

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
November 16, 2005**

Attendees:

Committee Members: Carolyn Brzezinski (Chair), Brian Barnes, Paul D'Agostino, Captain Dale Fochs, Tad Cook, Rajeev Dahal, Walter Hallen, Jill Chambers, Arlova Jackson, Jim Wolinski, Dennis Marino, Carlos Ruiz, Jeff Corey

Staff: Frank Aguado, Jill Chambers, Ingrid Eckersberg, Stefanie Levine, Dave Stoneback, Ingrid Eckersberg

SPAARC **1700 Central Street** **Concept**
Construct a mixed use building consisting of retail on ground floor and dwellings above.

PROJECT REPRESENTED BY: Robert Horne, Co-Developer
Mike Ripna, Architect
Jack Crocker, Co-Developer
John Talty, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

R. Horne stated they are proposing a mix used development that would comprise of approximately 250 sq. ft. of frontage on Central Street, from Eastwood Avenue to the west. The old Evanston Theatre is the property site. They propose to develop ground floor retail parking with four levels of residential above. The property is zoned B2. The project consists of approximately 8200 sq. ft. of ground floor retail. Parking will serve both retail and residential, with 47 residential units under this plan.

Of the 47 units, 16 are one bedroom, 32 are two bedrooms, and 1 is a three bedroom. There are 62 residential parking stalls. The 8200 sq. ft. of retail space has 14 parking stalls, 18 are required under the zoning. The total project area is 102,000 sq. ft.

The projects architect has developed a plan that adds a fifth story to the project, which fits within the allowable height under a planned development. They discussed at a prior meeting the need to have Eastwood Avenue in a two lane configuration, between Central Street and the alley. Eastwood

The ground floor retail will be accessed from Central Street. There will be ground level parking for the residential units and separate ground level parking for retail. All parking will be accessed off the alley. For the residential parking,

there will be three entrances into a heated parking garage. There will be fourteen (14) spaces behind the retail area. The building will be set back three feet from the property line along Central Street. The garage portion of the building will be five (5) feet back from the rear property line. They have one outdoor loading berth from the sidewalk to the alley that will support retail and condominium. There will be an indoor trash room located at the elevator to serve the residents.

The 250 ft. length of the building is meant to be one building with three separate components. The corner will be angular and set back. The middle portion of the building and the 4th floor units set back to create an outdoor terrace.

The set back along Eastwood Avenue will create a garden height. The setback is larger than the balcony with a 12 ft. terrace for those units. From the market analysis, there are opportunities for some duplexes, two stories, or townhouses.

Staff stated they need to demonstrate some public benefits in exchange for the planned developments allowance.

Mr. Horne stated there will be an advantage to the neighbors to the South to bring as much of the building away from them. Neighbors will also benefit from the development's parking and from the elimination of a bank as a ground floor use in this location.

C. Brzezinski questioned what will be the benefit to the community for those allowances, and stated that part of the negotiations of a development would be something along the lines of public art, housing affordability issues, or energy efficiency.

Mr. Horne suggested streetscape; furniture, art landscaping or very attractive vending machines for newspapers, rather than a collection of odd looking ones chained together. He stated they are offering without understanding precisely where the community needs are.

D. Marino suggested that a streetscape on Central Street would be significant.

J. Wolinski stated that the additional floor raising height of 57 ft. is going to be an issue with the people on Harrison Street. He suggested they think about a neighborhood meeting, and recommended it occur before they get to the planning commission, especially where there is an alley separating R1 from Central Street.

Mr. Horne stated they have the application for zoning analysis and gave Alderwoman Tisdahl a set of plans this morning.

R. Dahal expressed concerns about this street becoming a two way. Half block one way and the other block two-way. People turning on Central Street (south) will have to U-turn to get back to the other end. This will create a traffic problem. He suggested the parking plans be reviewed.

No vote taken—concept review does not require a vote.

SPAARC **1968 Dempster Street** **Recommendation to ZBA**
Type 2 restaurant in Evanston Plaza shopping center – Panino’s Café & Bar

PROJECT REPRESENTED BY: Peter Zelako, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Zelako stated they are moving from Central Street to Dempster and Dodge Avenue. From the outside of Dempster Street, they will remove a couple of trees and put outdoor seating with a wrought iron gate.

The hours will be the same; 7 days from 11:00 a.m. to 11:00 p.m. They will have a full liquor license. This will be a sit down restaurant in the old Blockbuster building. The goal is outdoor dining. There was discussion whether their sign will be an awning or canopy, or if it will be retractable or a year round canvas.

Staff stated they will support a fence of approximately 3.5 ft. to 4 ft. Anything higher has a visual implication that there is some security issues.

Mr. Zelako stated garbage pick up will be three times a week. Monday, Wednesday, and Friday. However, if they need to they will increase the number of times.

This is a Type 2 restaurant on Central Street, and Mr. Zelako stated there will be a full service, bussing service for the outside area.

Staff stated that 3 feet is their recommended height for the fence, made with wrought iron material. This will allow some visibility back and forth. There will be a landscaping plan submitted.

C. Brzezinski stated they are on the agenda to the zoning board of appeals. They will need a design before a recommendation can be made or approved, and they will have to come back with a proposal for the exterior change to get permission from this committee.

Motion to approve recommendation to the ZBA with 3 ft. fence. It was 2nd, and approved unanimously. *With the stipulation that they need to come up with a design for the awning situation and when done to contact*

SPAARC **2710 Ewing Avenue** **Recommendation to ZBA**
Construct two (2) one story additions

PROJECT REPRESENTED BY: Jeff Harting, Architect

front of the building, remove it, and pull it back from the part of the building that juts out from the bay. The site plan shows what is happening.

The porch will be shortened so it will not intersect the bay, and its entrance will be relocated back to Ashland Avenue. The width of the porch is 6.5 ft., and it extends onto the front yard too far.

Motion to approve, 2nd, approved unanimously.

SPAARC 1818 Dempster Street Recommendation to ZBA
Operate a plumbing supply store at the subject property.

PROJECT REPRESENTED BY: Victor Mecuko, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

Commentary:

C. Brzezinski stated the 1818 Dempster Street recommendation to the ZBA is posted with a red tag. The owners are operating their plumbing business out of the location. They have illegally converted its use from a uniform place to a plumbing supply business. They are not operating on good faith, and today the water department shut off the water. The City has tried to get into the location, but they will not answer the door.

F. Aguado stated a plumbing supply place would require a special use permit. *It is noted they continue to occupy despite a red tag and have not been cooperating when the inspectors stop by.*

Staff stated they could take them to administrative adjudication and fine them. They are also operating without a business license.

Proposal:

C. Brzezinski stated this is a recommendation to the ZBA. It is on the agenda because they are operating a plumbing supply store at the above address. The business was posted to not operate. It is still operating and when city officials visit, no one will answer the door when it's clear people *are* inside. Today the water department shut off the water. They are operating without a business license, and the address is not in legal use.

Mr. Mecuko stated they tried to apply for the ZBA twice. The first time their architect was told, they had to file the application before October 13th for the October meeting. After they were told, it was too late. Then they were supposed to apply before October 20th. They did and were told they should get something in the mail, but did not. After investigation, they were told the city did not have their application. Their proof of an application is their paid receipt.

C. Brzezinski asked if they were using the property for any business. They stated yes and C. Brzezinski stated they are not allowed to use the property for any business use.

C. Brzezinski stated they are not allowed to operate that space without building permits, etc. She stated they can house them (their employees) temporarily in other legal office spaces in the city, or suggested they rent some other office space, but can not use 1818 Dempster Street until it is permitted and inspected.

Mr. Mecuko said they were never told that. They have the wrong plan. The plumbing business and the office space are connected. It is an open floor plan. They questioned whether they would be able to apply for and set up inspection for that space immediately, so they can be processed during the same time as the application for zoning.

C. Brzezinski stated they have to obtain a building permit. Then they can sign up for the inspection.

Motion for recommendation to ZBA, 2nd, and approved unanimously.

There will be no meeting on Wednesday, November 23rd, 2005

Respectfully submitted,

Buche Jones

Planning Division