

APPEARANCE REVIEW COMMITTEE

Meeting Minutes for February 11, 2020

Committee Members present: Paul Mocogni, Paul Jaimes, Lydia Gonzalez, Ben Ellis

Committee Members absent: John Cioni, Daniel Wertheimer

City staff present: Dustin Anand

Meeting called to order at 7:00 pm

Approval of Minutes:

Minutes from January 14, 2020 were presented for approval. A motion to accept was made by Jaimes, seconded by Ellis. Motion carried with all in favor.

Scheduled Business:

1. Ms. Michele Becker, Facilities Manager representing Church of the Redeemer, 107 Highwood Ave, presented the plan to bring the appearance of the newly installed mechanicals located to the front of the Church in line with city code. The plan involves surrounding the units and ducting with fencing, so as to not be visible from Highwood Avenue. The fencing will have metal posts (per code).

The group discussed the fact that it is desirable to reduce the number of different elevations that are visible from the street. It is also desirable to maintain an open view from inside the Church, and not obscure windows with fencing. Currently the fencing that is proposed has four different elevations, and so looks incongruous. The group agreed that raising the elevation of one of the larger panels would achieve both aims.



The above graphic will assist visualizing this but is not intended to represent a formal plan. The recommendation is to increase the height of the panel (represented in red) to avoid the need for multiple elevations of fence.

Paul Mocogni inquired as to whether there was a plan to add landscaping in the future. Ms. Becker confirmed that was the plan, as well as adding signage and lighting (lamp posts).

The location is in a business district, and so landscaping plans also need to be reviewed by A.R.C. Additionally, the fencing cannot be erected now due to the season. For these reasons, it was agreed that a representative

from the Church would return at a future date to present a full plan for the signage, lamp posts, fencing and landscaping. March 10th is the next available date.

2. Mr. Anthony Pecoraro, representing Benchmark Properties presented plans for signage to be situated on the concrete planter located outside of 246 Green Bay Road. The sign would be a mixture of backlit halo letters, and ½" thick acrylic lettering.

Ben Ellis recognized that safety concerns were not within the remit of the A.R.C., but raised a concern that the lettering could create a "snag hazard" to pedestrians. The side elevation is narrow, and may not be easily visible, and the sign protrudes 2.5 to 3" into the sidewalk. The height of the planter on which the sign is located is 27" - so around knee height. The group agreed that this was not a reason to withhold an A.R.C. recommendation, but it would be something Dustin Anand, in his Community Development role would continue to monitor as the sign is erected.

The group felt the sign is nicely in keeping with the style of the new building, and the location. Since the planter is 159" wide, a variance would be required in order to recommend approval to the city council.

Variance recommended to: 10-3-6-7 C2a(4) – said sign shall not exceed 8' in width. Variance: 10-3-9 A1a(3) consistency with overall purpose of charter.

Motion to recommend approval subject to a variance was proposed by Mocogni, seconded by Jaimes and approved with all in favor.

3. 440 Green Bay Rd. new property façade was presented by Ms. Eleni Pecoraro (the architect), as well as Mr. Anthony Pecoraro and Mr. Ben Pecoraro representing the developer, Benchmark Properties. This was the second review. At the previous meeting the A.R.C. had recommended additional discussions be conducted between the developer and the owners of neighboring properties. Additionally, the committee had requested additional information and additional color and finish options be presented, as noted in section (3) of the Minutes from the A.R.C. meeting dated 01/14/2020.

The revised plans that were presented included new/revised proposals for:

- 8' fencing (with metal posts) around the property
- Two additional Ginko Biloba trees to be planted at the front of the property
- Revised placing of the benches at the front of the property
- A photometric plan
- A color rendering of all façades
- New option for the signage to the front of the building.
- A more accurate rendering of the color of the façade
- The height of the stone skirts on the façades, which will be lowered to 3'6".
- Window treatment (tint) plans for the second story (parking) and a new design that removes windows from the first floor. This will mean that cars parked inside the building will be minimally, if at all, visible from the street.
- A redesign plan/additional options for the 5-story address bar.
- Photometric plan

The committee appreciated the fact that design recommendations from the previous meeting had been acted upon, and the additional information/plans provided. Ms. Pecoraro stated that she felt the revisions made were aligned with her original vision for the design, and a better fit with the local surroundings.

Mr. Brian Kolb and his wife, the owners of one of the properties on Funston Ave. also attended the meeting, as they had done on the 14th also. Ben Pecoraro had telephoned Mr. Kolb that morning, and they had a discussion about: the situation with regard to the trees located in his yard, and the potential for damage to Mr. Kolb's yard. The West wall of the proposed development is under 4' from Mr. Kolb's property line, a variance to zoning.

Mr. Kolb and Mr. Pecoraro had not been able to reach agreement on these issues. Mr. Kolb's request had been to have the trees removed, replaced with eight 8' arbor vitae trees, and to have remedial landscaping performed to remedy any impact to Mr. Kolb's landscaping that would occur during construction. Mr. Pecoraro's position was that the developers did not believe construction of the building would impact the long-term health of the trees, and that any access needed by construction crews would be subject to prior agreement with the Kolbs. Mr. Pecoraro stated that any damage to neighboring properties caused by the construction would be remediated.

Paul Mocogni expressed the Committee's disappointment that local residents, represented by the Kolb family, were feeling that their concerns were not being addressed, over what is a sizeable development for the city.

The issues are the ongoing health of the existing trees, and any access to Mr. and Mrs. Kolb's yard. Ben Pecoraro provided his personal assurance that if the existing trees did not prove viable during, and after construction, that the development company would fund their removal, and planting of suitable replacements. Additionally, he confirmed that any access necessary to the Kolbs' yard would be strictly pre-arranged, and any damage to neighboring properties remediated.

This is a long-term project, and Mr. Mocogni restated the committee's wish that the developers find a way to remedy the concerns of local residents.

The terraces to the West of the façade were discussed. If residents host gatherings in these spaces, there is a potential for noise and light disturbance to neighboring properties. Anthony Pecoraro shared that control of this issue would be a question of ongoing policing, and that all concerned had an interest in keeping the situation under control. Any disturbance would also impact other residents of the building, and so there is a common interest in keeping any situation well under control.

Pet waste disposal facilities will be provided in the dog run located to the West of the building.

The windows of the gym overlook the neighboring properties, and access will be 24/7. Ms. Pecoraro suggested tinting the windows to minimize light disturbance, which was accepted as a great solution.

While there are some open issues to be resolved on this project, the Committee appreciated the additional information, and the design changes. Jaimes proposed a motion to recommend the design to the city council, and Ellis seconded with all in favor.

Old Business

Lydia Gonzalez raised the issue of the potholes in the Highwood Post Office parking lot. Dustin Anand said that he had been in touch with Gayle Mayo the Postmaster on this topic.

Since the Post Office is a Federal building, Highwood staff are unable to conduct remedial action. Nevertheless, Ms. Mayo had said she was working on a maintenance plan with USPS.

The issue of the banner signage at 210 Live, located at 210 Green Bay Rd. was discussed. Dustin Anand confirmed he had reached agreement with the owners to have the banners removed by the end of the week.

The new signage at RapidServ, 512 Green Bay Rd. is now in place.

New Business

Dustin Anand shared that he anticipated an application from Mr. Eric Falberg, relating to a Marquee signage proposal for 28 Mile Vodka, located at 454 Sheridan Rd.

The next A.R.C. meeting is on March 10th.

With no further business to discuss, a motion to adjourn was made by Mocogni and seconded by Gonzalez. Motion carried with all in favor. Meeting adjourned at 8:02 pm.