

**APPROVED**

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
January 18, 2006**

**Attendees:**

**Committee Members Present:** Carolyn Brzezinski (Chair), Jim Wolinski, Tad Cook, John Burke, Captain Dale Fochs, Paul D'Agostino, Rajeev Dahal, Dennis Marino, Sat Nagar, Arlova Jackson

**Staff:** Brian Barnes, Ingrid Eckersberg, Frank Aguado, Jill Chambers, Carl O. Caneva

**SPAARC** 801- 809 Dobson Street **Preliminary and Final**  
*Rebuild existing porches "in kind" for multi-family residence.*

**PROJECT REPRESENTED BY:** Behrooz Moradi

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

B. Moradi brought in picture of the site to show they are proposing to replace the existing wood porch with a steel porch. Staff requires that he is code compliant.

***Motion to approve Preliminary and Final, 2<sup>nd</sup>, approved unanimously.***

**SPAARC** 2819 Central Street **Preliminary & Recommendation to ZBA**  
*Construct a one story building to be utilized as a Financial Institution with drive through*

**PROJECT REPRESENTED BY:** Kory Fox, Harris Bank Corp. Real Estate  
Gina Bridges, Market President for Harris  
Tracy Salvia, STL Architects  
Elisa Stoll, STL Architects

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. K. Fox and his team are proposing a one story building for use as a financial institution with a drive through.

K. Fox stated the development, on the corner of Central Street and Reese, is currently a vacated building where the hospice use to be located. They are proposing a 3700 sq.ft., building with two drive through lanes. Angled parking that currently exists, will remain on the east side of the lot. They proposed landscaping, parallel parking and a small canopy above the entrance. There will be seven (7) parking spaces with one handicapped space. The entrance will be off Central Street. One way traffic will exit thru the rear out to Reese. There were some concerns at the previous meeting about headlights into residential areas. They are proposing a six (6) ft. wall in height, across

the back of the property. The exterior design will be brick and a limestone base. They proposed clerestory windows on the west side of the building.

K. Fox stated the offices are along the west side, and teller windows will be at the back of the building. They will keep open banking on the east side of the building. Most of the light from windows will go into the customer service area. The teller line and personal banker, will be at the back of the building. There will be a secured walk up ATM, and a locked vestibule for after hours.

Two sides of the counter height will be standard and one side will accommodate ADA considerations.

B. Barnes noted there are two lanes for teller windows. He questioned the traffic lane blockage from the disabled parking space.

K. Fox stated there will be room for traffic stacking within the property. The accessible is along the sidewalk and will be free of snow and other debris, making easy access for the disabled. He stated the residents directly behind the property were pleased they will install a 6ft. wall so there will be no disturbance from headlights.

Problems with the Reese Avenue exit were noted. The alley is unpaved and car traffic would approach the neighbor's adjacent yards, as they make the turn. Currently, the parking lot is at the edge of the site and there is access right into the alley.

C. Brzezinski asked if the architectural staff from the Bank considered retaining the existing building. She expressed the existing building is very attractive and seems as though it could be re-used. She also suggested that it is environmentally unsound to put a building that exists which is of a similar size to the proposal, into a landfill simply to make way for two (2) drive through lanes of traffic.

C. Brzezinski stated she does not agree with the site plan they are proposing. There is too much pavement; at least 2/3 of the site is paved, with no noticeable green space. She observed that another curb cut onto Reese was not a good idea. As an alternative, she suggested they pave the alley, and offer to put a screening fence for the neighbors. The headlights will negatively impact the immediate neighbors.

Staff opposes introducing another curb cut next to an existing curb cut in a residential pedestrian neighborhood. Reuse of the existing building is seen as the best solution, without a drive through. The proposed architecture is nice but a bit solid on the west side. It was suggested a low planting row along the building to introduce up to 3ft. of green and some hedge room. Also suggested was adding windows along the west elevation with a ceramic frit for interaction between the inside and outside, opening the building up a bit to the west. The brick wall on the back is too solid, creating a barrier, which might create a vision problem or a police problem along the alley.

Some staff raised concerns about a 6ft. high brick wall running 50ft. or more the length of the site. There is too much signage proposed and they will have to go for variations. Signage is not recommended on a high location. The maximum height for the wall sign is 15.6ft., from the top. Projection signs are not allowed. A free standing



