

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE
(SPAARC)
MEETING NOTES
January 23, 2008**

Attendees:

Committee Members: John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Bill Dunkley, Dale Fochs, Sat Nagar, Dennis Prieto, Carlos Ruiz,

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Jill Chambers, Ingrid Eckersberg, Susan Guderley, Arlova Jackson, Bobbie Newman, Morris Robinson

Presiding Member: James Wolinski

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

Projects Reviewed:

SPAARC 3200 Grant Street Preliminary & Pre-Application Conference
Construct a four story, thirty-two dwelling unit multiple family dwelling and fifty-six single family duplex style cottages at the "Presbyterian Homes"

PROJECT PRESENTED BY: Nancy Tolan Director of Facilities, Presbyterian Homes

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Tolan presented elevations, site and floor plans and photos of the site and neighboring properties. The following was discussed:

- New type of living space is needed to accommodate the "silent generation" (age 65-80's):
 - Healthier; live longer
 - Couples, rather than singles; often need 2 bedrooms
 - Better educated; need internet access
 - Often have 2 cars
- Presbyterian Homes offers "CCRC": independent living and aging in place; Contract provides a life-care arrangement and support after their means run out
- The existing cottages do not have garages adjacent or attached
- In the last 15 years, the existing 145-unit building with single 450 sq. ft. rooms has been renovated to 106 units currently, and eventually it will be 90 units, 10 of which will be 450 sq. ft. and inexpensive.
- The 56 1100-1300 SF, 1-bedroom, slab on grade, frame cottages around the perimeter road were built in 1959.

- Presbyterian Homes proposes to replace the 56 cottages with duplex cottages that have attached 2-car garages and add a 32-unit building with underground parking, ending up with 275 independent units. Market analysis shows 250 are needed to support the other components provided by the home: health care, fitness center, dining, etc.
- They have obtained a special use permit
- Propose to connect the new 4-story multi-unit building (3 Arbor Lane) near the center of the property to an existing multi-unit building at grade level. Clearance will be in compliance to allow fire trucks to pass.
- Multi-unit building materials:
 - Pinkish brick to match predominant brick of other buildings
 - Limestone trim
- New duplexes are to be as close to original cottage sites as possible, with some adjustments for drainage and additional landscape where appropriate
- Mature trees to be preserved
- “Cottage”/duplex materials:
 - Brick
 - Frame
 - Some stone work
 - Pitched roof to complement neighborhood buildings
- “Cottage”/duplex to be 2,000-2,800 sq. ft. per building
- “Cottage”/duplex prices, 2 types of contracts:
 - Refundable: \$350,000 - \$1.2 million range: 90% goes in escrow and returned to family when resident leaves
 - Non-Refundable: \$130,000 – \$800,000
 - Both include food, healthcare, fitness center, housekeeping, etc.
- Pres. Homes will meet with neighbors to discuss design and any other issues
- Lighting plan to be dramatically improved
- “Cottage”/duplexes will be sprinklered
- Applicant will consider submitting a model of the plan at the Planning & Development Committee meeting
- Time frame for entire project: cottages will be done in small groups over 5-15 years
- All utilities will be underground
- Setback of duplexes in NE and SE corner to be 27’
- 39 parking spaces are proposed under the condominium building, with potential expansion of 44 additional spaces under the lawn
- May provide valet parking during construction
- Sargeant Prieto suggested an access drive between Payne and Grant. This had been closed at neighbors’ request but they will be more than happy to re-open and landscape
- Detention: civil plans to be submitted; a meeting w/Public Works to be facilitated.
- Loading for 3 Arbor Lane to be at main loading dock that serves all buildings; underground walkway for deliveries and trash removal to all buildings
- A plan with overlay of berms and mature trees to be provided

ACTION:

The Committee voted unanimously to approve the pre-application conference and hold the preliminary plan approval pending submission of berm and tree overlay, meeting with neighbors and meeting with submission of civil plan/discussion with Public Works Dept.

SPAARC 1012 Chicago Avenue Final

Miscellaneous interior/exterior remodeling to automobile vehicle sales use "Autobarn Nissan"

PROJECT PRESENTED BY: Martin Kim Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Kim presented the minor revisions to the plans. The following was discussed:

- Neighbors to south have agreed to remove driveway at Autobarn's expense
- Island in driveway combined to be one
- Driveway is in compliance
- Parking has been reworked/compliant; issues have been addressed
- Detention not required at this time
- Autobarn has verbally agreed to put \$72,800 for West Evanston Streetscape Plan in escrow, due at time of final certificate of occupancy issuance; letter confirming, to follow
- Photometrics of parking site have been submitted

ACTION:

The Committee voted unanimously to approve final plan on the condition that written agreement is received from the owner of Autobarn, to pay the \$72,800.

SPAARC 2650 Ridge Avenue Recommendation to ZBA & Preliminary

Construct a five story-54,000 SF building to be used for the cancer treatment center at Evanston Hospital

PROJECT PRESENTED BY: Tim Vander Molen Integrated Facilities Solutions, Inc.
 William Lamprin Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Vander Molen presented plans, photos and renderings. The following was discussed:

- Existing Kellogg Cancer Outpatient Treatment Center to be replaced
- Proposed building to be on same footprint as existing building
- Replacing 1 story and basement with 5 stories
- Designed to blend in with existing adjacent hospital
- Ingress and egress separated
- 43 parking places
- 5 story section is L-shaped with green roof; 2 story portion has skylight
- North side of building will remain screened from neighbors with landscaping
- East elevation: main entrance has canopy 13'4" to accommodate fire trucks
- Corner section copper (brown) with tinted glass
- Aluminum bronze louvers
- ADPHR hearing in May
- North elevation: slope from Ridge to entrance plus landscaping enhances screening
- Electric equipment in basement
- Building is lower than adjacent building and higher than women's hospital (in rear)

- Bio-swailes to handle storm water and permeable concrete on streets (Zoning analysis may not reflect permeable streets)
- Propose an atypical public central park with educational gardens and possibly memorials honoring African Americans, and public art made by surrounding community, coordinated by an artist. Will get neighbors' input as to what is desired: elements of play, berms, rain garden, fruit trees and opportunities for children to plant and tend gardens. Will present to and work with Parks Dept., who will make decision ultimately
- The Committee suggested putting public art on the site of the development: They will work with the Arts Dept. to incorporate it
- Development supports environment: 8 IGO cars to be incorporated into parking; 1.5 spaces per unit; public transit just outside of multi-unit building; all resident parking/garages are off the alley
- 8,000 SF of commercial space proposed: plan to have a restaurant/café with outdoor seating and retail such as convenience mart to promote walkable community
- If enough pedestrian traffic occurs at Emerson & Ashland, it will warrant a traffic signal
- Number of handicap spaces are in compliance
- Mr. Nagar will be provided a breakdown of costs for streets, sewers, etc. by civil engineer
- **Development exceeds required storm water detention by 15%**
- Recessed "living walls" around openings and recessed 2nd floor balconies break up design along Emerson
- Model to be presented at Plan Commission
- Emerson has other buildings similar in density to the proposed multi-unit
- Design has responded to the design guidelines of the West Side Master Plan: will submit a document explaining their compliance with each of the components (linear park, street widths, etc.)
- Mr. Aguado requested the sidewalks to be different shade to accentuate the area has parks and children
- Parking on both sides of street will slow down traffic
- Traffic impact study complete; signal at Ashland & Emerson possible; speed bumps and/or stop signs within development on Ashland to be considered at the suggestion of Sergeant Prieto
- Trees will all be new
- Lighting: Currently there are no city lights in the area; lighting of alleys is a concern of Mr. Fleckman
- Disabled access: all buildings have at-grade level entrances; multi-unit has elevator; townhomes are adaptable; 15 units are at ground level besides the multi-unit/condo building.
- Townhomes are 20' wide
- Sidewalk runs along garages on inner side (alley on opposite side)
- Legal Dept. to complete land swap of park property
- Mr. Nagar will provide a list of what is needed for preliminary approval.
- Recent improvements made to Gilbert Park are to be discussed with the Parks/Forestry staff to determine if anything can be salvaged and/or re-installed

ACTION:

The Committee voted unanimously to hold preliminary approval until developer has met with Parks Dept., Public Works Dept., and the land swap has been completed by Legal Dept.

Other Business:

The Committee voted by majority to approve the meeting notes of the January 9, 2008 SPAARC meeting. The meeting adjourned at 4:39 p.m. **The next SPAARC meeting will be held on Wednesday, January 30, 2008.**

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division