

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
September 7, 2005**

*APPROVED*

**Attendees:**

**Committee Members:** Carolyn Brzezinski (Chair), James Wolinski, Arlova Jackson, Rajeev Dahal, Ingrid Eckersberg, Dennis Marino, Paul D'Agostino

**Citizen Member:** Tad Cook

**Other Staff:** Walter Hallen, Jill Chambers, Morris Robinson, Susan Guderley, Sally Lufkin, Tracy Norfleet

**Chair Brzezinski determined that a quorum existed and began the meeting. Minutes from the August 31 meeting were approved.**

**Projects Reviewed:**

<b><u>SPAARC</u></b>	<b><u>2911 Lincoln Street</u></b>	<b><u>Recommendation to ZBA</u></b>
<i>Establish boat storage in the front yard driveway.</i>		

PROJECT REPRESENTED BY: Lisa Kupferberg (Owner)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Kupferberg stated that the request is to store their boat for the summer only on existing pavement in front of the house next to the driveway. She presented a plat and photos showing the driveway and parking space.

Ms. Jackson noted that boat storage is only allowed in the rear yard. Ms. Kupferberg stated that the garage is too narrow to pull the boat through to the back yard. They have owned the boat for a number of years and stored it at a nearby secure location but the place closed three years ago. For the past three summers, she has managed to find another location to store the boat that is secure (per insurance requirements), in the vicinity, and offers flexible/late hours. However, that location is no longer available, and she could not find a place to store the boat this summer. She contacted the neighbors and Alderman about parking it in the front parking space. She received no objections, although an anonymous neighbor called to complain about the boat being parked there. She has learned that it is legal to park the boat on the street if it is attached to a car, but she did not want to do that. She stated that other Evanston residents share the summer boat storage problem.

Mr. Wolinski was sympathetic to the issue but did not think boats were meant to be stored in driveways. He was concerned about setting a precedent for other seasonal vehicles parking in the front yard (e.g., landscaping trucks, trailers). Chair Brzezinski also was sympathetic to the issue but did not think this was the solution in the long term. Ms. Jackson asked if the boat can fit through the alley to get to the back yard. Ms. Kupferberg stated that it would require the removal of a tree, and there still might not be enough of a turning radius.

**ACTION:**

Mr. Wolinski motioned to recommend denial, Mr. Dahal seconded, and the vote was unanimous.

**SPAARC**                      **1015 Chicago Avenue**                      **Concept**  
*Interior / exterior facade renovation and site improvements for the existing Automobile Vehicle Sales use.*

**PROJECT REPRESENTED BY:** Richard Fisher (Owner) and Andrew Lipowski (Architect)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

As a follow-up from the last SPAARC meeting, Mr. Lipowski provided photos of a dealership in Indiana that is similar to the one proposed here, and he stated that they have met with Mr. Dahal regarding transport vehicle access. Mr. Fisher stated that there is no need for unloading on Chicago Avenue. The prep center will be on Greenleaf, which is a wide street, so car unloading can occur there.

Discussion followed about facility operation and the purpose of each curb cut and driveway. Chair Brzezinski stated that the City aims to minimize curb cuts due to potential pedestrian/vehicle conflicts and to provide opportunities for street trees. She asked if test drives could exit through the alley instead of onto Chicago Avenue. Mr. Marino stated that issues with alley traffic were raised during the Chicago Avenue neighborhood planning study. He thought it made sense for a car dealership to have access to Chicago Avenue. Mr. Fisher was concerned about people having to navigate ice/snow in the alley while test driving an unfamiliar vehicle. Mr. Hallen thought that two of the driveways will have limited use, and Mr. Fisher agreed.

Chair Brzezinski asked about changes to the Volkswagen building. Mr. Lipowski stated that at the last meeting, the projection was discussed. Recesses would be very difficult because they would require structural changes to the building and loss of square footage. Chair Brzezinski was concerned about a projection's impact on an already narrow sidewalk and the loss of potential area for landscaping. Mr. Fisher stated that he has committed funds for landscaping.

To follow up on the exterior paging issue raised at the last SPAARC meeting, Mr. Fisher stated that they have not done that for seven years and do not plan to in the future. Regarding lighting, Chair Brzezinski requested cut sheets for the light fixtures and a photometric plan. She asked if anything will project over the public way. Mr. Lipowski stated that a canopy will, and Mr. Fisher described the canopy design. Mr. Lipowski stated that he is looking into how to recess the doors, per Volkswagen corporate rules.

Mr. Wolinski asked how customer parking will be handled. Mr. Fisher stated that there is street parking currently, but onsite parking will be offered as part of this project. Mr. Wolinski stated that as much as he would like to think that Chicago Avenue can be a beautiful pedestrian way, he does not think that certain sections can, particularly this block because it is destination-oriented. Ms. Guderley disagreed and stated that an objective is to connect Main and Dempster. She noted that doing so could encourage people to stop in at the coffee shop in the Mazda dealership. Mr. Fisher stated that they have tried to design the façade so as not to impede pedestrian traffic. Ms. Guderley noted that tree grates and parking meters pinch the already narrow sidewalk. Mr. Lipowski asked if the streetscape plan is available. Ms. Guderley explained the process and stated that it will not be available until next spring.

Ms. Jackson asked about façade materials. Mr. Lipowski stated that it will be stucco. She was concerned that trash will collect around the projection. Mr. Hallen asked if the 10" projection was a Volkswagen requirement. Mr. Fisher stated that it is typically bowed, and the proposed flat 10" projection is already a concession, in addition to the dealership's location in an urban environment. Chair Brzezinski was concerned that the base would get dirty and suggested a black granite base, at least at the entry point. Mr. Lipowski agreed to consider it.

Chair Brzezinski noted that the Autobarn sign shown on the rendering was still too high. Mr. Fisher thought that it was roughly the same height as the Toyota sign. Ms. Guderley asked about the timeframe for construction. Mr. Fisher stated that everything needs to be done and operating by next spring.

**ACTION:**

Mr. Marino motioned concept approval with the condition that the streetscape issue and projection come back for review. Mr. Wolinski seconded, and the motion passed with Ms. Jackson abstaining.

**SPAARC                      1515 Chicago Avenue                      Pre-Application Conference**  
*Construct an 18-story mixed-use building with grade level commercial and 150 dwelling units.*

PROJECT REPRESENTED BY: David Hovey, Todd Demeris, Bill Duke (Representatives for Optima)

**GENERAL PROJECT PRESENTATION:**

Chair Brzezinski noted that Alderman Wollin and Plan Commission Chair Widmayer were present. Mr. Hovey presented a site plan for the mixed use building. He stated that they will open up the Chicago/Davis corner with green space and a courtyard with reflecting ponds. There will be two levels of underground parking with access from the alley. He then presented a model of the building and a larger context model and noted that the streetscape does not have a consistent height. For this reason, the building is shaped to blend in with existing buildings and has varying heights (3-18 stories) to break up the façade.

Mr. Hovey stated that the ground floor will have retail (10,000 sf), the first and second floors above grade will be offices (30,000 sf), and higher floors will have various sized residential units (175 units). Materials will be glass and natural stone (granite). The parking structure will

not be visible from the street and will have the same materials as the rest of the building. Mr. Hovey then presented elevations for Chicago and Davis and floor plans, noting the recessed terraces and outdoor landscaped areas.

#### DISCUSSION:

Alderman Wollin asked if there will be commercial parking for retail. Mr. Hovey stated that there will be 1.8 spaces/unit, in addition to the required amount for the office and retail uses. Alderman Wollin asked if the courtyard will be open to the public. Mr. Hovey stated that it will, and the idea is to invite people into it. He stated that the depth of soil will allow for trees, shrubs, and other landscaping in the courtyard. Also, rooftops will be landscaped.

Mr. Cook thought the building was creative/different and asked if he has seen a similar building elsewhere. Mr. Hovey stated that it is something he has been interested in for a number of years and thinks this is the right location.

Ms. Chambers asked if light studies have been done for the courtyard. Mr. Hovey stated that light availability has been discussed. The courtyard may have shade tolerant plants and other types of plants that will make it lush year-round. Chair Brzezinski thought that the courtyard at Sherman Gardens was a good example.

Ms. Jackson noted that at the last meeting, the unit count was 150 and clarified that it is now 175. Mr. Hovey stated that discussions with lenders have indicated that more than 150 units is preferable. Prices will start at \$325,000, with a standard unit at \$900,000 and a duplex up to \$1.5 million. A total of 175 units is the minimum for the project to be viable. The average unit size will be roughly 1,350 sf, and there will be a mix of 1, 2, and 3 bedroom units which can be combined. The amount of retail and office space remains the same.

Chair Widmayer asked if commercial parking will be open or managed. Mr. Hovey stated that it will be open. Chair Widmayer asked if guests of condo owners can use it, and they can.

Chair Brzezinski thought that the site planning was excellent, including all access from the alley. She commended him for opening up the corner and handling the building height/massing within its context. Discussion followed about breaking up the plane of the highest roof.

Mr. Marino asked about the number of parking spaces above grade. Mr. Demeris stated that there are two levels of parking below grade and four levels above grade, which are hidden by the façade. There are roughly 160 spaces of above ground parking.

Chair Brzezinski asked if loading will occur off the alley. There will be two loading berths. She asked if trash will also be off the alley, and it will. Alderman Wollin asked about the location of mechanical equipment. It will be on the fourth floor. She asked about the status of the alley vacation. Mr. Demeris responded that they have submitted the application.

#### ACTION:

No action taken—pre-application conferences do not require a vote.

**SPAARC                      741 Howard Street                      Recommendation to Sign Board**  
*Proposed Unified Business Center signage plan.*

PROJECT REPRESENTED BY: Walter Hallen

**GENERAL PROJECT PRESENTATION:**

Mr. Hallen stated that the proposed unified business center signage plan complies with sign regulations and is before SPAARC for review because it pertains to more than four units. The proposal is to put a sign area above each store, which will be located above existing awnings (awnings will remain). There are no limitations to typeface or logos.

**DISCUSSION:**

Chair Brzezinski asked if the signs will be illuminated. Mr. Hallen stated that they will be uplit and presented a drawing. Discussion followed on whether this would affect residential above the shops.

**ACTION:**

Mr. Wolinski motioned to recommend approval, Mr. Marino seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet  
General Planner