

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE
(SPAARC)
MEETING NOTES
October 31, 2007**

Attendees:

Committee Members: Judy Aiello, Frank Aguado, Jeff Cory, Rajeev Dahal, Kerry Demski, Dale Fochs, Arlova Jackson, Tom Jackson, Carlos Ruiz, James Wolinski

Citizen Member: Tad Cook

Other Staff: Carl Caneva, Jill Chambers, Ingrid Eckersberg, Susan Guderley, Stefanie Levine, Bobbie Newman
Donna Spicuzza

Presiding Member: Walter Hallen

Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC	809 Davis Street	Recommendation to ZBA
<i>Type 2 Restaurant, Red Mango, frozen yogurt store</i>		

PROJECT PRESENTED BY:	Stephen Lee	Lessee
	Rafael Zurmanian	Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Lee presented photos of the site and loading dock. The following was discussed:

- Red Mango operates 140 stores in South Korea
- Currently there are stores in Las Vegas, Nevada, and Naperville and Champagne, IL in permit process (plan to have 10 stores in the Chicago area by 2008)
- Serve 2 flavors of frozen yogurt in a paper cup: plain and green tea
- Customer chooses toppings: fruit or dry (cereal, chocolate, etc.)
- Trash disposal at Sherman Plaza: trash will be walked to the waste area (no access through service corridor)
- Store is located next to the lobby entry of the condominiums
- Plan to employ 2 at minimum, 4, maximum

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

Construction of 140 dwelling units, condominiums and townhouses

PROJECT PRESENTED BY: Ron Fleckman Developer, Cyrus Homes
 Walter Kihm Developer, Cyrus Homes
 Carmen Vidal Hallett Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Fleckman presented a site plan and rough landscape plan for the proposed project. The following was discussed:

- Concept: to build the most sustainable housing project in the country, using solar-thermal and geo-thermal systems and a permeable pavement system
- The development team consists of Cyrus Homes, Daniel Chavitz and Leon Robinson: all are “devoted to affordability and not gentrifying west side”
- They have refined their plan after many meetings with the Planning Division
- This project was presented at the Green Builders Association meeting recently; potentially a “lighthouse community” on sustainability
- Mr. Kihm expects the project to be on the cover of sustainability technology trade magazines
- All units will be for sale
- Currently on the site:
 - Bishop Freeman at 1600 Foster
 - A 100 ‘ right of way
 - A park
 - A single family parcel
- Diversity of housing types proposed:
 - Studios (700-800 sq. ft.) to 3 bedroom, 2.5 bath town homes:
 - (5) 6 flats facing Foster with a possible bridge connecting the buildings and 2 on east side of parcel, back to back
 - (31) town homes on west side of parcel (to be sold fee-simple)
 - (1) 6-story mid-rise building with approximately 78 units
- 18,000 sq. ft. public park (park currently on site to be replaced)
- Pricing:
 - Approximately \$170,000 - \$500,000
 - 35% of the housing is geared towards the work force
 - 50 units will be affordable for those who make 80% - 120% of the median income
 - Some units will be affordable for those buyers at 60% of the median income
 - Inclusionary housing ordinance will apply to this project
 - Lower-income housing will be seamlessly interspersed throughout the development
- Parking:
 - 1.5 spaces provided plus 67 public street spaces: compliant with zoning requirement (according to recent studies, younger couples opt for only 1 car per family)
 - Garages for 6 flats and town homes: in rear with access through a dedicated alley
 - Garage parking for mid-rise building also
 - Ms. Guderley advised that the West Side Master Plan and zoning regulations require that parking is screened and not visible from the street: they agreed to comply

- Sustainability components:
 - Ultimate goal “0 return “ electrical use
 - 0 release of storm water; streets will be built with a permeable concrete system
 - All buildings are designed to allow natural light to come in to living spaces
 - Opportunity for 8 IGO cars; every IGO car reduces the number of cars by 17!
 - Geo-solar/geo-thermal technology to be used at a 50-70% energy savings:
 - No green house gas emissions
 - No carbon monoxide emissions
 - To be used for heating & cooling of units, domestic hot water and electricity
 - 4' X 8' solar panels on top of all the units (angled south) (not highly visible from street and currently there is no regulation pertaining to them)
 - On Church Street Village, they used a product that has a 5-8 year payback, which is a marketable time frame (wind generators too long a payback period)
 - Mr. Jackson (Water Dept.) expressed concern that Emerson St. has an MWD sewer: The developers' engineers have spoken with MWRD sewer people and have been assured it will not be a problem to tie it in.
- Landscape/Architecture Plan:
 - 30' wide linear parks proposed
 - Boardwalks over bio-swales (land that has a slight depression to it) – these allow children to interact with plant life
 - Contoured areas for children to play on (similar to Old Orchard Shopping Center)
 - Dragon sculpture which could include community in its building process
 - Vegetable gardens (protected, not readily visible)
 - “Green walls” visible looking out from living rooms of flats and mid rise apartments
 - One of the town home plans has an atrium garden
 - First floor retail unit has a wider linear part at corner for possibility of out door café
 - Developer' landscape architect, Ted Wolf, will meet with Parks Dept. regarding development of public park area
- Traffic study to be done
- Street light locations to be discussed with Traffic Engineer
- ADA accessibility: All the 3 and 6 flats have at-grade entrances, 15 units in the mid-rise building are accessible
- Materials (will provide a unique, modern look):
 - Traditional brick in several colors
 - Wood cladding (“prodima”)
- Start date: Demolition and environmental cleanup to begin as soon after January 1, 2008 as possible
- Marketing: All will be marketed at the same time: building will probably being on north end of parcel, but will be further determined by demand
- Mr. Wolinski stated that he is in great support of the project and commented that the developers have been extremely flexible in their thinking: they agreed to reconnect the street grid and continue Ashland Avenue through the site without a turnaround

ACTION:

No action taken on concepts.

Other Business:

The Committee voted by majority with one abstaining to approve the meeting notes of the October 24, 2007 SPAARC meeting.

The meeting adjourned at 3:28 p.m.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division