

- East and other entries are ADA accessible
- Currently there are many bike racks immediately adjacent to Sheridan Rd.; propose to relocate new hoop style bike racks off the plaza and spread along the front, between sidewalk and a screen of low landscaping
- Propose to replace all trees in plaza and parkway
- Newspaper boxes will be within the plaza and consolidated
- Planters will be upgraded
- Lighting:
 - Presented photometrics
 - Propose to add standard Neimac light fixtures; currently there are a couple of bollards
 - 2 footcandles under fixtures and lower as you get closer to Sheridan
 - Adding fixtures to provide additional lighting to bike rack areas; shoe box style fixture; low pole, closely spaced; adding another fixture on back of poles. Ms. Demski recommended the bushes around the bike racks not exceed 3' as there is an increase in bike thefts in the Spring.
- Adding a landscaped island and more gracious entranceway
- Making it more open; plaza is used for commencement exercises
- Presented landscape design
- Mr. Edwards noted that there are 2 steps at the north and south entries
- East court entry has ADA ramp with push button doors
- There are approximately 12 total entrances to the building; Mr. Barnes noted that 50% of the entrances must be ADA accessible for new buildings; Mr. Baldin will get an accurate count of the entrances/ADA accessible entrances.
- Mr. Ruiz stated that the property is on a historic landmark lot of record; plaza work may be reviewed by Mr. Ruiz
- Replacing emergency phone and adding blue light box
- Mr. Baldin will provide Mr. Burke with the number of bike parking capacity
- Mr. Burke advised Mr. Baldin that the sidewalks will be replaced in 2010.

ACTION:

The Committee voted unanimously to approve the preliminary and final plans.

SPAARC Chicago Avenue & Kedzie Street Pre-Application Conference
Construct a mixed use building containing retail and dwellings

PROJECT PRESENTED BY:	Steve Ross Nick Patera Brad Lewis Carl Bova	Developer, Evanston Devco LLC Landscaping Architect " " Civil Engineer
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GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Ross presented plans and elevations. The following was discussed:

- Ms. Aiello had asked Mr. Ross to assemble the entire block down to Walgreens including City owned lot
- Mr. Ross is going to City Council on 3/24/08 to complete assemblage of entire block

- Mr. Ross met with Ms. Aiello and Ald. Wynne regarding the massing, architecture and use desired by the community for this area
- Mr. Ross has met with the neighbors regarding their plans
- A market study of the area is to be completed this week
- Number of dwelling units makes this a Planned Development
- Public Benefits:
 - Public plaza
 - High quality design
 - Wider, greener sidewalk (in 5' excess of required setback; the \$35.00 offered per linear ft. of work, they are doing themselves)
 - Near public transportation
 - Met with Chicago Commission of Neighbors Technology regarding lowering carbon based emissions
 - 8,400 sq. ft. ground floor retail (50' in depth)
 - Service-oriented i.e. eating, drinking, dry cleaning in retail space
 - LEED certified
 - Green roof to be on 2nd level
 - \$150,000 in taxes currently paid; developer putting property back on tax rolls at a higher assessment
- Working within Chicago Avenue Streetscape
- Alleys to be set back 10' from alley side
- Kedzie side: broad parkway before you get to street
- Building is on property line
- Block has a Com Ed switch yard on it
- Bridge between the 2 buildings houses a workout room and will tie 2 buildings together
- Building will look like 2 buildings
- More pedestrian friendly; currently walking past car lots on an narrow sidewalk
- Architecture was displayed at neighborhood meeting with positive response
- Power poles are on west side of alley
- Propose 287 units; studio – 2 bedrooms; average unit 800 sq. ft.
- Live/work rental units on north side of building to be rented together; approx. 1,000 sq. ft.
- Parking:
 - 406 spaces
 - Main entrance off Chicago Ave. in center of building
 - 1 level of parking at grade; 2 levels below
 - Parking in rear also
 - Adequate ADA accessible parking will be provided
- Neighbors do not want car access on north side
- Loading docks off alley
- Ms. Chambers noted that the entrance and proportions between the two buildings works
- Retail customer parking was discussed; not many spaces on Chicago Ave.
- Courts cut into buildings and 20' set back steps up to higher levels break up massing
- Each retailer has it's own identity/style of storefront
- Color of brick is to be determined
- Worked with Design Group Evanston architects

- Corner of Kedzie and Chicago will need a strong statement; gateway area
- Rear: varying colors, 15' step back and break with Com Ed plant
- Northern Elevation (along Kedzie): Live/work units similar to retail with buildings stepped back off of them
- Regular size rather than jumbo size brick is proposed
- Loading berth has a 14' clearance
- Landscaping:
 - 15' sidewalk
 - Plaza at Kedzie and Chicago blank canvas; conferring with neighbors
 - Motorists are alerted to pedestrian walk with brick band and brown finished concrete
 - 2nd Floor green roof with stepping; decoration only; plants can be seen from street level
 - Terrace above bridge for people to look out
 - Landscaping and temporary parking bays on alley, addressing visibility of eastern neighbors
 - Landscaping on south of building buffs parking lot of shopping center
 - Benches in plaza (showed models of Wolfgang Pucks, Chandler's corner;
 - Plaza will be green
 - Possibly doors to retail within
- Mr. Jackson alerted the presenters of the change in the water service policy: retail must be metered separately
- Project is to be presented to the Plan Commission in May 2008
- Mr. Cory asked whether they have considered putting art in the Plaza mentioning that funding is for municipal art; not private.
- Ms. Eckersberg expressed concern that the pets living in the building will use the green plaza as a depository; the presenters responded that this is a common operations issue to be monitored

ACTION:

No vote taken on pre-application conferences.

SPAARC 1740 Sherman Recommendation for Sidewalk Café (Liquor)

Review Application for Sidewalk Café with liquor for a Type I restaurant "Cosi"

APPLICANT: William Koziel, represented by Jon Garcia, Gen. Mgr.

SPAARC 1450 Sherman Recommendation for Sidewalk Café (Liquor)

Review Application for Sidewalk Café with liquor for a Type I restaurant "Tommy Nevin's Pub"

APPLICANT: Rohit Sahajpal

AND

SPAARC 1450 Sherman Recommendation for Sidewalk Café

Review Application for Sidewalk Café with liquor for a Type I restaurant "Unicorn Café"

APPLICANT: Tracie Dahlke

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicants of the above 3 Type I restaurants agreed to abide:

- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals only, not other pets, allowed within the café area (and the restaurant)
- Customers are not left unattended
- An unobstructed walkway of 6' must be open
- Sidewalk café can't be open when the inside restaurant is closed
- If permit is revoked, can't serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Maintain litter pickup within a 250' radius of the restaurant
- Must serve food with liquor
- No liquor after 9:30 p.m. on weekdays, 10:30 p.m. Fridays and Saturdays
- Cosi and Unicorn Café using disposable flatware; request waive of requirement that it is not
- Cosi will be storing furniture outside; agree to pay fee
- Cosi and Tommy Nevin's were offered a \$50 course free of charge on 4/17/08 on serving alcohol beverages, fake I.D.'s, etc.

ACTION:

The Committee voted by unanimously to approve sidewalk café licenses for the above three restaurants, agreeing that they will not cause a disruption or negative impact on the community.

SPAARC 2701 Poplar Avenue Preliminary and Final
Installation of park equipment for Torgerson Park

PROJECT PRESENTED BY: Stefanie Levine City of Evanston Landscape Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Levine presented plans for the park's renovation. The following was discussed:

- Replacing existing playground equipment; same location, a little more
- Not touching ¾ of the park
- Adding 10 plants
- Existing light in park remaining
- Adding a concrete sidewalk through park at NW corner, to end at Poplar and Jenks
- Bike racks at north

ACTION:

The Committee voted unanimously to approve preliminary and final plans.

Other Business:

The Committee voted unanimously to approve the SPAARC meeting notes of the March 5, 2008 SPAARC meeting.

The meeting adjourned at 4:35 p.m. The next SPAARC meeting will be held on Wednesday, March 26, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division