

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
May 3, 2006**

*APPROVED*

**Attendees:**

**Committee Members:** Brian Barnes, Arlova Jackson, Jeff Cory, Jim Wolinski, Carolyn Brzezinski (Chair), Ingrid Eckersberg, Rajeev Dahal, Sat Nagar, Stefanie Levine, Dale Fochs, John Burke

**Citizen Member:** Tad Cook

**Other Staff:** Frank Aguado, Walter Hallen, Jill Chambers, Carlos Ruiz, Jean Speyer, Tracy Norfleet

**Chair Wolinski determined that a quorum existed and began the meeting. Minutes from the April 12, 2006 meeting were approved.**

**Projects Reviewed:**

**SPAARC                    510 Sheridan Road                    Concept & Pre-Application Conference**  
*Construct a 7 story, 44 dwelling unit multiple family building.*

PROJECT REPRESENTED BY: Robert Horner and Ibrahim Shihadeh (Developers), Chris Manfre and Greg Gouwens (Architects)

**GENERAL PROJECT PRESENTATION:**

Mr. Horner stated that the proposal is for a 40-unit residential building that varies in height from 40' on the east to slightly over 70' on the west. The unit mix will be 39 two-bedroom units and one three-bedroom unit. The project replaces an existing 37-unit 1960s building and will eliminate a curb cut on Sheridan. There will be 63 parking spaces (mix of exterior surface parking and covered parking on the ground floor of the building). The proposal was presented at a community meeting with Alderman Wollin, and Design Evanston also has reviewed it. A zoning analysis also has been completed. It will be a planned development, with variations requested for height, setbacks, impervious surface, and number of units. A model was provided.

Mr. Manfre presented context photos, a site plan, floor plans, renderings, and elevations. To reduce the height on the east side, there will be fewer units on floors 5, 6, and 7 than on lower levels. Materials include brick, glass, cedar, and metal panels. Green aspects of the building include natural light and ventilation, with others to be determined. The landscape plan also is to be determined.

**DISCUSSION:**

Chair Brzezinski asked about the public benefit of the project, which is a requirement for planned developments. Mr. Horner stated that he was considering a contribution to the affordable housing fund. Mr. Hallen asked if they have received the Engineering Department's guidelines for parking garages, and they have. Elevator requirements, location of the water meter, and lighting requirements for exterior surface parking were discussed. Ms. Eckersberg provided the applicants with information on the Public Works Department's stormwater detention requirements.

Mr. Ruiz noted that the building is close to a historic district and was concerned about the appearance of the solid wall along the base of the building. Mr. Horner stated that they will look at alternatives, such as planting vines or extending the cedar material on the building to the base. Mr. Barnes asked about the timeframe for the project and unit prices. Mr. Horner thought that construction would not begin for at least 18 months, and price points are to be determined. Chair Brzezinski commended the applicants for the design, given the context and economics of the site, and for bringing a model.

**ACTION:**

No vote taken—concept review and pre-application conferences do not require a vote.

**SPAARC**                      **2828-2830 Central Street**                      **Preliminary**  
*Reconstruction of City of Evanston Fire Station #5.*

**PROJECT REPRESENTED BY:** Frank Kassem (City of Evanston), Terry Sullivan and Kristen Armstrong (Architects)

**GENERAL PROJECT PRESENTATION:**

Mr. Kassem stated that LEED-certification is the goal for this new two-story fire station. Mr. Sullivan presented a site plan, floor plans, renderings, and elevations. He stated that Central Street's context was considered during the design of the fire station (including the renovation of the building next door), as well as the issue of sightlines for fire trucks exiting the station onto the busy street. Green aspects of the building include a wall for vines, stormwater collection and reuse for washing trucks, and others to be determined (e.g., green roof).

Ms. Armstrong described the materials, which include a terra cotta tile material (sample provided). Materials were selected because they are durable, which will help make the building easy to maintain, and because they will blend in with existing buildings on Central Street.

**DISCUSSION:**

Chair Brzezinski noted the amount of glass for the proposed building and asked if an awning had been considered. Mr. Sullivan thought there could be a sunscreen. Chair Brzezinski asked about a landscape plan. Ms. Armstrong stated that it is in progress. Chair Brzezinski suggested installing a bench in front. Discussion followed on landscaping due to site constraints that limit the setback from Central. It was noted that the placement of the building on the site is affected by minimum parking requirements (six spaces) and to allow for fire

trucks to be able to drive through the station instead of backing into the bays from such a busy street. Mr. Kassem noted that the fire station will have public art. Mr. Cory stated that the Public Art Committee has formed a subcommittee for this matter.

Mr. Aguado asked if power lines will be put underground, and they will. The ComEd substation next door will remain. Mr. Wolinski asked how the fire station will operate during construction, and it is to be determined. Mr. Wolinski asked about the construction schedule. Mr. Kassem stated that they hope to bid the project in January for construction in March/April.

**ACTION:**

Chair Brzezinski noted that a zoning analysis has not been completed. Mr. Marino motioned to table discussion to allow time for this to occur. Ms. Jackson seconded, but the motion failed to pass. Mr. Wolinski motioned to approve the project, Mr. Cook seconded, and the motion passed with Mr. Marino, Ms. Jackson, and Mr. Aguado opposed.

**SPAARC                      131 Dewey Avenue                      Recommendation to ZBA**  
*Construct a two car detached garage.*

PROJECT REPRESENTED BY: Marie Babb-Fowler (Owner)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Babb-Fowler stated that the proposal is for a detached garage that will allow for two cars and storage. The garage aligns with the house but requires variations for side yard setbacks. Chair Brzezinski clarified that the garage is accessed from the alley and therefore does not require a curb cut, which is correct. She asked if the neighbors have been contacted, and they have. A plat, site plan, and photos were provided.

**ACTION:**

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

**SPAARC                      2121 Forestview Avenue                      Recommendation to ZBA**  
*Install fireplace in north side yard.*

PROJECT REPRESENTED BY: Matt Albers (Owner)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Albers stated that he recently purchased the house and is proposing to install a wood-burning fireplace. A variation for side yard setback is requested. Chair Brzezinski asked if the neighbors have been contacted, and they have. Discussion followed on whether the fireplace should extend to the ground for appearance reasons, but Mr. Aguado stated that doing so would require a variance for lot coverage. Photos and a plat were provided.

**ACTION:**

Mr. Fochs motioned to recommend approval, Mr. Wolinski seconded, and the motion passed with Mr. Marino opposed.

**SPAARC**                      **2423 Cowper Avenue**                      **Recommendation to ZBA**  
*Construct second story addition and two car detached garage.*

PROJECT REPRESENTED BY: Horia Brad (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Horia presented photos and drawings for the proposed second story addition and detached garage. Mr. Aguado stated that the variations requested include impervious surface, lot coverage, and side yard setbacks. He noted that under the building code, windows cannot be located within 3' of the property line, which is an issue for the proposed side elevations. Discussion followed on the design and window alternatives (e.g., skylights, inset bays). Mr. Marino noted that the addition is within the footprint of the existing house. He asked about materials, which will be the same as the existing house (i.e., siding). Mr. Aguado noted that if an air conditioner will be installed, it must comply with setback requirements.

ACTION:

Mr. Marino motioned to table discussion to allow time for the applicant to consider SPAARC feedback. Mr. Fochs seconded, and the vote was unanimous.

**SPAARC**                      **2620 Green Bay Road**                      **Preliminary and Final**  
*Resubdivide property into two lots of record and partial demolition of the Duxler Tire & Car Care Company building.*

PROJECT REPRESENTED BY: Cary Jacobsen (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Jacobsen presented a plat and drawings for the proposed resubdivision and partial demolition of the existing automobile service center. Mr. Aguado stated that Mr. Dahal has reviewed the proposal, which includes carlifts to comply with parking requirements. Discussion followed on options for increasing landscaping along Green Bay Road.

ACTION:

Mr. Marino motioned approval subject to a landscape plan, Mr. Cook seconded, and the vote was unanimous.

**SPAARC**                      **1633 Orrington Avenue**                      **Recommendation to ZBA**  
*Change use to a type II Restaurant.*

PROJECT REPRESENTED BY: Rashad Moughrabi (Restaurant Manager)

GENERAL PROJECT PRESENTATION:

Mr. Moughrabi stated that the proposal is to combine two storefronts for a new Mediterranean restaurant called Pomegranate and restore the facades. The prior tenants were a cell phone shop and a hot dog restaurant. Photos and drawings were provided.

**DISCUSSION:**

Mr. Ruiz stated that the storefronts are located in a landmark building, and the Preservation Commission has approved the project. Mr. Marino asked about the number of seats. Mr. Moughrabi stated that the restaurant will have 75-80 seats, with customers ordering at a counter and wait staff delivering food to tables when it is ready. He is thinking about having a sidewalk café next year.

Chair Brzezinski asked about the litter collection plan. Mr. Moughrabi stated that it is in progress. Ms. Jackson asked about employee parking. Mr. Moughrabi stated that there is none on the premises, but parking is available nearby. Mr. Marino asked Mr. Moughrabi if he has other restaurant locations in the region. Mr. Moughrabi stated that he has a restaurant in Hyde Park in Chicago.

**ACTION:**

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

<b>SPAARC</b>	<b>Multiple Locations</b>	<b>Recommendation for Sidewalk Cafe</b>
		<ul style="list-style-type: none"><li>• <i>Review Application for Sidewalk Cafe (1640 Chicago, Whole Foods Market).</i></li><li>• <i>Review Application for Sidewalk Cafe for type 2 restaurant (1634 Orrington, Ben &amp; Jerry's Ice Cream PartnerShop).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for type 2 restaurant (707 Church, Flat Top Grill).</i></li><li>• <i>Review Application for Sidewalk Cafe for a type 1 restaurant (1565 Sherman, Vive La Crepe).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (1010 Church, That Little Mexican Cafe).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (626 Church, Celtic Knot).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (1765 Maple, Chili's Grill &amp; Bar).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (1710 Orrington, Globe Cafe &amp; Bar).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (1710 Orrington, Narra).</i></li><li>• <i>Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (825 Church, Dixie Kitchen).</i></li></ul>

PROJECT REPRESENTED BY: Sara Parenti (Whole Foods), Bhasker Patel (Ben & Jerry's), Eddie Cavic (Vive La Crepe), Michael Marlow Jr. (Flat Top Grill), Porfirio Balderas (1010 Church), Brad Pirrello (Dixie Kitchen), Deborah Evans (Celtic Knot), Paul Cardona (Narra/Globe Café), Kevin Olson (Chili's)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski reviewed the required sidewalk café checklist, including rules for liquor (where applicable), litter collection, and new rules for sidewalk café furniture storage. Mr. Barnes provided guidance on serving customers with service animals.

ACTION:

Mr. Nagar motioned to recommend approval, Mr. Cook seconded, and the vote was unanimous.

**SPAARC                      Multiple Locations                      Recommendation for Sidewalk Cafe**

- *Review Application for Sidewalk Cafe for a type 1 restaurant (827 Church, Le Peep).*
- *Review Application for Sidewalk Cafe with liquor for a type 1 restaurant (1740 Sherman, Cosi).*

Applicants did not attend but can be rescheduled.

Respectfully submitted,

Tracy Norfleet  
General Planner