

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
April 26, 2006**

*APPROVED*

**Attendees:**

**Committee Members - Staff:** Carolyn Brzezinski, Chair, Sat Nagar/John Burke, Stephanie Levine, Jeff Cory

**Committee Members - Design Professional:** Tad Cook

**Other Staff:** Kailas Nagwaj, Brian Barnes, Frank Aguado, Walter Hallen, Dave Stoneback, Jean Speyer, Susan Guderley

**Chair Brzezinski determined that a quorum existed and began the meeting. The minutes of the April 19, 2006 meeting were approved. Due to staff absences, action on the meeting notes from April 12, 2006 meeting was deferred.**

**Projects Reviewed:**

<b>SPAARC</b>	<b>1525 Seward Street</b>	<b>Recommendation to ZBA</b>
<i>Second story addition to a single family dwelling.</i>		

**PROJECT REPRESENTED BY:** Elizabeth Ely Burkhart, Co-owner

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

The owner stated that she and her family have lived in this home for some time and would like to continue to do so. However, her family has outgrown the existing structure and needs to increase the house's area by adding a second floor master bedroom and bathroom and converting an existing ½ bath to a full bathroom. The zoning analysis for the proposed work identifies the need for minor variations (related to an existing nonconforming side yard of 3.5 feet; 5.0 feet are required) and a major variation (proposed dormers exceed size permitted). Chair Brzezinski noted that the latter might have simply been classified as a second floor addition. F. Aguado agreed but stated that the meeting has already been noticed as described by the zoning analysis.

S. Nagar asked whether the owners had contacted their neighbors. Ms. Burkhart stated that she has spoken with them and has their support.

**ACTION:**

S. Nagar moved to recommend approval to the Zoning Board of Appeals. The motion was seconded by T. Cook and passed unanimously. (4-0).

*Review Application for Sidewalk Cafes at:*

- 1745 Sherman Avenue: Type 2 restaurant (Einstein Bros. Bagel)**
- 2545 Prairie Avenue: Type 1 restaurant within 200 feet of residential use and outside of Liquor Control Regulations Core Area (Jacky's Bistro)**
- 1932 Central Street: Type 1 restaurant within 200 feet of residential use and outside of Liquor Control Regulations Core Area (The BlueStone)**
- 711 Church Street: Type 2 restaurant (Chipotle Mexican Grill)**
- 1520 Sherman Avenue: Type 2 restaurant with liquor. (Bar Louie)**

PROJECT REPRESENTED BY: In order listed above: Joseph Draniczareu, Steve McSweeney, John Enright, Angel Delgado, Carmelo Ruiz.

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski noted that all of the applicants have previously received approval to operate sidewalk cafes. She reviewed the City's sidewalk café requirements for those wishing to serve liquor (Jacky's, Bluestone, Bar Louie). She then reviewed all of the general requirements pertaining to all sidewalk cafes operating in the City. She asked if any of the applicants were seeking a waiver to use disposable utensils. The representative from Einstein Bros. indicated that he wished to do so.

Jean Speyer reminded all of the applicants that they now need a clearance of 6 rather than 5 feet. Sat Nagar noted that staff and the committee have already reviewed some café site plans using the prior standard, but would henceforth use the new distance. J. Speyer said that most of those cafés' layouts do, in fact, meet the required distance. However, if the police receive a complaint, the restaurant may receive a ticket.

Chair Brzezinski reminded the applicants that pets, other than service animals, may not be within the designated area of the sidewalk cafe. Brian Barnes distributed guidelines regarding service animals and asked to be called in the event of any questions. Staff clarified that each sidewalk café operation was responsible for all litter and trash, regardless of its source, within 250 feet of its operation.

Given the assurances of the operators as to their sidewalk cafés operation, staff found that there would be no cumulative adverse effects on the surrounding areas for these applicants.

**ACTION:**

S. Nagar moved approval of all five applications to operate sidewalk cafes. The motion was seconded by F. Aguado and passed unanimously (4-0).

*Install one 560 gallon double wall dispensing storage tank for off-road diesel fuel.*

PROJECT REPRESENTED BY: Keith Coperenet, Joel Johnson

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski noted that the subject tank had already been installed, but that the applicant is now following up with the required permit process. The applicants stated that they have been approved by the State Fire Marshall and were also in discussion with Kevin Kelly at the Evanston Fire Department.

The applicants displayed a site plan showing that the tank is located in the northwestern corner of the lot. They stated that it is 48-inches in circumference and 6 feet long. Mr. Coperenet explained that, because it is double-walled and fire-rated, this tank is allowed to be located adjacent to a property line.

Mr. Johnson stated that this lot has been used for night-time storage of wood chippers and trucks for approximately 30 years. There have been no known complaints with regard to this use. The lot is screened from Main Street by a slatted, chain-link fence.

The applicants noted that the Evanston Fire Department has requested that two bollards be installed in front of the tank. The locations of these were shown on the site plan.

**ACTION:**

S. Levine moved to grant preliminary and final site plan and appearance review approval. The motion was seconded by S. Nagar and passed unanimously. (4-0).

*Addition and renovation to Searle Hall*

PROJECT REPRESENTED BY: Jay Baehr, NU Proj Mgr, Bonnie Humphrey, NU,  
Trung Le, Stuart Brodsky, architects.

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski excused herself from the meeting and Walter Hallen assumed the position of Committee Chairman. Mr. Le and Mr. Brodsky, project architects explained that the existing building on this site is the student health facility, built in 1966. The facility was originally built as an infirmary. The new building will provide more private examination rooms, as well counseling and psychological services. There will be no in-patient care provided.

The existing building is 3-stories in height, containing approximately 8,000 square feet. The only adjacent area available for the addition is a surface parking lot on the east. The proposed addition will have a 5,800 square feet foot-print. At the present, the ultimate height of the addition is under study. It will be either two or three stories. A plaza entrance, off of the south

end of the new addition, will incorporate access for the disabled. B. Barnes asked whether the building is currently accessible, which it is via a ramp. A loading berth will be added on the north end of the addition. It will be accessed via the alley on the east of the building.

At present, the architects have not yet designed the necessary storm water detention for the site. Public Works staff distributed the City's storm water detention requirements. Chair Hallen stated that the City will require that the whole building, both the original and new structures, will be required to meet the International Building Code and energy code.

J. Burke inquired about the condition of the alley. Mr. Baehr stated that it was "pretty good". F. Aguado advised the applicants to apply for a Zoning Analysis as soon as they have determined the height of the building and conducted their parking lot analysis. Following that, they will then be able to obtain Preliminary SPAARC approval.

ACTION:  
No action.

**SPAARC                    132 Ridge                    Concept and Pre-Application Conference**  
*Construct a 5 story, 34 dwelling unit building*

PROJECT REPRESENTED BY:                    Robert W. Kirk, Matt Douvikas, co-owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

The site currently houses three apartment buildings. The owners propose to demolish these and construct a single, 5-story condominium building. The owners and their architect have met with the neighbors three times. The site plan and building elevations reflect many of the neighbors' wishes, but is still a "work in progress".

Mr. Kirk noted that the siting of the building reflects an effort to pull it away from the single family residence across the alley to the west. It also allows for a large, landscaped front yard on the south. He noted that they had originally shown a semi-circular drive in the front of the building, which the neighbors rejected. Interior parking will be provided and accessed via the adjacent alley. He noted that they anticipate that the landscaping will be primarily evergreens, with additional decorative plantings in the front yard. However, they have not yet begun work on a landscape plan.

Mr. Kirk said that he believes that the proposed siting conforms to most of the required setbacks. He noted that there is a historic district adjacent to the property on the west. The owners intend to develop the parcel as a Planned Development.

The building will be 5-stories (50') at its center and step down to 4-stories on its east and west elevations. Building materials are expected to be brick and true stucco. Given the currently proposed mix of 1 and 2-bedroom units, 45 parking spaces would be required and provided. This total includes two disabled parking spaces, with elevator access.

Dave Stoneback stated that the development will need to provide storm water retention and whether they had addressed this yet, which they had not. John Burke provided the applicants with guidelines for water service and parking lot design. Walter Hallen informed them that a second exit from the basement parking level will need to be provided and that the elevator will need an emergency back-up power source. Mr. Kirk stated that all AC and mechanical equipment will be contained on the flat roof behind the 5<sup>th</sup> floor.

F. Aguado stated that they will need a new Zoning Analysis. He pointed out that a 15' setback will be necessary along Ridge, the eave overhang must be accommodated and that the proposed number of dwelling units is greater than permitted by lot area. The maximum number of dwellings permitted by right is 22; 33 units have been proposed. Chair Brzezinski asked what public benefit will be achieved in exchange for the greater flexibility offered under the planned development designation. Mr. Kirk and the owners were not prepared with a specific proposal. Chair Brzezinski observed that the developers haven't presented any rationale for increasing the permitted density by 50%. She also noted that while the use of stucco and standard sized brick as building materials would match the structural materials in neighboring buildings, the proposed mix of windows and roofline styles seems inconsistent. She urged them to be more consistent in the building's architecture.

Public Works staff advised the applicants to check with traffic about the proposed drop-off, pull off lane in front of the building. Dave Stoneback noted that there is a relief sewer in an adjacent east-west alley which will need to be considered in designing this site's storm water management plan. He also noted that the City will be replacing the water main serving this property and asked whether the owners wanted to reconnect the three existing buildings to the new main. The owners stated that these buildings are currently occupied.

Chair Brzezinski noted that the committee does not take a vote on Concept/Pre-Application reviews. Their purpose is to convey important information and relate initial staff comments on the project's design. She urged the applicant to give some thought to a landscape plan before returning to SPAARC.

**ACTION:**

No action was taken.

Respectfully submitted,

Susan Guderley  
Neighborhood Planner