

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
January 5, 2005**

APPROVED

Attendees:

Committee Members: Carolyn Brzezinski, Paul D'Agostino, Rajeev Dahal, Ron Walczak, Arthur Alterson, Arlova Jackson, Jim Edwards, Sat Nagar, Jim Wolinski

Design Professional:

Other Staff: Frank Aguado, Walter Hallen, Carlos Ruiz, Donna Spicuzza, Susan Guderley

Chair Brzezinski determined that a quorum existed and began the meeting. The minutes of the December 8th and December 22nd meetings were approved 9-0 and 8-0-1(R. Dahal), respectively.

Projects Reviewed:

SPAARC	2535-2541 Prairie Avenue	Final
<i>Condo conversion and deconvert from 49 units to 39 units</i>		

PROJECT REPRESENTED BY: Andrew Heindel, Architect; Jim Laukkanen, and George Cyrus, Prairie Development Group

GENERAL PROJECT PRESENTATION:

Developers propose to convert existing building with 49 rental units to 39 condominium units.

DISCUSSION:

Mr. Heindel stated that only one change has been made to the proposed project since its last appearance before SPAARC. That is, instead of converting both ground floor commercial spaces to residential units, one of these will remain as a commercial space until the current user's lease runs out. Chair Brzezinski asked about the ownership of this unit, wondering who or what entity might eventually be responsible for the expense of converting it to a residential use. Mr. Laukkanen stated that the ownership of the unit would be retained by the original developers. Until that time, this storefront will retain its existing windows and front door. Upon conversion, its front windows will be replaced to those more resembling a residential use, including decorative iron grillwork, and the unit will take its access from an interior hallway.

Chair Brzezinski asked whether the developers were still considering the addition of "Juliet" balconies on the courtyard windows. Mr. Heindel stated that they were not. However, he noted

approvals. Carlos Ruiz confirmed that the preservation commission had approved the replacement windows, the porch relocation and construction, and parking recommendation. Ms. Bomgaars stated that, since the Preservation Commission's action, the proposed parking configuration had been rotated to create a 24-foot aisle. This subsequent design had been approved by the ZBA. In response to questions from staff, she noted that a utility pole will need to be relocated within the alley in order for cars to be able to access the parking area. The site plan shows four of the parking spaces located directly along the alley. The remaining spaces are shown inside a gated area. The gate will be electronically activated by the drivers. Also located within this gated area is a landscaped courtyard. The Chairman asked about the landscape plan for this and other portions of the site. Mr. Kaplan said that one has not yet been completed. Chair Brzezinski also asked about the lighting scheme for this area. Ms. Bomgaars suggested lighting be mounted on the building and possibly a pole light. Chair Brzezinski stated that the lighting needn't be excessive to be effective; she suggested lighted bollards as one possible solution.

ACTION:

Arthur Alterson moved to grant preliminary and final site plan and appearance review approval conditioned upon the applicant's submittal of a landscape plan and its approval by Paul D'Agostino. The motion was seconded by Ron Walczak and passed unanimously. (9-0).

SPAARC 1415 Howard Street Preliminary
Construct a mixed use development with two commercial spaces and fifteen dwelling units.

PROJECT REPRESENTED BY: Nicu Voicu, developer; Lawrence Gold, architect

GENERAL PROJECT PRESENTATION:

Construction of a mixed use development with two storefronts and fifteen dwelling units.

DISCUSSION:

Frank Aguado confirmed that the zoning analysis for the building has been completed and approved. He noted that one minor revision had been made to the design seen previously, affecting a rear balcony. As now proposed, the building may be built "as of right".

Mr. Voicu responded to the committee's prior criticisms regarding his desire to add a third, first floor entrance, on the buildings east elevation. He stated that this entrance was intended to directly serve the adjacent community room. It was his intention that this arrangement would facilitate residents' use of the community room and the adjacent side yard for casual gatherings, such as barbecuing, and for association meetings. Chair Brzezinski said that her greatest concern with the entrance was security. By introducing a third, less visible means of ingress/egress, she believes this design compromises the building's security. She also questioned the functionality of the proposed space for Mr. Voicu's intended purpose. The committee observed that the side yard is essentially a deep, narrow gangway. Even if paved as proposed, it would be difficult to use it for more than a pass-through. Ron Walczak expressed concern about its use as a passage way, due to lack of visibility and its isolation

from internal monitoring. Chair Brzezinski suggested that the architect try changes in the plane of the building in this location, possibly pulling it in to create more space to achieve the intended purpose. Ald. Rainey stated that she supported the project and asked if roof-top space for this purpose was possible. Chair Brzezinski said that this would be, provided structural considerations related to the additional load were met and that two means of roof-top access were provided. Chair Brzezinski agreed that outdoor space for condominium developments was very important.

Walter Hallen noted that the building will require a second stairway to the basement. Mr. Gold said that he could add one where a parking space is currently shown, noting that the plans currently include more parking than required by ordinance.

Chair Brzezinski noted the continued lack of elevations in the submittal and stated that she was particularly concerned about the appearance of the front façade. Sat Nagar stated that easements would not be granted so that front balconies could extend out over the public way. Chair Brzezinski observed that south-facing balconies in the building's front façade could be very desirable, but that they would need to be pulled into the building and would impact interior space. The committee agreed that they needed to see all four elevations in order to complete its review of the project.

ACTION:

Jim Wolinski moved to table any further preliminary site plan and appearance review until the applicant provided the committee with required elevations. Sat Nagar seconded the motion and it passed unanimously. (9-0).

SPAARC 320 Lake Street Recommendation to ZBA
Construct a one story rear addition.

PROJECT REPRESENTED BY: Paul Janicki, architect

GENERAL PROJECT PRESENTATION:

The applicant wishes to remove a non-original addition to his home and replace it with a new one, resulting in a net addition of 98 square feet of lot coverage.

DISCUSSION:

Mr. Janicki noted that the existing residence was a modified farmhouse, located within Evanston's Lakeshore Historic District. The current owner wishes to remove the existing rear addition and to add a new one. The new space will accommodate a small entryway and a breakfast room. He displayed an elevation of the proposed addition showing that the interior space will be cantilevered over the foundation, resulting in a compact foot print.

Mr. Janicki stated that the project has been approved unanimously by the Preservation Commission. The requested zoning variations are for increases to the permitted F.A.R. and lot coverage and a reduced rear yard setback.

Chair Brzezinski asked if there had been any comments received from neighbors. Arlova Jackson stated that she had not received any. Mr. Janicki said that he had suggested that the owner to discuss the project with his immediate neighbors but he was not sure whether or not he had done so.

ACTION:

Ron Walczak moved to recommend approval of the requested variations to the Zoning Board of Appeals. Arlova Jackson seconded motion, which passed unanimously. (7-0).

Respectfully submitted,

Susan Guderley