

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
March 1, 2006**

APPROVED

Attendees:

Committee Members: Carolyn Brzezinski (Chair), Frank Aguado, Brian Barnes, David Stoneback, Paul D'Agostino, Dale Fochs, Sat Nagar, Dennis Marino, Ingrid Eckersberg, Phil Arnold, Jeff Cory

Citizen Member: Tad Cook

Other Staff: Walter Hallen, Jill Chambers, Morris Robinson, Susan Guderley, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting.

Projects Reviewed:

<u>SPAARC</u>	<u>2337 Brown Avenue</u>	<u>Recommendation to ZBA</u>
<i>Demolish existing one car detached garage and establish one (1) open parking space in street side yard.</i>		

PROJECT REPRESENTED BY: Steve Woods (Owner)

GENERAL PROJECT PRESENTATION:

Mr. Woods stated that he obtained a permit last summer to demolish the garage but not the concrete pad. He was not using the garage for parking because it was old and small, and removing the garage and parking pad would allow for a bigger back yard with more green space. However, a variance is needed to remove the concrete pad and use the driveway as a parking space. A plat and photos of the corner lot were provided.

DISCUSSION:

Mr. Hallen asked if there is an alley, and there is not. Chair Brzezinski asked what would happen if the property was sold and the new owner wanted a garage. Mr. Aguado stated that this would require a variance, and discussion followed (e.g., lot coverage). Chair Brzezinski asked Mr. Woods if he has contacted his neighbors. He has, and there has not been opposition. Mr. Aguado asked about the size of the parking space. Mr. Woods stated that the driveway is currently about 10'x18' which might be narrowed to 9'x18' as a parking space.

ACTION:

Mr. Marino motioned to recommend approval, Mr. Nagar seconded, and the vote was unanimous.

SPAARC **2120-2122 Darrow Avenue** **Concept**
Construct five attached single family dwellings (Townhouses).

PROJECT REPRESENTED BY: Constance Moylan and Ricardo Garza (Developers)

GENERAL PROJECT PRESENTATION:

Mr. Garza stated that the site is comprised of two adjacent lots, zoned R4, at the north end of Darrow, with Twigg Park and McCormick Rd/canal nearby. Combined, the lot size is roughly 66'x170'. Their alley vacation request from last summer is still pending. The proposal is for five attached single-family townhouses, which will have three bedrooms, two and a half baths, and an internal attached two-car garage. Even if the alley vacation is granted, they still will not have the square footage needed for a fifth unit, so this will require a variance. He noted that rather than face the street, the townhouses will be oriented 90 degrees from Darrow, and this will require a second variance. Photos of the site were provided.

DISCUSSION:

Chair Brzezinski asked for drawings, but they were not available. The applicants are waiting for a response to the alley vacation request before proceeding with project design. Mr. Hallen noted the surrounding open space and thought that orienting the townhouses 90 degrees from Darrow would be better than facing the street, although it raises a question of garage access. Mr. Garza thought there could be a private drive. Chair Brzezinski did not think a private drive and curb cut were needed and suggested that one townhouse face Darrow instead.

Mr. Marino was concerned about five units on a lot of this size. Mr. Garza stated that the townhouses will be brick and described the layout (i.e., five levels with not more than a half-flight of steps between floors, garage at ground floor). Chair Brzezinski thought that a site plan and project design are needed to further explain the requested variances. Mr. Hallen stated that the intent of the zoning ordinance is to limit density, but the site is surrounded by open space that can offset density. Ms. Moylan noted that the site is also on a dead-end street.

Chair Brzezinski asked Mr. Nagar about the status of the alley vacation, and he said that John Burke is handling these requests. Mr. Marino thought the alley vacation request puts the cart before the horse without a site plan and project design. Chair Brzezinski suggested coming back with a site plan and project design, as well as an idea of traffic flow, whether one unit will face Darrow, and how garage access and garage pick-up will work.

ACTION:

Mr. Marino motioned to table discussion to allow time for a site visit (e.g., to see the context of existing structures on the block and open space). Mr. Cook seconded, and the vote was unanimous.

SPAARC **801 Chicago Avenue (525 Kedzie Street)** **Final**
Construct a 6 story, 20 dwelling unit multiple family dwelling with commercial space on the ground floor.

PROJECT REPRESENTED BY: David Haymes and Patrick Shanahan (Architects)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Shanahan presented a rendering for a six-story mixed-use building comprised of two floors of parking at the base with four floors of residential above and ground floor retail. He then presented a site plan, including landscaping. Parkway landscaping will be part of the Chicago Avenue streetscape once the design is ready (expected in September). He added that the setback at Kedzie tapers and also will have landscaping. Discussion followed on utility access/location (e.g., fire connections, pole-mounted transformers, no emergency generator).

Mr. Shanahan then presented floor plans. The first floor is comprised of retail on Chicago, parking area, trash room, and a mechanical room. Mr. Marino asked if there is access to the retail from Chicago Avenue, and there is. Floor plans for the second floor parking and four residential floors were presented, as well material samples (metal, brick, glass). Discussion followed on the location and amount of metal and glass materials proposed, as well as the similarity of the two proposed brick colors. SPAARC members suggested using just one color of brick, especially since there is not much brick overall. Mr. Haymes agreed. Discussion followed on possible use/location of pavers, exterior light fixtures and their locations, and rooftop mechanical equipment. Chair Brzezinski suggested additional landscaping along Chicago Avenue at the storefront setbacks.

ACTION:

Mr. Aguado motioned approval, Mr. D'Agostino seconded, and the vote was unanimous.

SPAARC 1033 Chicago Avenue Preliminary and Final
Interior / exterior façade renovation for the VW automobile vehicle sales.

PROJECT REPRESENTED BY: Andy Lipowski (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Lipowski presented a site plan and stated that as initially proposed, the two driveways along Chicago Avenue will be kept, test drives will not use the alley, and the existing service write-up will be kept. Proposed changes to the VW dealership include a platform at the top, façade changes (i.e., stucco front), and an additional set of doors to bring in cars. Mr. Hallen noted the new parapet wall to screen new mechanical equipment (i.e., five condenser units).

Chair Brzezinski clarified that the driveway will be a double-wide service write-up, which is correct. She was concerned about the impact of the proposed curb cuts on the pedestrian experience on Chicago Avenue. Mr. Hallen asked where the auto truck off-loading will take place. Mr. Lipowski stated that it will be on Greenleaf. Chair Brzezinski encouraged test drive access through the alley. Ms. Eckersberg requested civil engineering drawings showing circulation patterns. She also noted that lighting needs to be shown. Chair Brzezinski noted that material samples are needed before issuing final approval. She also noted that the streetscape design needs to be seen and suggested extending landscaping as much as possible along Chicago Avenue (e.g., from the showroom to the service write-up driveway). She noted that a stop-work order was issued today.

ACTION:

Mr. Fochs motioned to table discussion, Mr. Cook seconded, and the vote was unanimous.

SPAARC 330 Greenwood Street Recommendation to ZBA

Locate a basketball hoop in the street side yard.

PROJECT REPRESENTED BY: Simon Perutz (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Perutz stated that he has restored the historic house on the property and constructed a new garage that has been nominated for a Preservation Commission award. The property is on the corner, and a variance is requested to install a basketball hoop in the driveway. The only other possible location is the backyard, but then it would be next to the neighbor's deck. He thought the proposed location in the street side yard would be less disruptive to the neighbors.

ACTION:

Mr. Fochs motioned to recommend approval, Mr. Cook seconded, and the vote was unanimous.

SPAARC 1630 Sherman Avenue Recommendation to ZBA

Operate a type II Restaurant within Barnes and Noble Booksellers.

PROJECT REPRESENTED BY: Carol Sylvester (District Manager)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Sylvester stated that she is a District Manager with Barnes and Noble, which will oversee this store. Chair Brzezinski clarified that there will not be service by waitstaff, and there will not. Discussion followed on litter/trash collection and serving customers with service animals.

ACTION:

Mr. D'Agostino motioned to recommend approval, Mr. Cook seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet
General Planner