

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
December 6, 2006**

**Attendees:**

**Committee Members:** Frank Aguado, Rajeev Dahal, Dale Fochs,  
Stephanie Levine, Dennis Marino, James Pickett,  
James Wolinski

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Susan Guderley,  
Walter Hallen, Bobbie Newman, Carlos Ruiz

**Chair Brzezinski called the meeting to order at 2:40 p.m.**

**Projects Reviewed:**

**SPAARC**                      **1413-1415 Howard Street**                      **Preliminary**  
*Construct a 6-story building with 18 dwelling units and 2 ground level offices*

PROJECT REPRESENTED BY: Paul Poloz                      Architect  
Gregory Makris                      Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Makris explained that they have made the changes requested as a result of the zoning analysis and presented a site plan and photos. The following was discussed:

- Changes:
  - Landscape buffer added between their building and the adjacent bank parking lot.
  - Loading dock on east side will have a 14' fence and a gate.
  - Air conditioning condensers are all on the roof.
- Project Summary:
- Existing surrounding buildings are 45'6" and 68'6" in height.
- Zoning variances requested:
  - They are requesting a zoning variance on the 64' height of the proposed building (45' maximum allowed).
  - FAR (Floor area ratio) allowed is 2.0. Proposed building's is 3.24.
- Proposed plan is over 20,000 sq. ft.: Special Use and Planned Development approval required.
- Building is 6 stories. 5<sup>th</sup> and 6<sup>th</sup> stories are set 12' back from 4th.
- Materials:
  - Limestone base.
  - Masonry brick veneer.
  - Steel frame windows.
  - Stainless screening feature (does not rust).
  - Insulated metal paneling on top floor.

- Landscaping:
  - Roof: Greenery; sunscreen protection; winding stairway to 5th floor.
  - Landscaping on east side.
  - Small landscaped area on south side.
  - Landscaped area at southwest corner to mirror landscaped “park like” area across the street (Chicago side of Howard St.)
- Entrance to parking on north side of building.
- Access to offices, parking and condos at main (south/Howard St.) entrance.
- Access to condos at east and south entrances. Committee suggested limiting access for security purpose. Mr. Poloz stated that a security door can easily be put in front (south) lobby.
- The project requires Planned Development approval. Must be approved by the Plan Commission, who will recommend it to the Planning and Development Committee of City Council.
- Committee suggested some tangible benefits be presented when before the Committee as a pre-application conference where the Alderman and Chair of the Plan Commission will be present:
  - Alley paving.
  - Streetscape enhancements.
  - Elevations to be mounted on boards.
  - 3-D model of proposed project, in relation to surrounding area.
- Elevations will show details that convey a condo/residence feeling rather than that of a commercial building.

**ACTION:**

For preliminary approval they would have to have submitted elevations. The presentation at this time did not have all elevations. The Committee voted unanimously to table.

*Exterior alteration and additions to a cultural facility*

PROJECT REPRESENTED BY: Daniel Chafetz      Manager  
   Carolina Pfister      Director

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Chafetz presented plans to add 2 offices at the rear and an opening on the west side of the “BooCoo” cultural center for Evanston youth. The following was discussed:

- Opening on west side is to be used for access to a garden from a proposed café.
  - Screened doors will probably have to be installed for access to/from café.
- Material of additions: brick.
- East addition must be offset by .13’ on east wall. Existing building is .13’ over property line.
- Interior is currently under construction.

- Improvement to property: 4 parking spaces are being added to the existing 3.
- Preliminary and final plans can also be approved on the condition that parking layout is approved by the Engineering Dept. and the landscaping plans are submitted prior to occupancy.
- Bike racks must not protrude over sidewalk area.
- Plenty of directed exterior lighting to be added.
- Curb cut: maintaining existing.
- Drainage: Parking lot has a catch basin in middle of the north side. Plans to be submitted.
- Comments by Mr. Barnes regarding ADA access:
  - If a screen door is to be placed for access to and from the café, any handles must be the type that does not cause an individual to have to pinch or twist to open. Parking must comply and should include a van accessible space.
  - All counters and tables should be a height that allows for access by those in wheelchairs without the need for assistance.
  - The policy mandating admittance of service animals in ANY venue in the city must be strictly enforced; my office has had a number of complaints regarding this issue.
  - Bathrooms must be ADA-accessible.

**ACTION:**

The Committee voted unanimously to approve preliminary and final plans for the 2 additions to the north side of the building and an opening on the west wall (subject to the Health Department's approval of the café), and under the conditions that the electric service will be underground and the eastern-most addition will be .13' from the property line.

**Other Business:**

The meeting adjourned at 3:15 p.m.

Respectfully submitted,

Bobbie Newman  
Exec. Sec., Planning Division