

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
NOVEMBER 9, 2011**

**Attendees:**

**Members Present:** P. D'Agostino, R. Dahal, I. Eckersberg, W. Hallen, D. Marino, J. Nelson, C. Ruiz, P. Schneider, M. Travis

**Staff Present:** S. Flax, E. Golden, S. Guderley, B. Newman, J. Saul, C. Sklenar,

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:31 p.m.

**Projects Reviewed:**

**1) 1600 Foster Street (Emerson Square) **Concept****

Proposal to construct (3) 6-unit, (1) 5-unit multifamily buildings and 9 single family attached townhomes

APPLICATION PRESENTED BY:            Todd Lieberman            Brinshore Development  
   Steve Rezabek            Pappageorge Hames Partners

**GENERAL DISCUSSION:**

Mr. Rezabek presented photos of the current condition of the site and plans and renderings for the proposal. The following was discussed:

- Propose:
  - To construct (3) 6-unit, (1) 5-unit multifamily buildings and 9 single family attached townhomes on the 2.34 acre site
  - 32 units total with 23 facing foster in 6-flat style buildings (with one unit as an office)
  - To extend Ashland Ave., forming a new street
  - 2 types of townhomes on new street
  - Cul de sac at end of new street with proper radius for emergency vehicles
  - Parking behind the buildings
  - A public park dedicated to the City
- Developer has met with staff and modified plans per their feedback
- The majority of the current site has been leveled
- Materials:
  - Masonry and brick facing all streets, transitioning to lap side materials in rear and between buildings
  - LEED ND Level
- The townhomes architecture will be in keeping with the neighborhood, including double hung windows, gable roofs, and entry porches; some will have the traditional rowhouse style
- All townhomes will have 3 bedrooms

- The site plan is in substantial compliance with the West Evanston Master Plan, which was approved in 2007, based on 3 years of planning
- Mr. Marino commented that the development will be a catalyst for development of the surrounding area
- Chair Hallen commented that the design is appropriate for the site

Action:

No vote is taken on concepts.

## **2) 1629 Orrington Avenue**

**Concept**

Application for a special use to establish a child daycare center, "Bright Horizons"

APPLICATION PRESENTED BY:	Steven Geller	Representing Bright Horizons
	Debbie Brown	" " "
	Dawn Ellis	" " "

### **GENERAL DISCUSSION:**

Ms. Brown presented plans for the proposed child daycare center. The following was discussed:

- Bright Horizons:
  - Has 650 centers in the United States and 100 in the UK and Ireland, including 37 in Illinois with 34 in the greater Chicago area
  - Partners with clients to provide child daycare
  - Has 20% of their centers are onsite, community based, as is the proposed center on Orrington
  - Has grown 20% per year since inception
  - Has 20 centers around Chicago
- Propose a capacity of 308 children at the Orrington Center, ages 6 weeks to 6 years
- Classrooms are divided by age
- Full and part time care is offered
- Large infant and toddler capacity, which is in high demand
- Provide meal service; have a full kitchen
- Currently, Northwestern University will be sponsoring 60 spaces
- Currently, there are 84 children at the 1000 Central location, across the street from North Shore University Health System
- Intend to add 58 new full and part time jobs with the Orrington location; Bright Horizons provides full benefit packages to their employees and was voted "Employer of Choice" 12 times
- Parking: Bright Horizons is working with the owner of the 1629 Orrington building to give exclusive use of 14 of 21 spots in the parking lot during peak hours allowing 20 minute parking, plus 6 in the underground lot to the childcare center plus 26 parking spots for staff; Bright Horizons encourages employees to use public transportation through the Wage Works program
- The Public Works Dept. has reviewed the traffic study and approved it
- Bright Horizons has had a transportation assessment done analyzing parking demand and trip generation using data from a similar city in Seattle where there is a Microsoft site and a community college along a major artery

- Propose:
  - 2 doors on south wall to accommodate traffic
  - Awning over the door
  - The entire 2<sup>nd</sup> floor of the building is to be devoted to 2 year olds, preschool children, and the kitchen
  - A rooftop playground for 2 year olds and preschool children, using 7,000 of the 17,000 sq. ft. roof deck; to be fenced.
  - A new elevator and stairs to roof
  - A bathroom, storage and mechanical penthouse on the roof to serve the playground
  - Brightly colored synthetic turf, shade structures and wind breaks proposed for rooftop playground
- Chair Hallen advised Ms. Brown that the building has a Uniform Business Center Signage Plan (UBCSP), to which the childcare center would have to comply.

Action:

No vote is taken on concepts.

### **3) 1715 Chicago Avenue**

**Rec. to Sign Review Board**

Application for variation from sign regulations for wall signs

APPLICATION PRESENTED BY:           Walter Hallen   Staff Liaison to Sign Board

#### **GENERAL DISCUSSION:**

Mr. Hallen presented pictures of the proposed wall signs for a rental building in a residential district. The following was discussed:

- Applicant has requested variation for a large sign that was not approved
- Applicant needs to let the public know it is a rental building and not a dormitory or condo building
- 2 signs are to be at the corner of the building on Church and Chicago
- 1 or 2 Signs are to be at the corner of the building on Clark & Chicago
- The signs say “Evanston Place Apartments”
- Sign dimensions: 4’ X 18’ and 4’ X 12.5’

Action:

The Committee voted unanimously to recommend approval of the variation.

### **4) 725 Clark**

**Rec. to Sign Review Board**

Application for variation from sign regulations for blade sign

APPLICATION PRESENTED BY:           Walter Hallen   Staff Liaison to Sign Board

#### **GENERAL DISCUSSION:**

Mr. Hallen presented pictures of the proposed blade sign for a Subway Restaurant. The following was discussed:

- Applicant has requested the blade sign because no pedestrians can easily see the wall sign and applicant needs to let the public know where the restaurant is located
- Sign dimensions: 20” X 48”

- An amendment to the sign regulations to allow blade signs of 24" X 36" is to be introduced at the Planning & Development (P&D) Committee meeting of November 14, 2011

Action:

The Committee voted unanimously to recommend approval of the variation on the condition that it complies with the dimensions adopted by City Council in the ordinance amending the sign regulations.

**Other Business:**

The Committee voted 4-1 with 1 abstaining to approve the November 2, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:25 p.m.

The next SPAARC meeting will take place on Wednesday, November 16, 2011 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman