski asked if the door will be ADA-accessible. It will, and there is an existing ADA-accessible entry on the side where the ADA parking is. Mr. Barnes asked about the number of ADA spaces, and there are two existing ADA spaces. He asked about the total amount of parking. The applicants stated that the information is not available because the lot is not striped, and it is shared with the use next door. Chair Brzezinski noted that the number of ADA spaces is based on the total amount of parking. Mr. Barnes and Chair Brzezinski referred the applicants to the Illinois Accessibility Code for the ADA entries and parking issues.

Discussion followed on rooftop mechanical equipment and parapet wall height. Chair Brzezinski asked about landscaping. Ms. Mandel stated that there are some existing bushes and grass in front. Chair Brzezinski asked about lighting and security. Ms. Gensburg stated that existing exterior lights will be replaced. Chair Brzezinski noted that the lights should not affect neighbors

ACTION:

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

PROJECT REPRESENTED BY: Leslie Baluga and Andrew Lipowski (Architects)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Lipowski presented a revised site plan and described the driveways. There will be four curb cuts, two of which already exist. One new curb cut is for transport vehicle access (allows cars to be unloaded onsite instead of on the street) and car parking and display. The other new curb cut is for customer access to the Mazda service area, and up to ten cars can wait there to be serviced instead of on the street. Volkswagen will have a similar waiting area. If there are too many cars, they can be parked in the rear or on the second level where the service lifts are. Mr. Wolinski asked about evening drop off, but the information was not available.

Mr. Lipowski presented drawings for the Volkswagen and Mazda showrooms and noted that they aim to reduce the number of cars onsite in this urban setting (e.g., for Mazda, key models are stored under the storeroom canopy for test driving, rather than having every type of car on the lot). Mr. Lipowski stated that trees will be added at the front. Chair Brzezinski noted the landscaping for the Volkswagen showroom and suggested doing something similar for the Mazda showroom.

Mr. Dahal noted the alley width on Greenleaf and asked for time for further review. Mr. Nagar noted that the drawings do not incorporate the Chicago Avenue streetscape plans and a wider sidewalk. Mr. Lipowski noted that the Volkswagen showroom's projection has been removed and now has a recessed entry. Chair Brzezinski asked if they considered an arcade. Mr. Lipowski stated that it would require them to give up too much interior space. Discussion followed about landscaping and planters (not recommended). Mr. Dahal noted the need for time to review the proposal with regard to the streetscape plan. Chair Brzezinski asked if this project will cover the cost of the streetscape, but it was not known. Mr. Morrison noted that this issue came up in an Economic Development Committee meeting, and Mr. Wolinski noted that the owner is receiving City funds.

Mr. Nagar asked about lighting. Mr. Lipowski indicated the changes on the site plan and stated that a photometric plan is in progress, which he will submit when it is available. Ms. Eckersberg noted complaints from neighbors across the alley.

Mr. Dahal asked about the Volkswagen showroom design. Mr. Lipowski stated that the Volkswagen showroom will have stucco since the brick is not in good condition. There also will be an awning and recessed windows. An elevation was provided. Signage includes a backlit Volkswagen logo, Autobarn sign, and plaque with hours of operation. Chair Brzezinski noted that signs are permitted separately and referred them to the sign regulations.

Chair Brzezinski asked about the Mazda showroom design. Mr. Lipowski presented elevations for the Mazda showroom and described materials and colors. He offered to bring photos of dealership locations with similar façade design and materials.

ACTION:

Chair Brzezinski noted the need for further information exchange between the City and the applicant, and Mr. Dahal suggested a separate meeting with the Engineering Department. Mr. D'Agostino motioned to table discussion, Mr. Dahal seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet
General Planner