



Proposal to demolish existing second-story parking structure, and make an on-grade parking lot

APPLICATION PRESENTED BY: Patrick Martin Engineer, Representing Office Depot

#### GENERAL DISCUSSION:

Mr. Martin presented photos and plans to demolish the existing second-story parking structure, reconfigure the existing grade-level parking area, and make changes to the façade of the existing building. The following was discussed:

- Repairing the 2 story parking lot is very expensive, it provides more spaces than are needed and it is an eyesore
- Propose to:
  - Demolish 2<sup>nd</sup> story
  - Remove staircase from inside store
  - Re-do parapet wall on north end of building
  - Tuckpoint and apply sealer to walls
  - Add extensive landscaping including trees and landscaped islands within parking lot
  - Possible bike racks
- Ms. Eckersberg advised Mr. Martin that the entrance will have to be made ADA accessible
- Zoning analysis determined 57 spaces are required; the parking lot will provide 59
- Utilities on roof will be accessible by a ladder
- Chair Hallen advised Mr. Martin that the signage will require a permit and will probably require a variation
- Chair Hallen advised Mr. Martin that the photometrics will have to show zero at the property line and no nuisance of glare (to be presented)
- Ms. Eckersberg advised Mr. Martin that the City's ordinance requires storm water detention for the parking area
- Ingress and egress is to be on Jenks Street: in only on Green Bay
- Deliveries are to be made in alley at existing loading dock
- Trucks delivering to Dominick's currently park on Jenks Street and park on the wide cement sidewalk/driveway to Office Depot
- Mr. Dahal suggested only landscaping the northeast corner of the parking lot where the trucks do not park; He said there is concern by citizens that trucks will use Prairie if they can no longer park there because the public parkway is landscaped. He advised Mr. Martin that the landscaping cannot be taller than 36".
- Chair Hallen advised Mr. Martin to see Mr. D'Agostino of the Parks Department regarding the public parkway landscaping.
- Mr. Dunkley said he would like Office Depot to widen the sidewalk along the parking lot if possible because the sidewalk feels narrow. He also asked that Office Depot comply with their agreement to not block the windows of the store so passersby can see into the store, making the street feel less narrow.
- Chair Hallen advised Mr. Martin that he can get a demolition permit so the project can begin while he is waiting for the final plans to be approved.

#### Action:

The Committee voted unanimously to approve the preliminary plans only on the condition that Office Depot considers the site improvements suggested by the Committee and presents photometrics.

Proposal to subdivide an existing 21,031 square foot lot

APPLICATION PRESENTED BY: Peter Cummins Applicant on behalf of owner  
Peter Huffin Owner

**GENERAL DISCUSSION:**

Mr. Cummins explained his proposal to subdivide an existing 21,031 square foot improved lot into two lots for the purpose of building a single-family detached residence on the resulting unimproved lot. The following was discussed:

- Both lots will be in compliance after subdivided
- Existing garage will stay on property
- Brown Avenue has an easement to run onto one of the lots
- Brown Avenue dead ends to McCormick
- There is no alley behind the property
- Mr. Cummins mentioned that many historical features have been left on the property including a brick wall along the rear
- Mr. Cummins commented that Mr. Dunkley and Mr. Argumedo had been great to work with

**Action:**

The Committee voted unanimously to recommend approval of the subdivision of the lot.

Proposal to operate a sidewalk café for Andy’s Frozen Custard

APPLICATION PRESENTED BY: Ann Stuart Evanston Health Department  
Jonathan Payne Applicant

**GENERAL DISCUSSION:**

Ms. Stuart explained that Andy’s Frozen Custard is seeking permission to operate a sidewalk café. The following was discussed:

- Sidewalk café seating is to be in the public right-of-way
- Andy’s Frozen Custard is a Type 2 restaurant
- Waiving requirement for re-usable dishes & flatware
- Mr. Payne is to distribute notice to all addresses within 250 feet of the store
- Mr. Payne was advised that the ordinance for a special use must be recorded by the applicant

**Action:**

The Committee voted unanimously to recommend approval of the sidewalk café.

**Other Business:**

The Committee voted unanimously to approve the July 21, 2010 meeting notes.

The meeting adjourned at 3:55 p.m.

The next SPAARC meeting will take place on Wednesday, August 4, 2010 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman