



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning & Zoning Meeting Notes  
March 20, 2019  
6:00 P.M.**

**Colonial Warehouse Conference Lounge, 212 3<sup>rd</sup> Ave N**

1. March Planning & Zoning Meeting was called to order at 6:00 P.M.
2. 6 of 15 committee members were in attendance: Jackie Peacha, Mark Huting, Alice Eichholz, Jo Vos, Irina Brown, and Zachary Schaaf. Neil Reardon (not yet officially voted onto P+Z) was also in attendance.
3. **Motion is made by Jo, seconded by Mark, and unanimously approved by the Board to approve the February meeting minutes with the following change:**
  - a. Add in section 5c: Fed Reserve gave a presentation to the Renaissance on the River Board.
4. 3rd Ave + 2nd St Project (TMBR) – Todd Simning, Kroiss Development
  - a. New construction, mixed-use, market-rate condos. 16,500-square-foot parcel to be developed into approximately 80 units. The site is located in the 20th century warehouse district zone and will be 10 stories (120ft in height). Units will range from 1-bedrooms to penthouses. Driveway at rear side of building will lead into three levels of below-grade parking - about 106 spots, mix of residential and retail parking, but predominantly residential. The main level will have space for small boutique retail.
  - b. The overall aesthetic aim for TMBR is to bring old architecture into a modern boutique feel. Four materials: black steel at base, curtain wall glass surface, terracotta panels with striations, and mass timber structure with exposed timber interiors. Additionally, they plan to install awnings like the Hewing for a plaza aesthetic. Most units will feature inset balconies that feel more like outdoor rooms, some 12 feet deep. Green element to roof – potential to curate gardens on rooftop.

- c. Hoping to plant trees street-side – only one existing tree currently. Building is 11-12 ft set back from Cedar Lake Trail. Kroiss will work with NLNA/Mark on greenery. Tight on space but will explore the possibility of a pet relief station.
- d. 1-bedrooms start in \$425k range.
- e. NLNA has requested that Kroiss explore special lighting, for example replacing modern lampposts with Victorian style. Also asked to explore security mechanisms.
- f. Kroiss requests that a representative from the Board attends their other board and council meetings to provide positive testimony. Kroiss will share their presentation schedules with the Board.

5. Committee Business

- a. Overview of 2018: P+Z reviewed 14 projects and launched 2 new initiatives.
- b. Pedestrian crosswalks with handicap accessible ramps will be going in on 12+ corners. City will be laying historic brick streets from 3rd - 7th + 10th. NLNA will find a place to showcase the history of the streets, in particular the different materials they've adopted over the years.
- c. Make sure Kroiss speaks with Rock Island about TMBR development. NLNA will emphasize and encourage the green roof idea.
- d. Surprised that Final Four hasn't presented to the Board – estimated influx of 80,000 people to the downtown area.
- e. Request for Tim to give recap of Annual Meeting at April P+Z meeting, as well as post the Annual Meeting presentation on the website.

6. Neighbor Comments

- a. A neighbor from 212 inquired about the Federal Reserve's recent presentation to the Historic Preservation Commission.
  - 1. P+Z response: HPC had a few issues with the Fed Reserve ramp, including the discovery of old steel factory remnants on that ground; attention was also called to its offset position from the rectilinear format of the neighborhood.
    - 1. Note to attend next Fed Reserve/HPC meeting April 23.

7. The next meeting will be held on Wednesday, April 17, 2019.

Adjourned at 7:10 P.M.