

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
December 21, 2005**

Attendees:

Committee Members: Jim Wolinski (Chair), Frank Aguado, Brian Barnes, Paul D'Agostino, Captain Dale A. Fochs, Dennis Marino, Sat Nagar, Jeff Cory, Rajeev Dahal, Jill Chambers, Tad Cook, Carlos Ruiz

Staff: Jill Chambers, Stephanie, Donna Spicuzza

SPAARC **1600 Foster Street** **Concept**
Construct 40 to 50 Attached Single Family Dwellings (Townhouses).

PROJECT REPRESENTED BY: Gary Levitas, Developer
Victor I. Dziekiewicz, Developer

GENERAL PROJECT PRESENTATION / DISCUSSION:

Northfield and Regency are proposing a townhouse development in a residential area for 50 individual units. Mr. Dziekiewicz stated they are proposing to have an enclosed courtyard within a gated community, with the intention of the residents having privacy within that enclosed area.

They have done work in Oak Park, Wicker Park and Buck town. Evanston is a new development area for them, and they are looking for feedback and suggestions.

D. Marino stated that Evanston does not have gated communities and he does not believe they are desirable for Evanston.

J. Wolinski stated the only gating that is in Evanston is through natural barriers, such as the Canal or embankments, etc. He stressed that the city would not be interested in setting up a community, which would be different and/or isolated.

D. Marino questioned the developers about their knowledge of the surrounding residential area and if these town houses developed in the proposed form would be compatible with the area.

Staff mentioned there are single family homes and two flats in the surrounding area. However, the developers stated that their development would be compatible to what is already in the area. D. Marino asked if they had

considered a mix of single family, two flats, and townhouses that would be more in scale than 50 or more unified townhouses.

Victor I. Dziekiewicz – stated the townhouses were their first option. They have not made decisions based on feedback from the site committee about what would fit into the neighborhood. They decided on town homes because they did not think condominiums would initially work with the site.

The developers indicated that they are also in negotiations with Mr. Robinson to potentially acquire that Robinson site, with hopes of doing a larger development.

J. Wolinski stated there is a lot of potential to do something special with a mix of housing types, especially in this area. Maybe single family houses and town houses.

B. Barnes – pointed out having inclusion of units for the disabled community with affordable price points.

D. Marino suggested they have a chance to develop a neighborhood with characteristics of some of the existing Evanston neighborhoods including housing choices and types, suggesting that is something they should consider. He raised the concept of orienting the proposed development to a typical public right of way rather than only accessing the development through alleys and a small gated entrance.

D. Spicuzza informed them of the planning process the neighborhood went through and suggested they consider some of the desires of the community, from reading about it on the City of Evanston website. She pointed out the community is concerned with having prices that would be affordable to people of mixed income levels.

Gary Levitas said the price points for the town houses, as it is now would be, 2,400 to 2,800 sq. ft. for \$500,000 to \$600,000, and the typical town house would be three to four stories, with two car garages.

D. Spicuzza also suggested having more green space, private green space, not fenced in (in a gated community) and not part of the courtyard.

Captain D. Fochs pointed out, based on the site plan, that they would need more turning radius room for fire engines within the courtyard area.

J. Chambers suggested maybe some lower and wider units, as opposed to the narrow tall ones.

S. Nagar reminded them that water, sewer and garbage need to be considered and accommodated into the complex, and R. Dahal asked them to keep in mind the primary access to the complex, as it is, will be Foster Street and not Emerson. He also said they already have two curb cuts at that site.

Mr. Gary Levitas and Mr. Victor I. Dziekiewicz thanked the committee for its suggestions and stated that they would return. Staff thanked the applicant for sharing their concept.

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

SPAARC 1745 Orrington Avenue **Preliminary and Final**
Porch replacement for multiple family dwelling.

PROJECT REPRESENTED BY: Martin Merel

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Merel wishes to replace his existing porch with wood and stringers of steel for a multiple family dwelling. This will be a demolition and reconstruction of the porch. He plans to treat the wood first and then paint it after two years.

D. Marino motioned to approve preliminary and final, motion 2nd, and approved unanimously.

Respectfully submitted,

Buche Jones

Planning Division