

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
March 9, 2005**

APPROVED

Attendees:

Committee Members: Arlova Jackson, Carolyn Brzezinski, Rajeev Dahal, Mark Younger, Ron Walczak, Jim Edwards, Arthur Alterson, James Wolinski, Brian Barnes, Dennis Marino.

Design Professional: Hans Friedman, Tad Cook

Other Staff: Frank Aguado, Carlos Ruiz, Jill Chambers, Susan Guderley

Chair Brzezinski determined that a quorum existed and began the meeting. The minutes of the March 2, 2005 meeting were approved.

Projects Reviewed:

SPAARC 1207 Greenleaf Street Recommendation to ZBA

Raise roof to existing rear portion of single family residence

PROJECT REPRESENTED BY: Marc Kalman Segel

GENERAL PROJECT PRESENTATION / DISCUSSION: Mr. Segal distributed the site plan, survey, drawings for the proposed project. He stated that the subject property is a single family residence. The building consists of the original front, 2-story structure with a rear, 1-story addition. The building has been designated as a landmark and is also located within the Ridge Historic District.

The work proposed by this project will only affect the rear single story addition. Plans call for increasing the pitch or slope of the rear addition, to improve drainage off of the roof and to increase the ceiling height of the interior space. The overall height of the roof will be raised approximately three (3) feet. Mr. Segal believes that this shouldn't have a significant effect upon adjacent neighbors and will not be visible from the front of the site. There will be no change to the building's footprint.

Chair Brzezinski asked the status of Preservation Commission review and the nature of the requested zoning variation. Mr. Segal stated that he'd spoken with Carlos Ruiz and was tentatively scheduled for the April 5th Preservation Commission meeting. He said that there

were two requested variations, both related to the fact that the existing building is a non-conforming structure. The two requests are for relief from the required rear yard (30 feet) and from the required side yard (5 feet) requirements. Notice to neighbors has not yet been mailed, however the petitioners have spoken with three adjacent homeowners and have not heard any objections. Chair Brzezinski noted that the runoff from downspouts will need to be properly managed on site.

ACTION: Arlova Jackson moved to recommend approval to the ZBA. The motion was seconded by Carolyn Brzezinski. Dennis Marino amended the motion to be subject to Preservation Commission approval. The motion passed unanimously.

SPAARC 1613 Church Street Concept
Rezone property To R5 Residential District and construct 42 attached single family dwellings

PROJECT REPRESENTED BY: Walter Kihm, Ron Fleckman, Federico Vidargas

GENERAL PROJECT PRESENTATION / DISCUSSION: Applicants were returning with a concept design that was revised to reflect staff comments from a prior appearance before the committee. Mr. Vidargas showed drawings depicting alternative site layouts and explained why each had been rejected. In the end, the selected design was preferred because it capitalized upon frontage across from Mason Park, yielded sufficient units (including an additional four corner units), and provided separate pedestrian and vehicular access. He added that he believes that when the areas between the rows of building are landscaped it will create a “courtyard effect”. The revised site plan now features breaks between the buildings along the former railroad embankment. The developers stated that they also intend to landscape the embankment.

Brian Barnes asked for the number of units which would be disabled accessible. This had not yet been determined. Mr. Barnes also asked about the type of surface used for pedestrian areas. Mr. Vidargas had not yet considered outdoor paving materials and invited input from Mr. Barnes.

Carolyn Brzezinski stated that she still questioned the number of units proposed for the site, particularly as they are arranged in the eastern half of the site. She noted that the rear units in this area aren’t connected to the street, the park, or the rest of the neighborhood. Dennis Marino asked what the density for the site was and how this might compare to other townhouse developments. Mr. Vidargas answered that the present site plan yields a density of 26.4 d.u.s / acre; he stated that the two developments he has used for examples have densities of 30 d.u.s / acre.

Brian Barnes asked that future submittals reflect consideration of the accessibility issues raised in developing this site. He also asked that the final number of units be split evenly between those not needing additional retrofitting for disabled residents and those which are not fully accessible.

Mr. Vidargas noted that vehicular access will be only from Church Street. He added that he has met with the Evanston Fire Department regarding the necessary tuning radii for their emergency vehicles.

D. Marino asked for the distance between the stacked buildings along the site's eastern border. Mr. Vidargas stated that this was 24 feet. Mr. Marino stated that, depending upon the materials used, the project's Church street elevation appears attractive and appropriate. However, he was concerned about the stacked rows of units behind this and the resulting project density. Mr. Vidargas stated that they were proposing wider units in the rear (23' rather than 20', with end units wider still) and emphasizing the 'livability' of their second floors to address this concern. The design is also trying to lower the entry stoops.

C. Brzezinski noted that there is still a lot of internal site area devoted to vehicular use and that it's not organized to convey the same streetscape image projected by the front elevation. She suggested reorganizing the units around a central green space, with all of the traffic on the perimeter of the property. Mr. Fleckman replied that there is a market for the project as proposed and to make the suggested changes would eliminate approximately 8 units. He noted that to lower the number of units would increase the cost-per-unit beyond what they believe they could charge in this location. D. Marino agreed that a courtyard design was preferable to the "stacking" design shown. He suggested that the developers attempt a courtyard design and see how many units could be accommodated. Ron Walczak stated that a courtyard concept is consistent with SEPTED principles. Jim Wolinski suggested that Design Evanston might be involved in the design of the project.

ACTION: Concept review only – no action was taken

SPAARC 821 Davis Recommendation to Sign Board
Install multiple temporary wall signs on construction fencing of new parking garage

PROJECT REPRESENTED BY: Carolyn Brzezinski

GENERAL PROJECT PRESENTATION / DISCUSSION:

C. Brzezinski noted that the committee had previously approved sidewalk canopy signage for this project. The current application is for multiple (3), temporary wall signs to be erected on the construction fence surrounding the Sherman Plaza parking garage. The locations of the signs were not clear.

ACTION:

It was moved and seconded to recommend approval to the Sign Board. The motion passed unanimously.

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski reviewed the sidewalk café regulation checklist simultaneously with the representatives of the four establishments. She reminded the applicants of the restricted hours for outdoor liquor service. Only Noodles & Company will request a waiver from the requirement for the use of only reusable, non-disposable tableware in order to accommodate “to go” patrons at their outdoor tables. Brian Barnes informed the applicants that service animals are the only animals permitted within the food service areas. Applicants were reminded to get their notice out in time to be considered at the March 28, 2004, Planning & Development and City Council meetings

Chair Brzezinski observed that this was Las Palmas’s first sidewalk café application. She asked if they had any questions about the requirements. The managers did not. A. Alterson asked how many tables they intended to set up outside. The manager stated that he hoped to set up five tables. Sat Nagar stated that he was unsure where they intend to set up their tables and needed to make a site visit for this purpose. Neighboring residents were present to report that they have concerns about the proximity of the proposed dining area to their units. They are already experiencing noise when patrons wait outside. Chair Brzezinski informed both the managers and neighbors that the application will be reviewed for conformance with the ordinance. She observed that staff still needed Las Palmas to submit a plan showing the outdoor seating scheme. This will need to be reviewed by staff before proceeding to the Council for action. She advised the neighbors that they will have opportunity to make comments when the application appears before the P&D Committee and the Council.

ACTION:

Sat Nagar moved to table the Las Palmas sidewalk café application, pending staff review and approval of a revised outdoor seating plan. The motion was seconded by Dennis Marino and passed unanimously. Dennis Marino moved that the applications for the other cafes be approved. The motion was seconded by Ron Walczak and passed unanimously.

SPAARC Multiple Locations Recommendation for Sidewalk Café (Liquor)

- *Review Application for Sidewalk Café with liquor for type 2 restaurant outside (Flat Top Grill).*
- *Review Application for Sidewalk Café for type 2 restaurant (Café Mozart).*
- *Change use to a Type II Restaurant, “Trattoria Demi”.*

PROJECT REPRESENTED BY: Tom McDermott, Flat Top Grill
Carol Angelopoulos, Café Mozart

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski observed that there was no one present representing of Trattoria Demi’s application. Chair Brzezinski reviewed the sidewalk café regulation checklist simultaneously with the representatives of the two establishments. She emphasized the instructions regarding litter and trash control, liquor service restrictions and service animals.

ACTION:

Rajeev moved approval of the sidewalk café applications for these restaurants. The motion was seconded by Brian Barnes and passed unanimously.

Respectfully submitted,

Susan Guderley
Neighborhood Planner