



**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
May 20, 2020
6:00 P.M.**

Zoom Meeting: <https://us02web.zoom.us/j/84408108060>

1. May Planning & Zoning Meeting was called to order at 6:02 P.M. by Francesco Parisi.
2. 13 of 15 committee members were in attendance: Francesco Parisi, Fred Dawe, Bob Hinrichs, Jo Vos, David Miller, Irina Brown, Alice Eichholz, Matt Sharkey-Smith, Neil Reardon, Carrie Reardon, Missy Rotterdam, Joe McErlane, and Ron Sliwinski.
3. **Motion is made by Ron, seconded by Alice, and unanimously approved by the Board to approve the April meeting minutes with no changes.**
4. **Motion made Jo, seconded by Irina, and unanimously approved by the Board to approve the May meeting agenda with no changes.**
5. Rental Apartment Building, 100 3rd Ave N (formerly TMBR project) –Todd Simning, Tushie Montgomery Architects
 - a. Tushie presented to Rock Island Condo Association in early May and laid out plans for a 7-story rental apartment building. The Rock Island Condo Association wrote a letter of support in favor of the project, with the condition that they be made aware of any changes to the exterior of the building moving forward.
 - b. Floorplan is very similar to the original TMBR plans.
 1. Project includes:
 1. 4,000-5,000 sq ft of retail space facing 3rd Ave N
 2. dog run
 3. fitness center and other common area/amenity space
 4. garage and surface parking facing Cedar Lake Trail
 5. bike racks
 6. 2,500 sq ft rooftop deck

7. 50% of the units have balconies
 8. landscaping includes 6-7 trees along the boulevard, planting gardens, and benches
 9. exterior is comprised of hand-laid brick with complementary black metal panels
 - c. Next steps for Tushie include informal reviews with Committee of the Whole and HPC.
6. Parallel Cafe, 145 Holden St N – Jackson Schwartz
 - a. Parallel Cafe wants to build a fence around its event space. The space is primarily used for weddings and corporate events. When not booked for private events, the space is used for public programming.
 1. The fence borders the existing sidewalk on Holden St N and the cafe's existing walkway leading to the main entrance.
7. Core & Shell Rehab and Master Sign Proposal, 418 N 3rd Ave – Alex Haecker
 - a. This is a Historic Tax Credit project to be approved by HPC. The project is not affiliated with any businesses. The property is currently unoccupied.
 1. They've submitted for a Certificate of Appropriateness.
 - b. Exterior restoration
 1. Masonry rehabilitation
 2. Removing the awning and closed-off storefront, to restore to a historically accurate storefront. The two entry doors will look uniform.
 3. West side wall facing Public Storage is currently blank, proposing installing windows.
 - c. Gutting and redeveloping the interior of the upper three floors by ripping out the stairs and shifting them inward by one bay on each side. This will open up the front and back elevations to incorporate more daylight into the building.
 - d. Changing the address signage at the top of the building to "Fairfax-Parson Produce" to reference the historical use of the building.
8. Committee Business
 - a. **Motion is made by Irina, seconded by Alice, and unanimously approved by the Board to provide a letter of support for the rental apartment project at 100 3rd Ave N, with the conditions that the design includes a robust landscaping plan, and that the exterior facade of the building consists primarily of brick.**
 - b. **Motion is made by Alice, seconded by Jo, and unanimously approved by the Board to provide a letter of support for the addition of a fence at Parallel Cafe.**
 - c. **Motion is made by Ron, seconded by Jo, and unanimously approved by the Board to provide a letter of support for the core and shell rehabilitation project at 418 3rd Ave N.**

9. The next meeting will be held on Wednesday, June 17, 2020.

Adjourned at 7:47 P.M.