

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
August 3, 2005**

APPROVED

Attendees:

Committee Members: Brian Barnes, Dennis Marino, Paul D'Agostino, Arlova Jackson, Rajeev Dahal, Carolyn Brzezinski (Chair), Robert Mayer, Gavin Morgan, James Edwards

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Walter Hallen, Jill Chambers, Tracy Norfleet

Mr. Hallen determined that a quorum existed and began the meeting. Minutes from the July 20 and July 27 meetings were approved.

Projects Reviewed:

SPAARC	2434 Sherman Avenue	Recommendation to ZBA
<i>Establish an open off-street parking space in the front yard.</i>		

PROJECT REPRESENTED BY: Sebastian Koziura and Karla Tennes (Former Owners), Scott Lipscomb (Current Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Koziura stated that when he bought the house in November of 2003, he was told that a parking space was included. He noted that this is an unusual lot, part of which is in the alley. He remodeled the house and relocated an existing fence along the alley approximately 1' closer to the alley, but neighbors complained that this made the alley too narrow. He also replaced the concrete space in front with pavers. When Mr. Lipscomb bought the property in September of 2004, he began parking in the front space, which had previously not been used. Neighbors began complaining that they were parking in the front of the property, which is how they became aware of the violation. A plat and photos were provided.

Mr. Marino asked if the fence is on their private property. Mr. Koziura stated that it is, and Mr. Lipscomb stated that it is located 1' from their property line. Mr. Koziura noted that there is no other place to park on the property. Ms. Jackson summarized the variances requested: parking in the front yard, the parking space is technically too short, and lot coverage. Mr. Lipscomb presented a photo showing that a neighbor has the same situation with a front parking space, which apparently was grandfathered.

Mr. Dahal asked about a curb cut and suggested that the applicants check with Engineering about the parking space. Mr. Koziura stated that there is no curb cut since the space is off the alley. Mr. Marino asked if a fire truck could get through the alley. Mr. Lipscomb stated that garbage trucks regularly go through the alley, but he has not seen a fire truck there.

ACTION:

Mr. Marino motioned to table discussion to give time for further review by staff and a site visit, since it is an unusual case. Mr. Mayer added the need for alley measurements to determine if safety equipment can fit. Mr. Dahal requested a complete plat of survey showing property lines. Mr. Mayer requested photos taken from the street and from the alley. Mr. Hallen seconded the motion, and the vote was unanimous.

SPAARC 1725 Orrington Avenue Preliminary and Final
Window replacement, sliders to double hung (McManus Living and Learning Center, Northwestern University).

PROJECT REPRESENTED BY: Paul Zack (Northwestern University, Project Manager), Richard Erickson (Window Contractor)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Marino asked if the property is a landmark or in the historic district, and Mr. Zack stated that it is not. Mr. Erickson presented photos of the existing building and drawings indicating where horizontal sliding windows are to be replaced with twin aluminum double-hung windows. For openings with air conditioners, they will be set inside a panel in the lower sash of the double-hung window (either the right or left side). Discussion followed on the placement of window air conditioners and ways to minimize dripping (e.g., hose, alternate placement of units). A mock-up photo was provided. Mr. Hallen noted that increasing the glass area will increase the amount of light for each unit.

ACTION:

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

SPAARC 2642-2644 Prairie Avenue Final
Construct 3 story, four unit multi-family dwelling.

PROJECT REPRESENTED BY: John Potter (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Potter presented a site plan for the proposed 3-story, 4-unit building. They have worked with the City of Evanston's Parks and Forestry Department and the neighbors to the south to save a large tree on the edge of the site, which has been vaccinated. Photos of the tree and site were provided. A 30' tree protection plan is in place and includes: snow fence, root pruning, 3-4" mulch, construction fence to protect the tree during construction, and all access to the site through the gate on Prairie instead of the alley. In addition, the building has been moved up to match the neighbor's setback, and the building has been shortened slightly. The

ramp to rear underground parking has been lengthened and will be heated, and access is from the alley. There will be 8 parking spaces and an elevator.

Mr. Potter then presented floor plans and elevations for the building. All units will be duplexed 3-bedroom, 3-bath. The exterior will be all cedar clapboard/shake, accented with natural stone (sample provided). He noted the location of rear decks and patios. For the side elevations, he noted that the third floor has been set back to minimize impacts of height, and a 4" projection has been added.

Mr. Hallen asked about detention. Mr. Potter stated that it will be handled onsite, with underground tiles in the front and along the north side yard. He noted that electric wires cannot be buried because of the location of the poles, detention tiles, and tree protection area.

Ms. Chambers noted that a mechanical unit is located in the tree protection area. Mr. Potter stated that zoning requirements limit where the unit can be placed. He has worked with the City Forester to put it here, which is the only possible location for the unit. Ms. Chambers noted that the building is still very close to the tree protection area. Mr. Potter stated that they talked to the City Forester about various measures related to this (e.g., sheet piling).

Mr. Barnes acknowledged that ADA units are not required but suggested providing an option for wider doors and lever handles, especially for the first floor units. Mr. Potter was amenable to this. Chair Brzezinski asked if electric wires could go beneath the parking ramp or detention tiles, but they cannot because it would be too far down.

Mr. Dahal was concerned about tandem parking spaces in the garage and requested a 1:20 scale map. Chair Brzezinski asked about the windows, which will be white, aluminum clad, wood interior casements with SDL and low-E. Discussion followed on exterior lighting. Chair Brzezinski asked about the possibility of an overhang at the front entry, and Mr. Potter agreed to consider it.

ACTION:

Mr. Marino motioned approval subject to review by Mr. Dahal of the tandem parking. Mr. Dahal seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet
General Planner