

MEMORANDUM

Date: June 2, 2023

To: Planning and Zoning Board (PZB)

From: John T. Carlisle, AICP, Director of Community and Economic Development *JTC*
Samantha Redman, Planner *SR*

Subject: Special Workshop: Contour Place Residential Concepts by Luz and Associates on Two Sites Along Graceland Avenue

The PZB is convening a special meeting on Tuesday, June 6, 2023 for a public workshop regarding a proposed re-development of the former Contours Saws properties. The goal is to facilitate community insights toward shaping proposed residential developments in these locations. *No actions or votes on proposed developments will be taken during this meeting.*

The concepts for review are the following sites. The attached zoning map of the surrounding area identifies them:

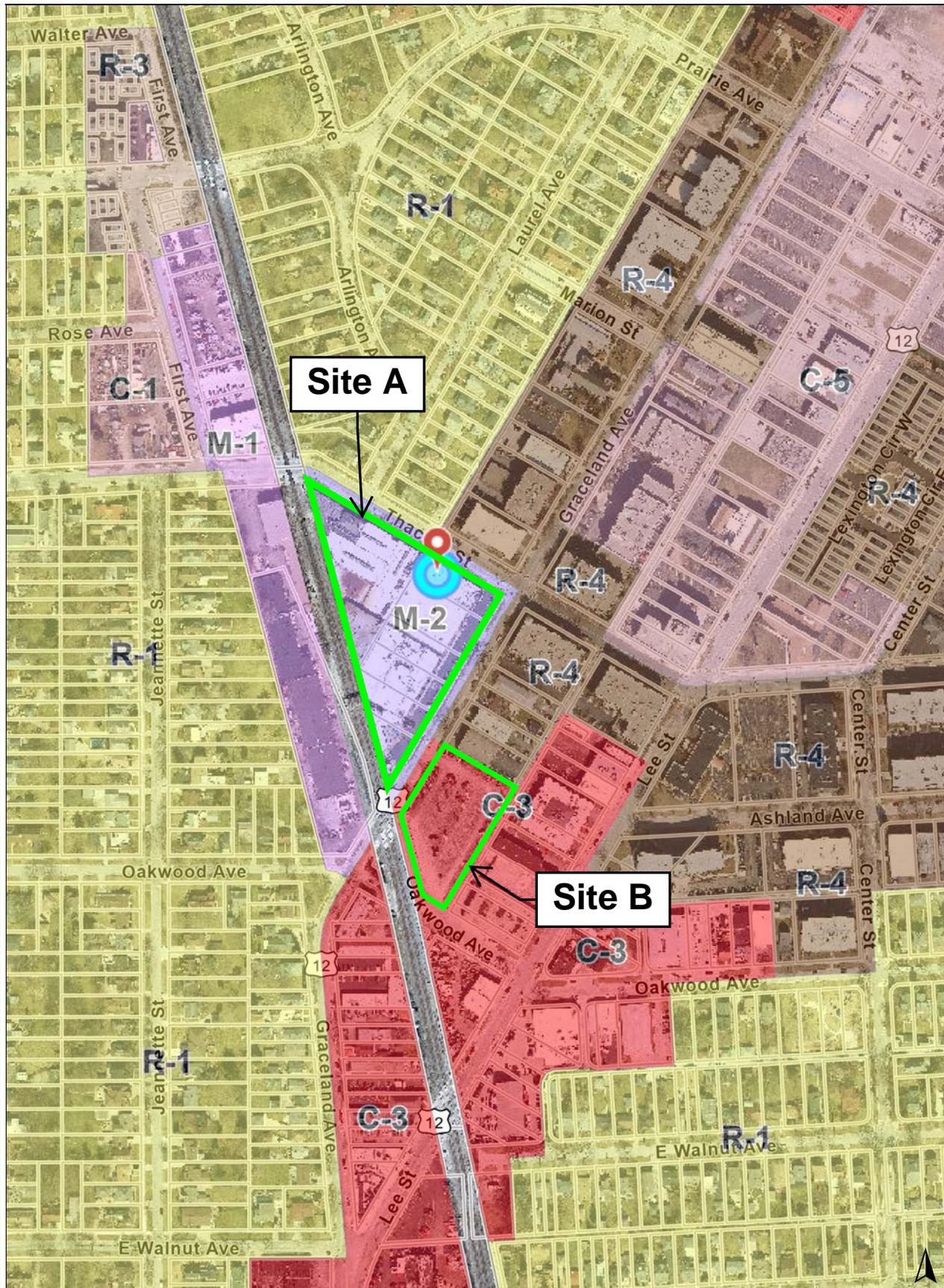
- **1217 Thacker/900 Graceland Avenue (Site A – 3.17 acres, former site of Contour Saws)**
- **Approx. 919/921 Graceland Avenue (Site B – 1.23 acres, surface parking lot).**

The proposed projects would lead to a multi-family residential building on each site and would require zoning map amendments (rezoning) for both properties. Site A is currently zoned for manufacturing, and Site B, the parking lot, is currently zoned as commercial. Rezoning requires a public hearing with the Planning and Zoning Board (PZB) and final approval by City Council. of the proposed projects.

The interested developer, Luz and Associates LLC (Barry Sidel), will deliver an introductory presentation, provide details on their concepts, and participate in an activity and discussion with the public and Board to collect feedback. Conceptual renderings and site plans have been provided for the proposed development (see attached materials). *Note: The developer has not filed a petition for any zoning entitlements yet. The workshop is intended to provide input into the projects prior to submission of applications.*

Attachments:

- Attachment 1: Zoning Map of Surrounding Area
Attachment 2: Contour Place Workshop Materials



Legend

- Subject Sites
- Zoning
- C-1: Neighborhood Shopping
- C-3: General Comm
- C-5: Central Busines
- M-1: Limited Manufacturing
- M-2: General Manufacturing
- R-1: Single Family Residential
- R-3: Townhouse Residential
- R-4: Central Core Residential



Print Date: 6/2/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Owner/Developer:
Luz and Associates #1 LLC

Architect:
FitzGerald
Attachment 2

Graceland and Thacker
Des Plaines, Illinois

Issued for PZB Public Workshop | May 30, 2023
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Gross Floor Area = 28,000 sf per floor
(excluded garage)
Dwelling Area = 24,546 sf per floor

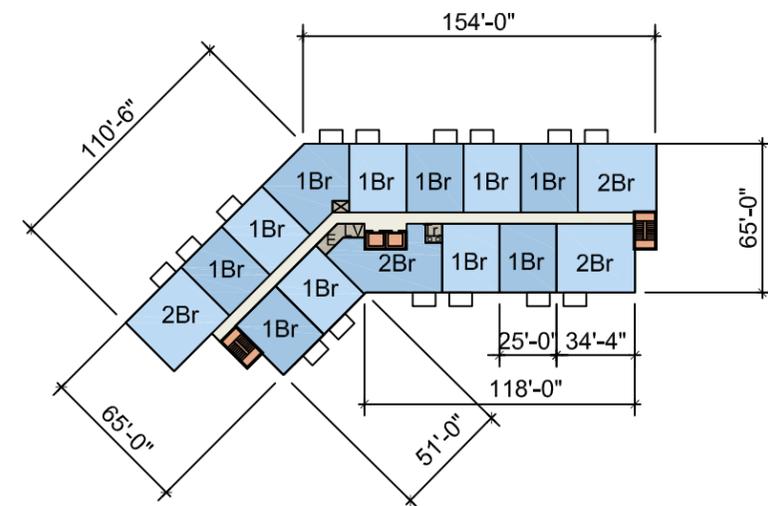
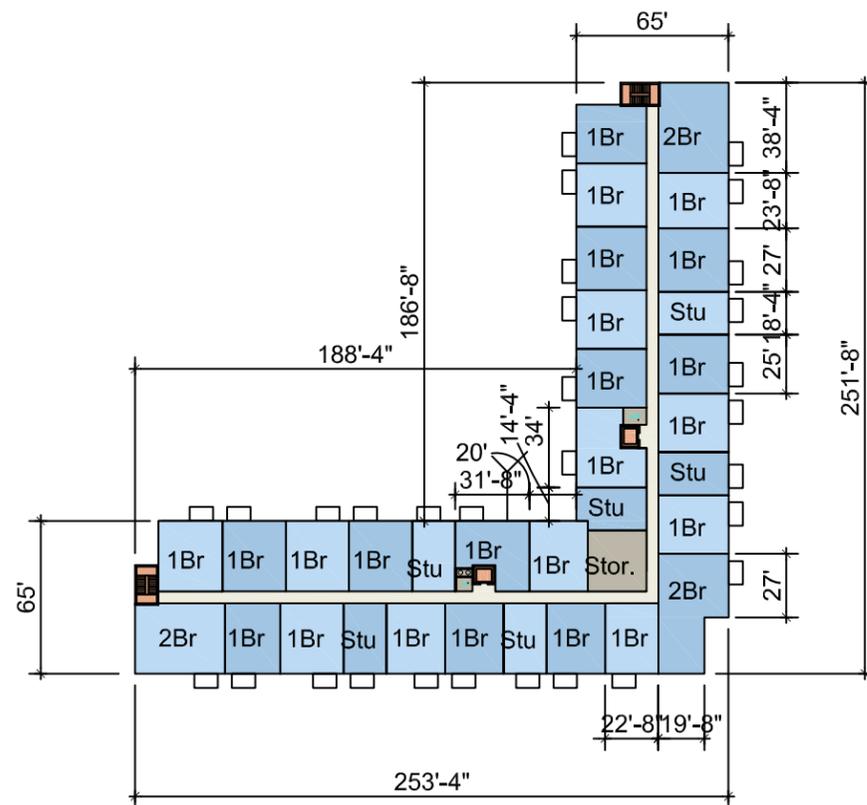
Per Floor:

	Resi Ratio	Units Count
2Br	9%	3
1Br	72%	23
Stu	19%	6
Total		32

Gross Floor Area = 14,335 sf per floor
Dwelling Area = 12,568 sf per floor

Per Floor:

	Resi Ratio	Units Count
2Br	27%	4
1Br	73%	11
Total		15



SITE A **SITE B**





Existing 6-Story Building

Existing 5-Story Buildings

Existing 5-Story Building

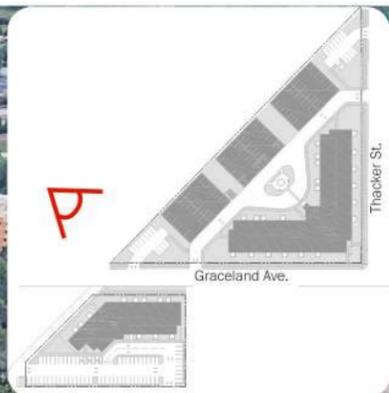
Existing 7-Story Building

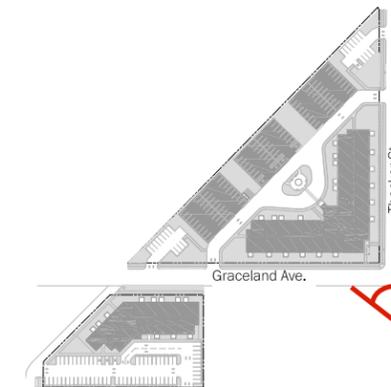
Existing 5-Story Building

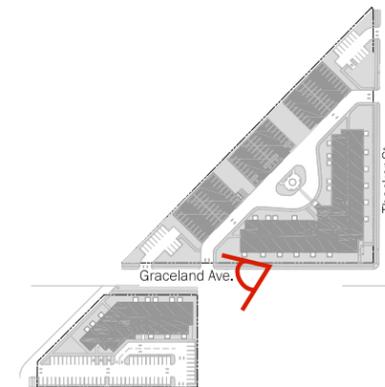
Site A: Proposed 4-Story Buildings

Existing 3-Story Buildings

Site B: Proposed 4-Story Buildings







Luz and Associates #1 LLC

Site B - Eye Level View along Graceland



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



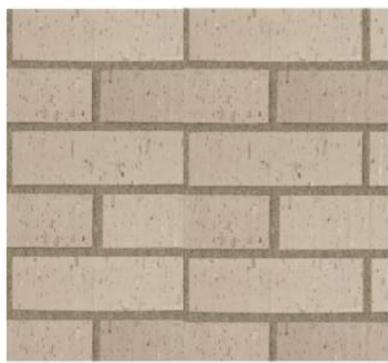
NORTHWEST ELEVATION



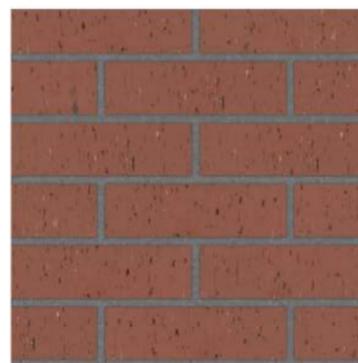
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



① **Face Brick**



② **Face Brick**



③ **Face Brick**



④ **Cast Stone**



⑤ **Frosted Glass**



⑥ **Fiber Cement**



⑦ **Metal Panel**

