

**SITE PLAN  
AND  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
SEPTEMBER 28, 2005**

**Attendees:**

**Committee Members:** Walter Hallen, *Acting Chair*, Paul D'Agostino, Carla Bush, Tad Cook, Dale Fochs, Arlova Jackson, Dennis Marino, Sat Nagar, Dave Stonebeck, James Wolinski

**Other Staff:** Frank Aguado, Susan Guderley, Morris Robinson

Acting Chair Walter Hallan determined that a quorum existed and began the meeting at approximately 2:35 P.M.

**I. Construction of a new truck scale and scale building for Onyx Waste Services Transfer Station at 1711 Church Street Final**

**Project Represented by:** Mr. Robert Wiernewski, Consultant and Mr. Raymond Strong, General Manager

**General Project Presentation:**

Onyx representatives proposed constructing of a 12' X 15' truck, vinyl sided scale house and for the installation of a new truck scale at the Onyx transfer station located at 1711 Church Street. This proposed project was previously presented to the SPAARC for preliminary approval which was granted by the committee at that time.

**Discussion:**

Acting Chair Hallan asked if the facility will have an accessible bathroom as well as an accessible ramp. The answer was affirmative for both features. Acting chair Hallan also asked about the illumination aspects for the project and if photometric had been provided. Mr. Wiernewski advised the committee that photometric had been delivered in August 2005 and member Nagar confirmed that they were received and reviewed. Member Nagar stated that the photometric were not complete. The illumination as presented was at ground level and the photometric should indicate the illumination at the height of the fence and berm with zero illumination at the property line. Mr. Wiernewski stated that the additional information in the form of a revised photometric will be provided.

Member Nagar had concerns about the height of the light pole and asked if there had been a community meeting concerning the light pole. There was no community meeting held that was associated with the scale house but Acting Chair Hallan assured member Nagar that the pole height was not out of the ordinary.

After a brief discussion about the direction in which the light would reflect, Acting Chair Hallan asked if the committee could be provided with a “fixture cut” diagram. Mr. Wiernewski advised the committee that one had already been provided.

A brief discussion ensued concerning the height of the scale house (12’ to 14’) hours of occupation which can be up to 6:30 P.M. daily and detention for the overall project occurring at the site. Afterwards, Acting Chair Hallan proposed a motion to recommend approval of the project contingent on receipt of revised photometric to be reviewed by the Engineering and Planning divisions. Member Nagar provided a second.

**Action:**

The committee voted unanimously to recommend approval for the proposed project as stated in the motion.

**II. Building Façade Renovation for Flader Plumbing & Heating Company, 3000-3004 Central Street. Preliminary and final**

**Project Presented by:** Mr. William Flader, Proprietor

**General Project Presentation:**

Mr. Flader, the proprietor of this plumbing business proposed removing damaged and deteriorating façade material from the front elevation of the commercial building located at the above referenced address. Mr. Flader further proposed replacing the old material with “stucco at the top and stone or brick face at an undefined bottom”. The proposals were before the SPAARC for preliminary and final disposition.

**Discussion:**

Although Mr. Flader provided one sample of stucco, at the outset the concept met with several material and installation issues raised by committee members. The owner did not provide any architectural renderings with elevation plans indicating all of the types of materials to be used or method of installation. It was apparent to the committee members that either an architect or the contractor needed to be present to explain the proposed project.

**Action:**

It was determined that the proprietor did not have renderings of the site elevations; a complete set of material samples and details of the method to be used for installation. Member Marino

moved to table the request until such time as the owner can return with his contractor or architect to provide answers to the issues raised as well as provide the committee with complete samples of the materials to be used on the project. The motion was passed with a unanimous vote.

III. While waiting for the next presentation, the SPAARC approved the SPAARC Meeting Notes for September 14 and 21, 2005 with members Fochs and Nagar abstaining.

IV. **The Housing Opportunity Development Corporation, 1708-1710 Darrow Avenue**  
**Concept**

**PD request for 27 dwelling unit multi-family building with 2,000 square feet of retail space.**

**Project Presented by:** Mr. Richard Koenig, Director- Mr. Dennis Langley, Architect

**General Project Presentation:**

Mr. Richard Koenig, the Executive Director of HODC and members of his development team have site control at the corner of Church Street and Darrow Avenue. The site is composed of a vacant corner lot and two residential buildings facing Darrow Avenue. Attempts to acquire contiguous properties on Church Street, west of Darrow proved to be unsuccessful

**Discussion:**

Mr. Richard Koenig presented the committee with the concept for a proposed low/mod, twenty-seven rental unit, multi-family mixed use residential building with 2,000 square feet of ground level retail. The structure will face Darrow Avenue. Mr. Koenig provided illustrations of the proposed project and explained how the parking will be situated for the residents.

What will be unique about the units is that the renters will have the right of first refusal for the option to buy after residing in their unit for fifteen years. The units will remain affordable by way of an appreciation formula limiting appreciation to 3% per year in the event an owner wishes to sell.

**Action:**

Because the proposed project was presented for concept opinions and suggestions, no vote was required. The committee was pleased with the proposed development project concept, and provided the development group with constructive suggestions and opinions. This proposed project will be within the boundaries of the new West Evanston Tax Increment Financing District #6.

**V. Lee Fry Companies, Inc. 2424 Oakton Street**

**Concept**

**Plan Development request for a proposed commercial redevelopment and re-subdivision into 8 lots of record.**

**Project Presented by:** Mr. Lee Fry, Developer, Mr. Joe Zgonina, Site Engineering

**General Project Presentation:**

Mr. Lee Fry owns 7.09 acres of land located at 2424 Oakton Street. This address is the former site of the recently razed J & F Steel Corporation. Mr. Fry and members of his development team appeared before the SPAARC to present a concept for a proposed shopping center development project. The proposed development will have considerable green space as well as sculpture art and an attractive screening wall to the east and a green space berm to the west.

The proposed shopping center will have a Culver's restaurant; a Citgo Station' a car wash and/or detailing operation; a car lubrication business; a Dunkin' Doughnut and four, free standing commercial condominiums for sale. Mr. Fry stated that an attempt will be made to attract a Trader Joe's at the behest of City staff but did not express confidence in achieving the objective.

**Discussion:**

Mr. Fry provided the committee with illustrations of the planned project and photos of the screening wall, as well as other photos of structures erected at a similar center he developed in another suburban Chicago community. Questions concerning detention, entry and egress issues were handled. When Member Fochs asked about the ability of fire trucks to maneuver within and behind the center, Mr. Fry illustrated how all sections could be accessed by fire equipment if required and referenced an existing road that could be brought into play also.

**Action:**

As in the case of the previous presentation, this proposed development project was presented as a concept and as such no SPAARC vote was required. The committee expressed enthusiasm for the project concept and offered constructive suggestions and encouragement.

**VI. Adjournment:**

There being no further business the SPAARC adjourned at approximately 4:15 P.M.

Respectfully submitted,

Morris E. Robinson  
Economic Development Planner