

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
November 29, 2006**

Attendees:

Committee Members: Frank Aguado, Carla Bush, Paul D'Agostino, Rajeev Dahal, Dale Fochs, Walter Hallen, Sat Nagar, James Pickett, James Wolinski

Citizen Member: Tad Cook

Other Staff: Ingrid Eckersberg, Bobbie Newman, Alderman Ann Rainey, Morris Robinson, Carlos Ruiz,

Chair Brzezinski was absent. Mr. Hallen chaired the meeting. A quorum being present, Mr. Hallen called the meeting to order at 2:40 p.m.

Projects Reviewed:

SPAARC	2400 Main Street	Concept
<i>Construct a one-story financial institution (Fifth Third Bank) with drive-through facility</i>		

PROJECT REPRESENTED BY: Steven Engelman Attorney
Jeff Kutsche Architect
Laura Tishler Real Estate Manager

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Engelman introduced the architects and real estate managers of the project and explained that the concerns and requests of the Committee had been addressed. Mr. Kutsche presented a survey and plans of their proposal for the Fifth Third Bank. The following was discussed:

- Style of building has been changed from a rustic to an urban design, as requested.
- Building is approximately 4,000 sq. ft.
- 4 tellers, 3 well lit drive-through windows and (1) ATM machine proposed.
- Traffic pattern:
 - Plans to put left turn lane off Main Street (going west) to be submitted.
 - Access to bank is off east drive if traffic enters shopping center off east curb cut on Main Street; or
 - Enter through parking lot just south of bank area, if they enter through west curb cut.
 - Development is fully curbed.
 - There is an existing jog in sidewalk along Main Street.
 - Walkway access for Main Street pedestrians discussed.

- Materials:
 - All masonry modular brick
 - Pre-cast stone highlights.
 - Windows: Champagne colored aluminum window trim.
 - Columns and fascia of drive-through canopy all masonry.
- Landscaping: on both sides of sidewalk on Main Street.
- Construction to begin in spring of 2007.

ACTION:

The Committee voted unanimously to recommend as preliminary plan (no vote taken on concepts).

Expand porches

PROJECT REPRESENTED BY:	Scott Prestaugen	Architect
	Christopher Hager	Co-op Member/Owner
	Alice Garricks	Kagan Management
	Douglas Snider	Intern Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Prestaugen presented photos of the existing and plans for the proposed porches of the Co-op building. The following was discussed:

- 3-story 1920's masonry building with green tile roof.
- Proposed porches to be in back courtyard.
- Replacing posts and rails: Posts 6'x 6' wood; 2 X 12 framing throughout.
- Replacing gutters and downspouts; will tie back into existing system.
- Need zoning relief for:
 - 1 porch is along property line and would obstruct traffic if made wider to conform to zoning regulations.
 - 1 proposed porch is longer than old porch but relatively narrow and has existing "winders," which are violating code. Relief needed.
- Materials:
 - Metal railings.
 - Stained and sealed wood.
 - Currently painted blue; may re-paint some of the brick in surrounding area same brown color as common brick.

ACTION:

The Committee voted unanimously to recommend approval to ZBA.

Interior and exterior alteration for a condo conversion

PROJECT PRESENTED BY: Gregory Altman Owner/General Contractor

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Altman presented photos of the 6-unit apartment building. The following was discussed:

- Proposed installation of an enclosed vestibule in same footprint of existing iron canopy.
- Parking: screening parking area with landscaping and wheel stops, as requested by Committee.
- Landscaping:
 - Move 3 small blue spruces on Florence side from against wall, further from wall.
- Install brick pavers on Florence side.
- Exterior lighting to be replaced with prairie style down-lights mounted on building.
- Closing AC sleeves with similar brick configured to match brick pattern elsewhere on the building (bricks are turned with ends showing).
- Central AC in each unit.
- Condenser set back from front parapet, on roof.
- Storm water management:
 - Water and Sewer Department inspected property and gutters and downspouts will remain.
- Windows that open will be replaced with double hung, vinyl, and low-e.
- Existing picture windows have already been replaced, and will remain.

ACTION:

The Committee voted unanimously to recommend approval of the final plan.

Plat of re-subdivision

PROJECT PRESENTED BY: Amy Fry Developer

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Fry presented plans showing the original 8 lots of record. Lot 6 is omitted from the plat because since they started selling the lots it got lost in the back. There are now 7 lots.

ACTION:

The Committee voted unanimously to approve recommendation to City Council. Address request was also approved.

Other Business:

Ms. Bush requested that the Committee stress to all who appear that lead-safe methods be used for all paint.

The Committee voted unanimously to approve the November 15, 2006, meeting notes.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division