

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE
MEETING NOTES
MARCH 08, 2006**

Attendees:

Committee Members: Carolyn Brzezinski, Chair, Frank Aguado, John Burke, Paul D'Agostino, Rajeev Dahal, Dale Fochs, Arlova Jackson, Stefanie Levine, Robert Meyer Dave Stonebeck, James Wolinski

Other Staff: Jill Chambers, Ingrid Eckersberg, Susan Guderley, Walter Hallen Morris Robinson

Chair Brzezinski determined that a quorum existed and began the meeting at approximately 2:35 P.M.

I. 2834 Central Street

Concept

Additions and remodeling to building for Morgante, Wilson Architects, LTD.

Project Represented by: Mr. John Potter and Mr. Robert Zuber

General Project Presentation:

This is a vacant building with a front door situated in the center, facing Central Street with substantial side yardage on both sides. The proposed plan is to 1.) provide additional handicap parking or a garage in the rear of the property; 2.) Move the front center entry to one side; 3.) construct a second floor addition; 4.) more additions on either side of the building and 5.) create masonry walls along the side of the property and another, lower masonry wall designed to guide people to the front where there is a lighted trellis on which the firm's name will be displayed. The property will be nicely landscaped and the new side entry will lead into a large atrium space. There will also be some additional space created in the rear for more office space and a bathroom. The majority of the new construction will be the second story addition. Also a deck space will be added and trees and shrubs will be planted.

Discussion:

Chair Brzezinski asked if the setback for the overhang of the curved portion was still within the property boundaries and if an application for a zoning analysis had been submitted. The answer was affirmative for both questions. Mr. potter also stated that additional parking was required with the additions and the new parking will be incorporated within in the foot print of the property.

Jim Wolinski asked about the condition of the existing building. Mr. Potter stated the building is structurally relatively sound but is in bad shape. The building was previously gutted for a

project that never materialized. The walls are load bearing and the roof appears to be functional.

Chair Brzezinski steered the discussion to the new design concept advising that on new construction over 1,000 square feet, such as the proposed second story, two stairways will be required and only one seems to be in the plan. In addition, an elevator isn't indicated and the 1,000 square feet requirement also mandates accessibility. Mr. Potter stated that their intention is to consult with the State of Illinois with regard to the Illinois Accessibility Act because it is his understanding that since the bathroom, conference room and storage are all on the first floor there shouldn't be an accessibility issue. Chair Brzezinski advised Mr. Potter that she is not aware of any such waiver. Both Chair Brzezinski and member Hallen suggested the state official to contact for clarification. Mr. Potter stated that in any event, anything required will be provided.

In response to further inquiries, Mr. Potter also stated that the project fell below the size requirement to install a sprinkler system. Chair Brzezinski also alerted Mr. Potter of the new building codes which are in effect.

Member Dahal asked if the parking lot will be asphalt and striped. The answer was affirmative. Member Wolinski wanted to know about the construction schedule because the site is next door to the fire station. The inquiry was directed to Member Fochs, a captain in the fire department, because the fire station in question is scheduled to be razed. Member Fochs was not aware of the demolition schedule. Mr. Potter stated that they intended to have their project completed by the first of the 2007 year.

Member Stoneback advised the architect that the location of the water meter is required to be in the front of the building and that improved detention is expected. Mr. Potter concurred. After a brief discussion on glazing and setback, Chair Brzezinski complimented the architect on several aspects of the project and other members concurred. Member Wolinski stated that it is an exciting adaptive reuse project, especially so because the old saxophone shop will be preserved.

Action:

Chair Brzezinski advised the committee that the project was on the agenda as a concept and no vote was required.

II. 1033 Chicago Avenue

Preliminary and Final

Interior and exterior façade renovation for Volkswagen dealership sales showroom and service facility.

Project Presented by: Richard D. Fisher, Owner and Mr. Andrew Lipowski

General Project Presentation:

Chair Brzezinski reminded the committee that this project was connected to the Mazda showroom in terms of the shared outdoor vehicle display area.

Mr. Lipowski began the discussion by advising the committee that after making the determination to provide off site employee parking with shuttle service from their Skokie lot and adjustments within the showroom, and re thinking vehicle placement within the interior parking lot, entry and egress issues could be addressed. Also, customer parking provisions have increased from zero to twenty-four spaces.

The property is comprised of three buildings and they are labeled on the site plan as A, B and C, two of which are single level and attached by a fire door. A two story structure which was originally constructed for the VW dealership and all are in compliance with the building code. A three story addition is proposed for the Mazda facility.

The owner is now proposing to keep the original one-way driveway into the vehicle facility, and to widen it to thirty feet northward. The widened entry would become a two-way drive way and serve two purposes; 1.) to accommodate ingress for two, ride-up drive bays into the facility for the morning rush and 2.) provide a demo driver lane around the awning curb for egress during other periods of the day. This proposal would eliminate the need for the additional curb cut requested previously.

Providing customer parking, which currently does not exist, is an absolute requirement from the vehicle manufacturer. Also, Mr. fisher, the owner states that he pays fines for customer parking tickets as well as for the dealership vehicles amounting to \$800 per month. Customer parking provisions are necessary from a business standpoint, a customer service standpoint and a safety standpoint.

Discussion:

An extended discussion ensued regarding the driveway proposal and the logic used to determine vehicle ingress and egress; possible alley use (not an option); lot layout; building positions and safety concerns. Ultimately the owner decided to improve on the stated proposal by creating a lane dividing island scheme (“pork chop”) to avoid confusion and to soften the angle for egress which will allow departing cars to approach the exit aligned in a straighter position. The owner will meet with traffic engineering staff to work out the details. Final driveway design drawings will be due to Traffic Engineering also.

Similarly, much discussion ensued regarding lighting and photometrics. The owner expressed his assurance that at great expense, lighting will be appropriately shielded and placed on the facility as to not disturb the residential areas with light spillage to the east (Hinman Avenue). In addition there will be no outside paging to disturb the residents. Member John Burke requested a photometric analysis to insure compliance and was advised by the owner that they would be forthcoming as well as a required landscape plan. The owner has also contributed \$100,000 for its portion of the Chicago Avenue streetscape plan.

The committee next reviewed the elevations and the proposed materials to be used. All facades will be painted and cleaned with new doors added, etc. The roof top HVAC units will

be ultra quiet with the additional acoustic package to achieve the objective. Member Burke advised the owner that water detention is an issue that needs to be addressed. Mr. Fisher stated that he was not aware of this concern and since there is nothing proposed for new construction on the ground he questioned the need for detention. Particularly since the project is only remodeling.

Mr. Fisher will consult with member Stoneback and other appropriate staffstaff to discuss this issue further. Mr. Lipowski also provided the SPAARC with an overview of the façade material, color scheme and signage for the Mazda building.

Chair Brzezinski advised the committee that the presentation was listed on the agenda only for 1033 Chicago Avenue but it is linked to 1015 Chicago and for preliminary and final, but the final revised drawings have yet to be submitted and additional information is also required. A motion was requested from the committee.

Action:

Member Wolinski moved to approve preliminary and final for both the 1033 and 1015 Chicago Avenue projects, subject to resolving: 1.) the “pork chop” driveway lane division ingress/egress issue; 2.) the landscape scheme to be reviewed by member Paul D’Augustino; 3.) the lighting issues to be resolved with the Engineering Department; 4.) resolution of the water detention issue with city engineers and 5.) the final zoning analysis for both 1033 and 1015.

Member Aguado advised the committee that a zoning analysis for 1033 is complete however one for 1015 is required. Member Hallen advised the committee that there is a superstructure permit pending for 1015 and that all together there are three permits in process for this project.

Because the project could not be considered in its entirety, member Wolinski withdrew his motion. Member Aguado proposed approval for preliminary and final only for the 1033 building for renovation and to address the site and 1015 building separately once the issues are resolved. Chair Brzezinski favored the idea since it would allow the project to continue at 1033 as well as allow time to resolve and clarify issues. The motion received a second and was unanimously approved by the committee.

After the motion was approved, additional discussion led to member Stoneback to once again explain to Mr. Fisher why water detention improvement is required.

III. 2607-2617 Prairie Avenue

Pre-Application Conference

Proposal to construct a mixed-use, 13 dwelling unit condominium building with retail commercial space at street level and 22 off street parking spaces.

Project Presented by: Mr. James Ticos, Ms. Polly Hawkins and Architects.

General Project Presentation:

Mr. James Ticos reminded the committee that he last appeared before the SPAARC approximately six months ago for a conceptual meeting. During the interim it was determined that the proposal should be a planned development project and that a zoning analysis had the original plan concept. Chair Brzezinski asked Mr. Ticos to pay particular attention to anything that has changed on the proposed project since he last appeared before the SPAARC.

Mr. Ticos familiarized the committee with the site location of the proposed project. The land parcel is held in trust and owned by the same person who owns the Duxler Tires auto facility. The area consists of seven separate lots, four that face Greenbay Road and three that face Prairie Avenue. The development corporation has the three lots facing Prairie under contract and the plan is to consolidate the three into one lot for the proposed development. The Duxler owner will reposition one building and the developer will remove one building for new development. Duxler will not be leaving and will continue to operate on a smaller site footprint. Currently the site is zoned C2 and the developer is seeking a zoning change to B2 for the configured site and development.

The zoning analysis outlined three issues: 1.) the F.A.R is 2.05 but 2.0 is allowed for a B2 as of right development project It is hoped that with the redesign of the project, the difference will be deemed insignificant; 2.) a B2 designation does not allow for parking driveways in front of a property. The property does not have an alley and there is no other way to access the property except for a front driveway. There are currently two curb cuts that service Duxler. The developer intends take one; and 3.) any single use in excess of 20,000 square feet has to be approved as a special use and since the proposed project will be over 27,000 square feet it exceeds the regulation. The developer is seeking zoning relief for the three issues.

Mr. Ticos also advised the committee that a B2 zoning designation for a “by right” project will allow a development of 27,169 square feet, whereas the proposed project is slightly larger at 27,796. The project will meet all other requirements in terms of set backs with a ten foot buffer zone between the property to the north. The three/four story project will have thirteen units; eight two bedroom units and five three bedroom units, with twenty-two ground level, enclosed parking spaces positioned behind 1,200 square feet of retail. Two of the parking spaces will be accessible.

The architects reviewed the elevations of the proposed project and the various amenities of the building as well as the landscaping theme. The retail space was presented in a manner compatible with the existing retail establishments. Storm water detention will be one of three options, either a tank; a buried pipe or a “bio swale” in the rear of the site. The focus is currently on the buried pipe solution.

Discussion:

Member Fochs advised the architects that the existing four inch water line will have to be upgraded to eight inch line from Central Street.

Member Stoneback advised the architect that the upgraded water connection required for the site will be a major challenge for the developer to overcome. Mr. Ticos stated that his

engineers are currently studying the problem. Member Wolinski suggested that the water and sewer issues present a good opportunity for developer the giveback to the City. Adviser Hallen asked if the parking level will comply with the new parking guidelines. The answer was affirmative. Member Hallen also advised the architect that the new guidelines in the International Building Codes require four story buildings be equipped with an emergency generator to power the elevator.

The architect reviewed the positioning of cooling units, lighting, windows and masonry planned for the facades. Chair Brzezinski advised the architect that compliance with the new State Energy Codes as well as the City's adopted code will be required by the time they are ready to apply for the construction permit.

Chair Brzezinski complimented the developer for the improvements on the proposed project as well as for the beautiful design. Chair Brzezinski asked if there will be awnings that extend over the sidewalks for the benefit of strolling pedestrians. The answer was affirmative. Window signage only is anticipated for the retail space rather than attaching signage to the masonry.

Member Wolinski asked if there have been any neighborhood meetings. Mr. Ticos stated that an informal neighborhood meeting was held. Ald. Tisdahl and approximately thirty people attended. Mr. Ticos stated the meeting ended with applause and the developer has received wonderful support for the project. Member Wolinski reminded the committee that the project was to appear before the Plan Commission that very evening.

Ms. Hawkins next reviewed the landscape plan which was designed by a local firm. Five existing trees will remain and new trees will be added. A container garden will be on the balcony. Various planting material and pavement material for the driveway were discussed. Member D'Agostino advised the developers that for the sake of diversity, maple trees were no longer permitted on the parkways. An approved species list can be found on the City web-site. Chair Brzezinski complimented the landscape design, adding that some sort of permit will be required to maintain the parkway once it is planted. Asked if there will be a sprinkler system, the developer's response was affirmative.

Chair Brzezinski once again asked the developer what the intended giveback to the City will be. Mr. Ticos stated that first there will be the elimination of an inappropriate use on the street, there will be the reduction of a curb cut, and there will be an opportunity to add one or two metered parking spaces on the street and maybe an expensive benefit to the public with the water connection improvement and perhaps a new sidewalk.

Chair Brzezinski stated that one item brought to her attention is the need for more daycare facilities and perhaps a contribution could be considered on a collaborative basis with one of the City's various daycare organizations.

Action:

This session was slated for just an exchange of information and no vote was required.

IV. 1228 Emerson Street

Preliminary and Final

Proposal to construct a multiple family condominium dwelling

Project Presented By: Andrew Ferris

General Project Presentation:

Mr. Ferris Advised the committee that the old buildings that were on the site have been razed. Unfortunately they have not been able to find recyclers to take the limestone or copper collectors. Fortunately there have not been any contamination problems.

Mr. Ferris stated that he has been before the Plan Commission and that he has received approval from that body for a building design that was presented before SPAARC four or five times and each time the recommended changes were incorporated. He didn't quite know where to start.

Chair Brzezinski explained the purpose for the "final" appearance before the SPAARC is to ensure that drawings and construction documents conform to previous approvals and if they do not, it provides the committee with the opportunity to review any changes or differences.

Mr. Ferris continued by stating the site is approximately 90% demolished and provided photographs of the site and immediate area for orientation purposes. Mr. Ferris advised the committee of site preparation issues that are currently being dealt with.

The proposal is for a forty-nine unit residential building with two levels of parking. The lower level for parking contains thirty-three enclosed parking spaces and the upper level has thirty-one spaces and there are sixteen extra exterior parking spaces. All parking requirements have been met. Every unit will have one dedicated interior parking space and the larger units on the sixth floor will have two dedicated interior spaces. There will also be two interior, conforming disability spaces also. There is a surface loading area and a "pork chop" ingress/egress driveway. The loading area has been designed to allow a fifty foot truck to maneuver in and out. Detention will be handled by way of a vault positioned underneath the parking area.

The building elevations were presented in detail to include the materials proposed for the windows and materials. At this point, Chair Brzezinski advised the committee that the permit for the project at this time is for the caissons only. In order to release any part of the construction permit, final approval have to be determined.

The project will be a concrete construction building with the new required seismic loading, on a poured in place concrete ten inch slab. Chair Brzezinski advised Mr. Ferris that on April 8, 2006 the new State Energy Code goes into effect and a com check analysis will have to be submitted. This is an on line program used to calculate whether or not requirements are met

Continuing with the overview, the developer discussed the type of heating for the units for the project. The landscape scheme was discussed as well as the type of fencing planned for the project. The price points for the units will be \$287,000 to \$670,000.

Discussion:

The committee was generally impressed with the project. Suggestions were made for the type of lighting bollards and positioning. A request for photometrics was made. It was determined that the developer had an outstanding payment of \$25,000 due for the vacating of city property to create a right of way. Mr. Ferris stated that the intent was to submit payment when the permitting process ended. It was agreed that the payment will be remitted before the construction permits are issued.

The developer's alley design will have to be reviewed because once it is completed the developer will dedicate the alley design to the City. Suggestions were made and accepted by the developer to make changes to the landscape plan. Also it was suggested and agreed to by the developer to install a six foot high, wrought iron fence on the side of the property to prevent cutting through the south edge of the site. At the conclusion of an extended general discussion Chair Brzezinski asked for a motion.

Action:

Member Meyer made a motion to approve the project for preliminary and final approval for full permitting subject to: the payment of the outstanding vacating fee; providing lighting and photometric requirements; compliance with landscape changes and submission of a landscaping plan; provide an alley design plan and agree to the wrought iron fence request. A second was provided by member Fochs. The motion was passed with a unanimous vote.

V. 821 Davis Street

Recommendation to the Sign Board

Request to install a temporary "For Rent Sign"

Project Presented by: Committee Adviser Walter Hallen

Action:

The committee voted unanimously to approve the request.

VI. 1557 Sherman Avenue:

Recommendation to the Sign Board

Request to create awning signage.

Project Presented by: Committee Adviser Walter Hallen

Action:

The committee voted unanimously to disapprove the request which seriously violated sign regulations.

VII. Adjournment:

There being no further business the SPAARC adjourned at approximately 5:05 P.M. The next SPAARC Meeting is scheduled for Wednesday, March 15, 2006 at 2:30 P.M. in Room 2404.

Respectfully submitted,

Morris E. Robinson
Economic Development Planner