

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
December 20, 2006**

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski, Paul D’Agostino, Rajeev Dahal, Dale Fochs, Dennis Marino, Sat Nagar, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Ingrid Eckersberg, Walter Hallen, Bobbie Newman, Carlos Ruiz

Chair Brzezinski called the meeting to order at 2:35 p.m.

Projects Reviewed:

SPAARC	1570 Elmwood	Preliminary and Final
<i>Construct a mixed use building containing dwelling units and office spaces</i>		

PROJECT PRESENTED BY:	Bob Horner	Developer
	Ibrahim Shihadeh	Developer
	Chad Baum	Sales

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Horner presented plans and elevations for Winthrop Towers. The following was discussed:

- Project intends to receive Silver Leed Rating (1st residence to receive this rating in Illinois).
- Materials:
 - Exterior:
 - Glass: Store fronts; Committee suggested granite at base of storefront glass.
 - Concrete.
 - Interior:
 - Recycled glass tiles in vestibule.
 - Terrazo floor tile in vestibule.
 - Marble bathroom counters.
 - Granite kitchen counters.
 - Bamboo floors in condos.
 - Stainless appliances.
- Features:
 - 4 floors of parking.
 - 24 hour doorman.
 - Fitness center.
 - Pool.

- Double insulated walls.

- 2-flush toilet (energy-efficient).
- 3400 sq. ft. penthouse.
- 15 Stories; 99 condos (approved for 114).
- Heating: 4-pipe system (allows heating and cooling on demand).
- Building occupies entire lot.
- Landscaping:
 - Landscaping on Elmwood, street level; Sidewalk is 6' wide; may be widened.
 - 5th floor: all terraces have planters (deeper than garage roof deck).
 - Roof deck of garage all planted (low line).
 - Ivy along 8-10" panels on north side.
- Parking:
 - 2 driveways on Elmwood (solid garage doors).
 - Detectable warnings at driveways on sidewalks to be installed.
 - Open parking floors for ventilation.
 - Height of wall does not allow headlights to shine outside of building.
 - Garage has all down-lighting.
- Commercial: 3 small spaces set back 4.5'; Columns provide safety at door openings.
- City Council to approve of balconies on Elmwood projecting past property line.
- Civil Engineer to review water main and sewer system.
- Detention:
 - Under parking garage on 1st floor with small basement in center.
 - Approval pending for combination of pipe and storm trap for detention plan.
- Generators: 1st floor
- Mechanical penthouse not visible from street.

ACTION:

The Committee voted by majority with one abstaining to approve preliminary and final plans subject to the following:

- Approval of balcony easement.
- \$150,000 donated towards Mayor's Special Housing Fund.
- Restoration of sidewalk and streetscape finalized.
- Civil review/approval by Public Works.

Construct office building for the United Methodist Pension Fund

PROJECT PRESENTED BY: Dan Weinbach Landscape Architect
 Dan O'Neill Owner
 David Graff Owner's Representative
 Randy Guillot Architect
 Mike Sullivan Architect
 Stephen Citari Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Weinbach presented plans, elevations and a model. The following was discussed:

- Planned development application has been submitted (They hope to be reviewed in February of 2007).
- Parking (227 total spaces):
 - 47 spaces in parking lot.
 - 160-170 spaces underground.
 - Sidewalks to driveway on Davis.
 - NO driveway on Asbury, as previously proposed; 42" retaining wall along Asbury to buffer car lights in parking lot.
 - Entrance to garage on Davis.
 - Ramp to garage within property line.
 - Bike racks in basement.
 - Minimum of 7 ADA spaces.
- Materials:
 - Limestone walls at base.
 - Stone.
 - Pre-cast concrete.
 - Glass.
 - Stone seating in private courtyard.
 - 4-story glass atrium.
- Landscaping:
 - Evergreens along wall.
 - Evergreens along park boundary.
 - Ornamental flower beds.
 - Ground cover, perennials.
 - No lawn between sidewalk and building; solid planting.
 - Private courtyard with water feature.
- 100,000 sq. ft. building.
- 2 main entrances: 1 on west side; 1 from Davis ramp.
- Push-plate doors to be installed at the suggestion of Mr. Barnes.
- Construction to begin in fall of '07.
- Mr. Nagar recommended that subject to approval, they coordinate with Engineering regarding repainting of Asbury and disconnects.
- Mr. Aguado recommended a guard rail and substantial planting around the 30' drop of the ramp at south side of building.
- Ms. Brzezinski commended the architecture of the project.

ACTION:

No vote taken on pre-application conferences.

Construction of 150 dwelling unit mixed housing development

PROJECT PRESENTED BY: Walter Kihan Cypress Homes
 Pat Fitzgerald Architect
 Ron Fleckman Cypress Homes

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Kihan presented plans for the proposed development. The following was discussed:

- 4 parcels of land.
- 139 units, total.
- Heterogeneous housing types; several for smaller households.
- Northern edge of property: 6 flats and 9 flats.
- Mid-rise: \$200,000 average price.
- 50 (approx.) townhouses: \$400,000-\$500,000 range:
 - 3 stories, garages underneath.
- 44 condominiums.
- Traffic passage through development discussed:
 - Width of street/boulevard.
 - Mr. D'Agostino will discuss the boulevard versus park configuration.
 - Thru alley.
 - Curved street running through development.
 - Fire truck access/turning ratio discussed.
- Electrical: underground.
- Park in center of development with parking around it; to be used as common area.
- 315 parking spaces, total.
- 16' public alleys surrounding property to be widened to 20' and paved.
- Mr. Marino commended developers on price range, density and recommends their proposed development to Plan Commission.
- Sidewalks are adjacent to street (no landscaping between).
- Ms. Brzezinski suggested that this is an opportunity for small retail shops.
- Mr. Dahal suggested the one way streets should be reversed in direction.
- Mr. Nagar is to be consulted regarding water and sanitary requirements; No new sewers are allowed on Emerson.
- ADA Access:
 - All ground floor units of 6 and 9 flats.
 - 10% of low rise building.
 - All units in elevator building.
- Heating: geothermal (green).

ACTION:

No action taken on concepts.

Demolish existing, construct two-family residence

PROJECT PRESENTED BY: Bill James Owner/Builder

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. James presented photos of the existing building and elevations of proposed building. The following was discussed:

- Plan meets all zoning requirements.
- Natural stone and cedar.
- Vinyl on sides. Ms. Brzezinski suggested hardy board instead.
- Floor plans are staggered.
- Price: \$800,000/unit.
- Alley not paved; Mr. James agreed to sign a petition to have the alley paved, if asked.
- Areaways for basement.
- 5' on each side of building.
- 24" paved walkway on each side of building.
- Electrical is above ground in alley. Mr. James does not feel the building will gain aesthetically to put it underground, considering the expense.
- Condensers: on flat portion of roof; storage space only below.
- Mr. Nagar gave Mr. James a diagram of the water and sewer service for the area.
- Windows:
 - Marvin casement double hung low e with argon.
 - Simulated divided light aluminum clad (interior is wood).

ACTION:

No action is taken on concepts.

Other Business:

The meeting notes of the December 13, 2006 meeting were unanimously approved.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division