

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>9/28/05</u>	Action Requested
UDC MEETING DATE: <u>10/19/05</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Hilldale Shopping Center-University at Midvale

ALDERMANIC DISTRICT: 11

SIP #2

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Joseph Freed and Associates LLC

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TYPE OF PROJECT:

(See Section A for:) Amended

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (Fee may be required)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



SIP #2 – Redevelopment concept for University/Segoe/Frey(Humana) Area of Hilldale

The materials submitted with this narrative relate to the portion of the Hilldale Site bounded by University Avenue on the north, Sawyer Street (extended) on the east, Frey Street on the South and Segoe Boulevard on the west.

These materials consist of site plans, landscape plans (with plant material locations and specifications), building elevations for the 50,000 sf Whole Foods Market, proposed signage concepts and related information.

The development of a Whole Foods Market and related parking field will include first-class exterior architecture on the building and first-class landscaping throughout the site.

The east-west walkway in the center of the parking field has been enhanced with additional landscaping. At the south end of the parking field, retaining walls and in-ground storm-water retention facilities are provided to deal with the significant grade changes. Retaining walls have been reduced in extent and height in favor of slopes wherever possible, and the wall structures have been stepped to create terraces for increased landscaping.

The west and south elevations of the Whole Foods Market are partially covered by slopes of adjacent right-of-way, making the interplay between building architecture and landscape elements very important to the visual experience in these areas.

At the new right-in/right-out access point on University Avenue, the sidewalk has been pulled south to the right-of-way line to facilitate safety in crossing the drive at it's narrowest point.

The extension of Frey street east to connect with the drive on the north side of the Sentry Store is shown on a revised GDP exhibit (EX 200) as a dashed roadway across the existing theater/Chinese banquet hall parcels. This connection is an important component of the overall redevelopment at Hilldale.

An 84-unit condominium building is located at the southwest corner of Frey and Sawyer. This structure will have quality architecture on all sides and there will be extensive landscaping on the site. 84 parking spaces will be provided on two levels below-grade within the footprint of the building with access to the separate levels provided from the east and west ends of the building. Approximately 20 spaces will be provided outdoors at-grade on the site in landscaped parking areas.

Fifteen percent of the units in the building – 13 units - will conform to the City IZ ordinance.