

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

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski, John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Captain James Edwards, Sat Nagar, James Wolinski

Citizen Member: Tad Cook

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

Ms. Brzezinski called the meeting to order at 2:40 p.m.

Projects Reviewed:

SPAARC 651-653 Hinman Avenue Recommendation to ZBA
Demolish portion of the detached garage and establish three open parking spaces

PROJECT PRESENTED BY: Kevin Pearson owner
Chris Manfry

GENERAL PROJECT PRESENTATION/DISCUSSION:

Messrs. Pearson and Mantut presented photos and proposed plans. The building has 6 units and only 4 parking spaces currently. The following was discussed:

- Preservation Commission has approved rear entryway
- Variances
 - 5.89% over allowed lot coverage area (parking stalls are part of lot coverage)
 - 3 sq. ft. over allowable for each apartment
 - Do not have Preservation Commission approval for lot coverage variance
- Plan to remove one garage for driveway access
- Impervious surface would be increased from 83% - 89%
- Back yard's green space a concern; applicant response: car port can be greened
- Drainage before and after plan to be analyzed by Public Works Dept.
- Swale with prairie grass may be added to plans if necessary, per applicant
- Neighbors have sent letters of concern regarding:
 - Flooding issues
 - Proposed 6' wall between properties at rear of lot
- Plan to provide decks off back of apartments
- Re-making windows; current windows are vinyl
- Landscape plans to be submitted

SPAARC **651-653 Hinman Avenue** **Recommendation to ZBA**
(continued)

- Survey showing elevations to be submitted
- Ms. Brzezinski suggested re-doing garages but not adding parking pad for open parking

ACTION:

The Committee voted unanimously to recommend *denial* of approval to the ZBA.

SPAARC **605 Davis Street** **Concept**

Construct one-story retail building on existing vacant lot

PROJECT PRESENTED BY: Martha Koch Owner
 Edward Schwartz Real Estate Consultant
 Tim Sheridan Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Messrs. Schwartz and Sheridan presented elevations of their plans. The following was discussed:

- Goal is to have architecture and retailers compatible with neighborhood
- Lot is 60' X 90'
- Proposed building height: 24' at front
- Retail space (3 retailers maximum) totaling 5400 sq. ft.
- 2nd floor has limited access
- Slab on grade; no basement, no stairs
- Parking:
 - In the rear of the building
 - Meets required amount
 - Screened along back of parking area
- Materials:
 - Metal sun shade instead of fabric awnings; Committee suggested solid covering
 - Front: Cast stone similar to adjacent existing building
 - Masonry west wall with no windows (exposed to bank drive through)
- South (front) elevation has continuity with adjacent building
- Heating and cooling: rooftop unit
- Storm water management: structure in parking lot once inside of the building
 - Applicant has been provided with utilities and water requirement information
- Water meter must be within 2' of building
- Committee commented that they would have liked more stories/mezzanine, more activity
 - Applicant's response: elevator, windows and parking issues arise; Committee suggested that given the small lot area they are not creating their own hardship which is one of the requirements for a variation on the parking.

ACTION:

No action taken on concepts

Construct buildings to accommodate an Automobile Service Station, Convenience Store, Type II Restaurant, Quick Lube and Car Wash

PROJECT PRESENTED BY: David Zaremski Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Zaremski presented plans and elevations. The following was discussed:

- Permit application to construct car wash has been submitted
- 8 dispensers for gas
- 2 vacuum/shampoo machines at north side of gas station area
- 1 dispenser for diesel fuel for trucks at the east side of site
- Main driveway entrance on Oakton
- Diesel trucks may ONLY enter on Oakton at the far west end of the site
- Turning radius must be appropriate for trucks at this northwest entry to the site
- Mr. Nagar stipulated no driveway exit on Oakton; driveway entrance only
- Driveway must be cross-hatched at walkway
- Car wash lane is a double lane, 8 cars long
- Heated approach and exit to car wash
- Committee asked applicant to consider where plowed snow will go
- Paving: concrete where trucks will travel; the rest asphalt
- Convenience store has drive-up window
- Convenience store is wheelchair accessible
- Parking spaces in compliance however the Committee suggested that the spaces along the east should be changed to angled; may reduce # of spots; (19.25' vs. 18' per spot); new parking configuration to be reviewed by the Traffic Engineering Division
- Lighting:
 - Fully recessed lights shine downward under pumping station canopy
 - All site lighting shines downward
 - Path lighting on carwash and lube buildings at entrances and exits
 - Committee suggested putting light in employee parking area for safety
- Was to be Citgo, now changed to Mobil
- Hours of operation:
 - Car wash and quick-lube center: 8:00am – 6:30 or 7:00pm
 - Convenience store: 24 hours/7 days
 - Gas station: 24 hours/7 days
- Request for outdoor cooler denied: Health Dept. does not allow
- Elevations: north elevation (main entrance) convenience store has many big windows
- Main entrance to convenience store has double automatic sliding doors; silver metal frame; committee noted it must meet energy code; energy analysis was turned in with permit application
- Side entrance to convenience store double swinging door

- Materials:
 - Masonry bull nose 2' up from bottom - and brick matching that of buildings in adjacent development
 - Concrete block around bottom
 - Vertical soldier course brick above windows
 - Cloth awnings; Mobil blue
 - Steel "eyebrow" above door
- Committee suggested drive-through service window have canopy
- Landscaping:
 - Ms. Brzezinski suggested opportunity to bump up landscaping around buildings
 - Ms. Brzezinski suggested ground cover such as periwinkle in narrow landscaped areas instead of sod; easier to maintain
- Pumping station canopy design to be submitted
- Signage/permit application to be submitted
- Parking revisions to be reviewed

ACTION:

The Committee voted unanimously to recommend approval of preliminary and final plans subject to the following conditions:

- *The driveway on Oakton is enter only (with only one driveway on Oakton)
- *Committee recommended that parking spaces on the east side of the convenience store are considered being changed to angled, pending review by Traffic Engineering Dept.
- The landscaping plans are approved by Paul D'Agostino
- Traffic signal must be in operation before business may open

*Subsequent to SPAARC meeting it was determined that the driveway on Oakton would be right in AND right out and that the parking spaces would be 90 degree.

Small glazed addition to the SW corner of the building, new landscaping and site work

PROJECT PRESENTED BY: Kiril Mirintchev Studio VIM, LLC
Daniel Cheifetz Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Mirintchev presented plans and elevations. The following was discussed:

- Permit for the café has been issued
- Addition adds 3 tables to the café
- Café seating is ADA compliant
- No structural changes need to be made for addition

- Additional support with beams and two posts will be added at south end of building
- Link to music studio at rear of existing building
- Plan proposes to create an inviting outside place to sit without street access:
 - Perimeter does not invite seating; using plants as physical barrier:
 - Juniper around the edge
 - Wall is masonry but stepped and rough with plants hanging over it
 - Roses on interior (with thorns)
 - Grasses for contrast and movement
- Committee suggested landscaping a strip beyond designated area
- Lighting:
 - Bollards
 - Low lights at each table
 - Lighting on façade
- Parking:
 - Permeable pavers with limestone and gravel between (environmentally friendly)
 - Parking is on north side (back) of property
 - Adding a hedge barrier with barberry
 - # of spaces are in compliance
 - Committee advised that detectable warning must be placed at curb cut
- Mr. Burke provided them with water and sewer requirements
- Masonry base at the glass wall on Church Street will be 1'10" high; Ms. Demski suggested it be as high as a car bumper for safety

ACTION:

No action taken on concepts.

The meeting adjourned at 4:45 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division