

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
June 6, 2007**

Attendees:

Committee Members: John Burke, Jeff Cory, Paul D'Agostino, Kerry Demski, Bill Dunkley, Captain Edwards, Walter Hallen, Arlova Jackson, Dennis Marino, James Wolinski

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Brian Barnes, Ingrid Eckersberg, Susan Guderley, Stefanie Levine, Bobbie Newman Tracy Norfleet, Carlos Ruiz, Ann Stuart, Alderman Wollin

Presiding Member: Walter Hallen

Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC	708 Church	Pre-Application Conference
<i>Construct a forty nine story residential and commercial mixed used building</i>		

PROJECT PRESENTED BY:	Justin Pelej	Focus Development
	George Halik	Architect, Booth Hansen
	Steve Friedland	Attorney
	Jim Klutznick	Developer, Klutznick-Fisher
	Todd Stevens	Booth Hansens

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Pelej addressed the questions asked by the Committee at the May 9th, 2007 meeting at which he presented the development concept. Mr. Halik presented a model and elevation of the proposed building. The following was discussed:

- Questions addressed by Mr. Pelej:
 - Parking: number of parking spaces lost on Orrington; if Fountain Square proposal goes through, 9 parking spaces will be lost
 - Shadow study: was performed, will provide more detail as requested; long thin shadow, always moving
 - Wind study: to be pursued further
 - Loading berth: propose 2 long berths enclosed in building; would need variance; once stores are initially opened, all deliveries are at front of stores

- Affordable housing: will look further into both options, but will probably lean towards paying the fee, rather than having the units in the building
- LEED Commitment: they are planning to attain the minimum certification; may use the following green technologies:
 - Green roof
 - Storm water capture
 - Wind turbine generated power
- Retail parking: Mr. Burke has provided the data needed to do further evaluation; proposed retail base would require less parking; area municipal garages have the capacity for the retail parking
- Residential parking: 1.1 car spaces per unit; 1.5 bike spaces per unit
- Migration Bird Path addressed by Mr. Halik:
 - “Chicago Lights-Out Program” requires residents to close blinds at 11:00 during the season when birds migrate;
 - Certain types of glass work better than others (mirror reflective is worst)
 - A little variation (for example, spandrel) would make the building more visible to birds
 - They will continue to research the subject
- Mr. Halik presented a model of the building and surrounding area (had not been presented prior to this meeting)
- Mr. Halik stated that they propose that the tax funds that come from the building could be used to renovate Fountain Square
- No change in any of the plans
- Two stories retail, 3 stories enclosed parking
- Green roof
- Base is about as tall as Marshall Fields building
- Half of 2nd floor could be retail
- No curb cuts on Sherman or Church
- Restoring a couple of spaces on Sherman
- Fire exit on north side of Hahn building
- Easement was granted by 708 Church to Hahn Building for emergency egress only
- Mr. Ruiz asked how the garages would look from outside: Mr. Halik replied that it will glow and be lively and light glass, but you will not be able to see through it. Perhaps a light box will be used.
- Mr. Halik stated that the first two stories will be stone to align with the Hahn Building
- Mr. Ruiz asked Mr. Halik to revisit the height issue: Mr. Halik stated that this is the place to put a tall building in Evanston. He moved the building on the model to different places, illustrating that if it were on the south end of the Fountain Square block, there would be too many tall buildings clustered together. He moved it to different places on the model, illustrating that this is the best location, stating that he believes this is the spiritual center of the City.
- Mr. Hallen commented that it does not create canyons at this location, nor is it in a transition zone

- Mr. Barnes asked that they consider the disabled issues so they do not repeat the same issues that occurred with the Sherman Plaza development

ACTION:

Mr. Hallen thanked them for their presentation. No action is taken on pre-application conferences.

SPAARC 1930 Central Street Recommendation for Sidewalk Café (Liquor)
Review sidewalk café application for "Royin Sushi Bar"

APPLICATION PRESENTED BY: Siritat Suwanratanabus Representative of Royin

GENERAL PROJECT PRESENTATION/DISCUSSION:

- Ms. Stuart read the regulations regarding sidewalk cafés with liquor to Ms. Suwanratanabus. She agreed to abide by the regulations.
- Ms. Suwanratanabus will send a notice to neighbors within a 250' radius notifying them of the sidewalk café (first time sidewalk café request requirement).
- The Committee determined that the requirement of valet parking is to be waived.
- Mr. Barnes read the regulations regarding service animals in a sidewalk café/restaurant to Ms. Suwanratanabus. She agreed to abide by the regulations.

ACTION:

The Committee voted unanimously to approve the sidewalk café without valet parking.

Other Business:

The Committee voted by majority with 1 abstaining to approve the meeting notes for the June 1, 2007 SPAARC meeting.

The meeting adjourned at 3:05 p.m.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division