

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
April 16, 2008**

Attendees:

Committee Members: Frank Aguado, Donna Brody, Jeff Cory,
Kerry Demski, Bill Dunkley, Chief Sam Hunter,
Sat Nagar, Carlos Ruiz, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Carl Caneva, Jill Chambers,
Ingid Eckersberg, Susan Guderley, Bobbie Newman
Morris Robinson

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

Projects Reviewed:

SPAARC	3200 Grant Street	Concept
		<i>Construct a four story, thirty-two dwelling unit multiple family dwelling and fifty single family cottages at the "Presbyterian Homes"</i>

PROJECT PERESENTED BY: Nancy Tolan Representing Presbyterian Homes

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Tolan presented site plans, elevations and photos of the revisions to the proposed plan. The following was discussed:

- Presbyterian Homes (P.H.) has been at this site 80 years
- Since Ms. Tolan presented proposed plan 3 months ago, P.H. has met with neighbors and made revisions per neighbors' and SPAARC's suggestions:
- Corner units have been removed
- Roadway has been moved inward to property
- Unit at Knox & Calvin Circle removed to move road in
- Now 50 duplexes/25 buildings proposed plus one 4 story 32 dwelling unit building
- New setback of homes from road: 182'-186' (previous setback 80'-150'); surrounding neighbors' homes are 50' from center line
- Existing buildings do not have garages; new ones will; pull-off spaces will be removed

- Neighbors concerned about losing green space between Lawndale and internal roadway; neighbors and their children use that space even though it belongs to P.H.)
- Landscaping for green space:
 - Mature trees remaining
 - P.H. is presenting photos of landscaping options at next meeting with neighbors to determine their choice
 - Considering a gathering place, water feature or contemplation area
 - Part of it is used as a play area by the neighborhood children
 - Presented photos of sample landscaping for internal spaces on campus which green areas will connect to
- Neighbors asked them to add sidewalks connecting P.H. to neighborhood at Payne, Normandy and Grant
- Sidewalks would all be on P.H. property except where they link to neighboring sidewalks
- Moorings (duplexes): moved position of garage to address neighbors' concern that they see 2 garage doors; it will look like a one-car garage home but each duplex unit will have a garage and share a driveway
- Materials: to be picked up from neighboring community's homes
- Roadway lines up to existing
- Timeline: Allow cottages to vacate at natural rate, as they turn over in groups of 3 or 4, surgically replace; it would be a multi-year event
- Mr. Wolinski raised the issue of employees parking on the public way: Ms. Tolan said there is ample parking for employees and they are addressing this problem of the approximately 18 employees' cars parked on street
- Proposed plan adds substantially more parking area than required
- April 1, 2008, P.H. received funding to create more parking spots on campus: Ms. Tolan expects parking problem to be solved before proposed project begins
- Employee parking is free; stickers are on employees' cars;
- # of fire hydrants to be installed along roadway will be compliant with City's requirements
- New water/sewer distribution system proposed
- Chief Sam Hunter requested P.H. provide emergency access for Fire Dept. vehicles on east side off Simpson; Ms. Tolan asked that he provide her with plans and P.H. will apply to IDOT for permission
- The interior road is extra wide and visitors parallel park on it
- Front elevations: no sidewalks in front of houses; residents use walkways in the rear of their residences; there will be some walkway links across internal roadway
- Mr. Dahal requested that a sidewalk be put in along Simpson
- Berming: further landscaping plans to be submitted
- Engineering plans to be submitted
- Ms. Eckersberg commended Ms. Tolan on their sensitivity to neighbors (no fences)
- Ms. Chambers commended Ms. Tolan on her presentation

ACTION:

No vote is taken on concepts.

Construct a seven story "hotel" with approximately 200 rooms

PROJECT PERESNTED BY: Tom Roszak Developer, Sienna
Don Wallen Wallen Gomez Architects

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Roszak presented revisions to the original proposed plans. The following was discussed:

- Developer met with Ald. Jean-Baptiste and neighbors. Revisions to Phases 3 and 4, the 210 key hotel are based on neighbors' and SPAARC Committee's concerns
- Homeowners of Sienna did not like traffic pattern of hotel traffic including ADA accessibility
- Revision: a zig zag ramp off Clark tying into stairs and landscaping
- Revision: Ridge entrance: right turn only going north (per Starwood's request)
- Traffic turns directly into building with 4-5 car stacking off Ridge
- KLOA is revising a traffic study
- Exit: right turn only off Clark onto Ridge
- Clark (north side): couple of loading spaces, garbage and transformers
- Revision: single building has been reduced from 8 stories to 7 stories
- Landscaping:
 - Orchard with prairie grass will stay
 - Revision: Replacing pool house with orchard
- Branded entry canopy along Ridge side of property
- Proposed address was 1735 Oak; possibly change to a Ridge address
- Parking:
 - Existing parking in Phase 2 would be acquired by hotel for parking for hotel
 - New building, ramps and parking comply with Zoning requirements
 - 1st floor: parking spaces 70-87, initial check-in spaces
 - Alley (south side): some parking; alley is one way going east
- Chair Hallen noted that a traverse path off Clark St would have to be approved by the State of Illinois; Mr. Wallen responded that Doug Gambol gave approval for previous route
- Hotel to have 4 small conference rooms; no banquet space
- Lobby is on 2nd level; 1-3 people provide assistance; mostly self-service kiosks; keycard only provides admittance to upper floors
- 2nd level: workout room and pool to be shared between residents and hotel guests; packaged gourmet snacks and bar
- 210 hotel rooms: 60% queens; 40% double queens
- Materials:
 - Dryvit-like panels (Aloft style); incorporating standard size Sienna color/style brick
 - Horizontal strip lighting with Aloft signage at top
 - West Elevation: Aloft/"W" Hotels symbol; to be submitted to Sign Board

- Limestone trim

- Ms. Chambers requested that the canopy not drip water onto pedestrians when it rains
- Ms. Chambers said the revised division of the building is an improvement; Mr. Roszak responded that the horizontal lines in both buildings are the same scale; it will tie together with original
- 22 “Alofts” opening across the country; expect to open 80 more in the next 2 years
- McShane is builder; they also are building the Rosemont Aloft;
- Market demand was determined by W’s major feasibility studies; showed there is a definite demand at this price point
- The hotel will provide 45-65 jobs
- Taxes to City: was \$1.5 million for condos; for hotel it will be \$2.25 million; a delta of approximately \$750,000
- Mr. Ruiz noted that the project is not pedestrian-oriented, especially on Ridge; it needs improvement to increase rhythm with other two buildings and stay within branding requirements; Mr. Roszak responded that the landscaping will make an improvement
- Chair Hallen requested a massing model
- Mr. Roszak will meet with KLOA, Gary Weiss, John Burke and Rajeev Dahal to determine the best way to solve trafficking, circular drive and curb cut issues off Ridge
- Deliveries would be made off loading docks on Clark; to be reviewed by Mr. Dahal
- Traffic will move only out onto Clark St.
- Mr. Roszak is the majority franchise owner of Aloft
- Manager/operator will put equity into deal so they are a part owner; they manage 9 other Aloft’s across the country

ACTION:

No vote is taken on concepts.

SPAARC 2145 Sheridan Road Preliminary and Final
Installation of Sprint/Nextel antennas on roof of Tech building

PROJECT PERESENTED BY: Brian Barrett Representing Sprint/Nextel

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Barrett presented a site plan for the antennas. The following was discussed:

- Propose 3 antenna arrays on an existing shelter
- 3 antennas per sector; 9 total
- Propose to mount on parapet wall, matching existing material/color, and of comparable height
- New poles to be mounted in same fashion within existing shelter

ACTION:

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

SPAARC 1117 Howard Street Final
Demolish and construct a new Type 2 restaurant "McDonald's"

PROJECT PERESNTED BY: Rich Neubauer Representing the General Contractor

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Neubauer presented the revisions of the plans. The following was discussed:

- Moved corral back away from site line, added landscaping
- One parking spot added on the SW corner of the property
- Lined up driveways on west side, per the request of the Committee
- No signage on drive-through north side
- Awning will be yellow striped
- Keeping existing trees, adding 2 honey locust and 1 chanticleer pear tree
- Building style: Urban (Chicago) style
- SE corner (back) dressed up with a tower to break up wall (per SPAARC's request)
- Signage application has been submitted
- Storm water detention on site; hundreds of feet of 36" pipe; large impervious surface
- 4 month construction time estimate
- Hope to begin demolition on June 1st, 2008
- Civil engineering plans to be reviewed
- Ms. Eckersberg noted that due to sewer re-use, applicant is required to camera existing sewer to Howard St.

ACTION:

The Committee voted unanimously to approve the final plan.

SPAARC 1519 Davis Street Preliminary and Final
Demolition of single family dwelling and review plat of resubdivision

PROJECT PERESNTED BY: Michael Breclaw Property owner

And

SPAARC 1525 Davis Street Preliminary and Final
Demolition of single family dwelling and review plat of resubdivision

PROJECT PERESNTED BY: Jim Machevsky Property owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Messrs. Breclaw and Machevsky presented plan for the resubdivision. The following was discussed:

- Both are 2500 sq. ft. lots, no alley, no off street parking
- Neighbor behind them offered to sell her house

- Propose to build garages on the property they have purchased from their neighbor as Davis Land Group LLC
- Re-plotting of property is required
- Propose to extend property line further north to make 2 L-shaped lots for garages
- Propose to re-use existing curb cut serving 1609 Florence
- Zoning analysis has been done and lots are in compliance
- Mr. Aguado reminded them of the \$10,000 demolition fee; they responded that Ald. Jean-Baptiste has approached the City about waiving the fee

ACTION:

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

SPAARC 1596 Sherman Avenue Recommendation for Sidewalk Café
Review Application for Sidewalk Café for a Type 2 restaurant “Argo Tea”

APPLICANT REPRESENTED BY: Melanie Loucks District Manager, Argo Tea

GENERAL DISCUSSION:

Mr. Caneva of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicant agreed to abide:

- Renewing their sidewalk café permit
- Agreed to pay the fee for storing their furniture outside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6’ must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250’ radius of the restaurant

ACTION:

The Committee voted unanimously to approve the sidewalk café license, finding that it will not cause a disruption or negative impact on the community.

SPAARC 1932 Central Street Recommendation for Sidewalk Café (Liquor)
Review Application for Sidewalk Café for a Type 1 restaurant “Bluestone Restaurant”

APPLICANT: John Enright Proprietor

GENERAL DISCUSSION:

Mr. Caneva of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés serving liquor. The applicant agreed to abide:

- Renewing their sidewalk café permit
- Agreed to pay the fee for storing their furniture outside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

ACTION:

The Committee voted unanimously to approve the sidewalk café license, finding that it will not cause a disruption or negative impact on the community.

Other Business:

The Committee voted by majority with 3 abstaining to approve the SPAARC meeting notes of the April 9, 2008 SPAARC meeting.

The meeting adjourned at 4:13 p.m. The next SPAARC meeting will be held on Wednesday, April 23, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division