

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE
(SPAARC)
MEETING NOTES
January 9, 2008**

Attendees:

Committee Members: Frank Aguado, Tad Cook, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Bill Dunkley, Dennis Marino, Carlos Ruiz, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Lara Biggs, Jill Chambers, Ingrid Eckersberg, Arlova Jackson, Bobbie Newman

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC 900 Chicago Avenue Revision to Pre-Application Conference
Minor exterior alteration to building

PROJECT PRESENTED BY: Robert Matthews Developer (Matthews Development Corp., The Blue Water Group, Inc.)

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Matthews presented an illustration of the proposed plan for the corner of the building to be altered. The following was discussed:

- Wall butts up to CTA bridge
- Original plans were to come up against existing CTA underpass
- Corner was exposed
- Existing brick style will be used to cover top area
- Hardyboard to be used to cover exposed sheeting on lower area
- Chair Hallen was concerned about durability of hardyboard to withstand salt: Mr. Matthews said they can put reinforcement along the base to protect it
- A steel lintel will go under brick
- Brick will cover concrete
- Hardyboard will wrap around corner as much as possible
- Bollards protecting gas pipe will remain to protect from possible damage by vehicles
- Construction to begin as soon as possible
- The plan does not impact CTA's wall
- Mr. Matthews will submit a cross section of the wall (per Ms. Chambers' request)

ACTION:

The Committee voted unanimously to approve.

Demolish and construct a new Type II restaurant "McDonald's"

PROJECT PRESENTED BY: Elaine Kindt Consultant
 Nick Karavites Owner
 Rich Neubauer Regional Manager

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Neubauer presented plans and material samples for the restaurant. The following was discussed:

- Propose to rebuild existing McDonald's restaurant from ground up
 - New landscaping
 - New pavement
 - New design and drive-through traffic pattern
- Building dimensions: 41.5' X 102.5'
- Propose to save only the road signs
- Propose double lane ordering system with 2 menu boards: alleviates stacking problem: plan is in compliance with stacking requirements
- 70% of business is drive-through
- Current entry drive does not line up with intersection across the street
- Propose a masonry trash corral to be 6' high near southeast corner of property:
 - Applicant agreed to move it north about 5' or possibly place it on an angle
 - Homeowners in area do not want trash corral near alley, closer to their property, hence proposed location; applicant agrees with Committee that it is now in a very visible location; he is trying to balance his needs with those of neighbors
 - Trash and cardboard is to be picked up once a week
 - Trash corral materials: split face block with limestone ledge along top w/2 wood swinging doors on metal frames
 - Will be made more attractive with landscaping and variation in brick color
 - Trash will be brought out from side door of restaurant (door is nearest corral; trash will be walked across driveway during slow times)
- Drive-through lanes are one way
- One way in and out signs will be posted
- Parking spot in southwest corner of lot will be 18' (compliant)
- Customers order at menu board, pull around to pay window, pick up food at next window
- Building style: "Signature Series" 2 types of masonry: red modular brick and stone forming colonnade affect; and one yellow "brow" above front façade instead of arches
- Trellises above service windows; awning above front door
- Applicant presented another "urban" style as a possible alternative: both fit on the same footprint
- Lighting (presented photo of evening lit building):
 - Metal awnings are backlit,
 - Colonnades have lights shining up on them
- Signage to be on street side only
- Storm water retention to be discussed with City

ACTION:

No action taken on concepts.

SPAARC 318-320 Dempster Street Pre-Application Conference

Proposal to renovate livery stable at rear of landmark double house and file declaration of condominium to create 3 units. Planned Development will allow multiple primary structures and uses on a single zoning lot in this R1 district

PROJECT PRESENTED BY: Steve Engelman Attorney
 Steve Knutson Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Engelman presented plans and photos. The following was discussed:

- Property currently in an R1 zoning district
- Existing house was built in 1890 and designed by Daniel Burnham. The property was owned by successful African American livery business owner, Henry Butler.
- Staff is very enthusiastic about this historical property being renovated and its historical value being preserved.
- The building is currently in need of renovation.
- There are several other multi-family dwellings in the immediate area.
- Currently there is a 3 story house containing 2 dwelling units and a 2-story brick stable on the property
- Propose to restore outside of stable building and convert it to a condo with a garage
- Propose 2 stairways and a garage on the 3 story building
- Applicant will propose (at joint meeting of Plan Commission and Preservation Commission):
 - Amendment to zoning law allowing more than one principal use to Evanston landmark buildings enabling coach house owners to rent their coach houses to parties other than family or staff and provide affordable housing (in coach house).
 - Amendment in planned development law decreasing threshold from 7,000 to 4,414 sq. ft. when it involves a landmark building. As a planned development, it will be eligible for multiple uses on the same site.
- Proposed leaving existing landscaping and trees
- Residential building code regarding windows is to be addressed by Ms. Chambers; propose to add windows to south side of building to take advantage of southern view and light
- Right-of-way permits for working on property line (in alley) to be obtained.
- Parking areas on property not changing

ACTION:

No action taken on pre-application conferences.

Other Business:

The Committee voted by majority with one abstaining to approve the meeting notes of the December 12, 2007 SPAARC meeting. The meeting adjourned at 3:42 p.m. **The next SPAARC meeting will be held on Wednesday, January 16th, 2008.**

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division