

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
May 25, 2005**

APPROVED

Attendees:

Committee Members: Carolyn Brzezinski (Chair), Paul D'Agostino, Rajeev Dahal, Arthur Alterson, Jill Chambers, James Wolinski, Sat Nagar, Brian Barnes, Dennis Marino

Design Professionals: Tad Cook

Other Staff: Frank Aguado, Walter Hallen, Carlos Ruiz, Sarah Robinson, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting. Meeting notes from May 18, 2005 were approved as amended.

Projects Reviewed:

SPAARC 1578 Sherman Avenue Preliminary and Final
Reopen eleven window openings and install windows.

PROJECT REPRESENTED BY: Irene Zemenides (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Zemenides stated that the proposal is to replace existing windows (no new openings) on the north façade. A drawing was provided. The windows will be double hung, wood clad, clear glass. Two windows by the trellis will be a different style. The Preservation Coordinator has reviewed this project. Chair Brzezinski asked how the fire rating will be handled since it is on the property line. Mr. Hallen stated that there will be interior shutters, and discussion followed on their operation.

ACTION:

Mr. Alterson motioned approval, Mr. Cook seconded, and the vote was unanimous.

SPAARC 2650 Ridge Avenue Final
Modification and addition to loading dock area at Evanston Hospital.

PROJECT REPRESENTED BY: David J. Behles (Project Manager), Tim Van der Molen (Owner's Representative), Mark Nichols (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Nichols presented a photo of the existing site, a mock-up showing the proposed modification/addition to the loading dock, and mock-up taken from a distance to assess visual impact of proposed changes (minimal). Materials will be brick and limestone.

ACTION:

Mr. Aguado motioned approval, Mr. Marino seconded, and the vote was unanimous.

SPAARC 2510 Ashland Avenue Preliminary and Final
Interior, exterior remodeling and construction of accessible ramp.

PROJECT REPRESENTED BY: Dirk Danker and Julianne Scherer (Architects)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Ruiz noted that this address is listed as a landmark, but it was not known if both the church and school are landmarks or if they occupy one lot or two. Mr. Danker stated that the proposed changes pertain to the school, not the church, and include:

- Expand the landing at the front entry to accommodate an ADA ramp with handrail;
- Close and fill in an existing door with material to match the building (existing steps to door will remain for cost reasons); and
- Add a door with an emergency light above it.

ACTION:

Mr. Marino motioned approval, Mr. Cook seconded, and the vote was unanimous.

SPAARC 2636-2638 Green Bay Road Preliminary and Final
Interior and exterior alterations to building for "Enterprise Rent-a-Car".

Agenda item canceled at the request of the applicant.

SPAARC 2301 Howard Street Preliminary
"Best Buy" Facade renovation.

PROJECT REPRESENTED BY: Amanda Clark (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Clark stated that Best Buy has updated its prototype to replace the existing steel grid with a new sign. A photo of the existing sign and a mock-up were provided. Chair Brzezinski asked if the bollards in front will stay, and they will. Mr. Marino asked if there will be other exterior changes, and there will not. Mr. Hallen asked if the sign will extend to the ground. Ms. Clark stated that it will extend down to an 8" curb. Members were concerned that the proposed sign material could be damaged.

Mr. Nagar noted that there is no landscaping. Mr. Marino stated that the store is now 13 years old and suggested that as part of the renovation, other changes could take place such as landscaping and litter control. Chair Brzezinski agreed and suggested that Ms. Clark confer

with the owner about installing landscaping and removing the bollards. Mr. Hallen noted the major project being undertaken by the Target store in the same shopping center, including landscaping improvements. Mr. Marino noted that the shopping center was done as a redevelopment project with a monetary contribution from the City and noted that this project should be looked at comprehensively, including the rear of the property (there have not been issues with the dumpsters but there are other things that can be looked at).

Chair Brzezinski asked if Best Buy owns the lot, and they do. She noted that there are no landscaped islands in the lot but that Target is proposing to install them in its lot. She also suggested using smaller bollards or granite balls (common in Europe).

Mr. Hallen noted that most of the trash in the shopping center comes from Jewel and Target, but he had noticed an empty TV box in a shopping cart, and this sort of thing contributes to the little problem. Ms. Chambers agreed and stated that she had seen the same thing.

Chair Brzezinski noted that the exterior of the building is split face block, and she did not think that a dryvit sign helped. She suggested a metal panel (e.g., anodized aluminum). Ms. Chambers noted that signs have been replaced elsewhere in the region and asked Ms. Clark how they have stood up. Ms. Clark stated that they have done well. Ms. Chambers stated that the City of Chicago has banned dryvit. She thought that a metal panel could be a better solution but acknowledged that Best Buy knows best how the signs are holding up. Chair Brzezinski noted that the sign is part of a unified business district and asked if it will be bigger than the existing sign. Ms. Clark stated that it will not. Discussion followed on whether it will have to go to the Sign Board (e.g., height variation). Mr. Marino noted that Best Buy could get a sign with the same look as proposed, but SPAARC is just asking for a different material.

ACTION:

Mr. Nagar motioned to table discussion, Mr. Marino seconded, and the vote was unanimous.

SPAARC 2450 Main Street Final
Construction of an Automobile Service Station with 6 gas pumps at Sam's Club Site.

PROJECT REPRESENTED BY: Jansun Ting (Engineer)

GENERAL PROJECT PRESENTATION:

Mr. Ting stated that since the last meeting, landscaping has been modified, and species now comply with the City's list of approved species. A site plan, photos, and elevations were provided. A sample of split face block was provided, and Mr. Ting stated that it will be painted to match the Sam's Club store.

DISCUSSION:

Mr. D'Agostino stated that he has reviewed the landscape plan. Mr. Ting asked who should sign the plans, and Mr. Marino suggested having someone at the corporate level sign them because store managers change. Chair Brzezinski asked if the landscaping will have sprinklers, and it will not. She was concerned about die-offs and whether they would be replaced. Mr. Marino thought there should be a maintenance agreement to address this.

Discussion followed about the canopy height (issue with drawing presented). Mr. Wolinski asked if non-members can buy gas. Mr. Ting stated that they cannot.

ACTION:

Mr. Marino motioned approval, Mr. Nagar seconded, and the motion passed with Chair Brzezinski and Mr. Alterson opposed.

SPAARC 2750 Gross Point Road Preliminary and Final
Lovelace Park renovation.

PROJECT REPRESENTED BY: Stefanie Levine

GENERAL PROJECT PRESENTATION:

Ms. Levine stated that the proposed renovation of Lovelace Park is scheduled for fall 2005. She presented site plans of the existing park and proposed changes. Most work will be in the central area. Modifications include resurfacing the parking lot, pavement at the field house, new ADA pathways, installment of gazebo-like picnic shelters, and enhancements to the pond (e.g., aeration, emergent/wetland plantings, removal of part of the wall and grade the bank).

DISCUSSION:

Mr. Marino asked if work will affect the bike path, and it will not. Ms. Levine added that the old lighting system along the path will be replaced. Mr. Marino asked if the new lighting will be as subdued as the existing, and Ms. Levine thought so. A drawing of the fixture was provided. Chair Brzezinski asked if the tennis courts will be resurfaced. They will not because they were redone a few years ago. Mr. Barnes asked if all pathways will be ADA compliant, and they will.

ACTION:

Mr. Marino motioned approval, Mr. Nagar seconded, and the vote was unanimous.

SPAARC 1800 Ridge Avenue Preliminary and Final
Interior and exterior remodeling for two model units.

PROJECT REPRESENTED BY: Thomas Engel (Owner & General Contractor)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Engel stated that he is proposing a first floor renovation of the two westernmost units at 1800 Ridge Avenue. The only exterior renovations to this building will be in the form of 5 new glass doors with transoms, and new windows on the western façade. Advertisement for these units will occur on a website, and on a sign at the site. This prompted concern from Chair Brzezinski, who noted that the location of the site signage may negatively impact automobile safety (e.g., motorists might not seek the sign until it is almost too late and hit the brakes). A suggestion was made by Chair Brzezinski to install another sign, at a greater distance from the entrance to the property, and Mr. Barnes suggested it advertise the units' disabled accessibility.

ACTION:

Mr. Marino motioned approval, Mr. Alterson seconded, and the vote was unanimous.

SPAARC 2142 Sherman Avenue Recommendation to ZBA
Establish driveway and one (1) open parking space in front yard.

PROJECT REPRESENTED BY: Mayumi Naramura (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Naramura would like to build a driveway and parking space upon her property, which currently lacks any existing area to store their car. Mr. Marino began the discussion by asking whether other properties on her block of Sherman have driveways, and they do not. Mr. Marino then voiced his concern for creating curb cuts in areas where they do not exist. Chair Brzezinski was also not in favor of breaking the expanse of uninterrupted space along this block of Sherman Avenue. However, Mr. Wolinski mentioned that adding a driveway may make the property more desirable to families in this typically student area. Mr. Marino suggested that the case be tabled to give time for staff to visit the site. Mr. D'Agostino agreed as he could not identify the trees from the photos and therefore could not assess impacts of the proposed driveway.

ACTION:

Mr. Marino moved to table, Mr. Nagar seconded, and the vote was unanimous. Discussion followed on when to reschedule the case (the applicant wants to appear at the meeting but will not be available next Wednesday).

SPAARC 528 Dempster Street Recommendation for Sidewalk Cafe
Review sidewalk cafe application for a type II restaurant, "Starbuck's Coffee Company".

PROJECT REPRESENTED BY: Natalie White (Manager)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski reviewed the required sidewalk café checklist, including rules for litter, delimiting the sidewalk café area, and bringing in furniture at night. Mr. Barnes provided guidance on serving customers with service animals. Ms. White stated that she is familiar with these issues since her background is in paratransit.

ACTION:

Mr. Nagar motioned approval, Mr. D'Agostino seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet Sarah Robinson
General Planner Planning Intern