

**REVISED  
SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
February 7, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, Carolyn Brzezinski, John Burke, Jeff Cory, Paul D’Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, Dennis Marino, James Wolinski

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Walter Hallen, Stephanie Levine, Bobbie Newman, James Pickett, Carlos Ruiz

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

**Projects Reviewed:**

**SPAARC                      2607-2617 Prairie Avenue                      Preliminary and Final**

*Construct a 13 dwelling unit condominium building with retail commercial on ground floor and 22 off street parking spaces*

PROJECT PRESENTED BY:	James Ticus	Owner, Developer
	Polly Hawkins	“                      “
	Jack Crocker	“                      “
	Todd Nuomac	Architect
	Jack Murchie	“

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Crocker introduced the architects who presented elevations, site plans and material samples. The following was discussed:

- Joint between existing and proposed building: seamless extension with different color brick; 1-2” gap, recessed putty color sealed joint up to roof line; flash over coping of existing building.
- 4<sup>th</sup> Floor recessed 12’ at south end; recessed 16’ at corner (north end)
- Removing existing driveways
- Parking: garage, 22 spaces, 2 ADA accessible, 1 ADA for a van
- Driveway: permit applied for.
- Change from previous plan: Previous F.A.R.: 2.05, New: 2.01
- Utility poles: 1 in rear of property; 2 new in north & south eastern corners of lot; ground transformer in rear
- Bike rack
- 1300 sq. ft. retail space (could be two retailers).

- Dumpster: In enclosed trash room on 1<sup>st</sup> floor at garage entrance.
- Mechanical equipment: condensing units on roof in center: to be isolated for sound.
- Nicor to be consulted regarding placement of PVR and rotary meter.
- Push-plates to be installed at entrances to retail and residential.
- Landscaping:
  - Proposed maples along parkway must be replaced with a different type to be chosen from approved trees list.
  - Proposed shrubs are to be kept below 36" high within 10' of driveway along parkway, per code.
  - North side: new poplar trees, existing aspens and pachasandra underplant.
  - Ash tree that was to be moved will be replaced with another type.
  - Shallow planter box to run between façade and sidewalk.
  - Landscape covenant has been drafted.
  - Fully sprinklered.
- Materials:
  - Garage door: metal, eggplant color, pre-painted or pre-fabricated.
  - Public sidewalk: natural concrete; Ms. Brzezinski suggested pavers in driveway.
  - Board on board 6' fence along north border of property.
  - Awnings: fabric, in retail openings only, 36-48" projection (36" recommended).
  - Front: 1<sup>st</sup> 3-stories: cinnamon brick; 4<sup>th</sup> story: lite orange utility brick, similar mortar to the 1<sup>st</sup> 3 stories.
  - Cornice and coping: grey stone.
  - Coarsing: 2'1" high, 12' to cornice line, matching adjacent existing building.
  - Windows: front: all single or double hung, no divided lights, aluminum clad, will meet or exceed energy code.
  - Stone accent on residential entry.
- Lighting:
  - Sconces on either side of entrances
  - Recessed lights in garage
- Signage: Chair Brzezinski recommended window signs only for retail.

**ACTION:**

- The Committee voted unanimously to approve the preliminary and final plans.

PROJECT PRESENTED BY: Stephanie Levine Landscape Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Ms. Levine presented proposed plan for park. The following was discussed:

- ½ Acre park
- Existing play area/equipment in bad condition; does not meet current standards.
- No benches, old asphalt walks.

**SPAARC**                                      **1741 Hovland Court**                                      **Preliminary and Final**  
**(continued)**

- Proposed:
  - 2 new play areas with wood chip and rubber: For ages 2-5, and 5-12, ADA accessible.
  - Picnic area, ADA accessible.
  - Central area with benches, paving and landscaping.
  
  - Concrete walkway all the way around the park.
  - Plantings in the back area.
  - Lighting (none existing) pointing down.
  - Drinking fountain (funds allowing).

**ACTION:**  
The Committee voted unanimously to approve preliminary and final plans.

**SPAARC**                                      **550 Hinman**                                      **Preliminary and Final**  
*Site area redevelopment at Megowen Park*

PROJECT PRESENTED BY:    Stephanie Levine                      Landscape Architect

- GENERAL PROJECT PRESENTATION/DISCUSSION:**  
Ms. Levine presented proposed plan for the park. The following was discussed:
- Existing play area/equipment in bad condition; does not meet current standards.
  - Old asphalt walks.
  - Proposed:
    - 1 new play area with wood chip and rubber in center.
    - Nature trail of wood chip and flag stone.
    - More landscaping.
    - Concrete walkway all the way around the park.
    - New lighting (none existing) pointing down.
    - Leaving existing chain link fence plus upgraded chain link fence to steel posts along alley.

**ACTION:**  
The Committee voted unanimously to approve preliminary and final plans.

**SPAARC**                                      **1745 Ashland Avenue**                                      **Preliminary and Final**  
*Site area redevelopment at Smith Park*

PROJECT PRESENTED BY:    Stephanie Levine                      Landscape Architect

- GENERAL PROJECT PRESENTATION/DISCUSSION:**  
Ms. Levine presented proposed plan for the park. The following was discussed:
- 1 acre park.
  - Existing play area/equipment in bad condition; does not meet current standards.

- No benches, old, crushed limestone walks.
- Proposed:
  - 2 new play areas with wood chip and rubber: For ages 2-5, and 5-12.
  - 2 picnic areas – ADA accessible.
  - Central area with benches, paving and landscaping.
  - New concrete walkway.
  - New benches.
  - New bike racks.
  - New lighting (none existing) pointing down.
  - Drinking fountain (funds allowing).
  - ADA signage to be replaced.
  - Playground has cement border for ADA accessibility.

**ACTION:**

The Committee voted unanimously to approve preliminary and final plans.

**Other Business:**

Mr. Pickett introduced Ms. Kerry Demski, Crime Prevention Specialist, who will be representing the Police Department and replacing him as Committee member.

The meeting notes of the January 31st, 2006 meeting were unanimously approved.

The meeting adjourned at 3:35 p.m.

Respectfully submitted,

Bobbie Newman  
Exec. Sec., Planning Division