





*Construct a mixed use building*

PROJECT PRESENTED BY:     Jack Crocker     Owner/Developer  
                                      Bob Horne        Owner/Developer  
                                      Mike Breclaw    Architect, OKW Architects

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Messrs. Horne and Breclaw presented elevations and plans for the proposed building. The following was discussed:

- Building has been named “The Eastwood of Evanston”
- All plans presented at this meeting are to comply with the basic design, parking and other zoning requirements as determined by the City Council for this project
- Parking:
  - Indoor parking for residents with garage access on Eastwood
  - Angled parking on south side of building for retail; access at alley
  - In compliance with the required number of ADA spaces; Mr. Barnes suggested moving them away from the trash receptacle (inside) and utility areas (outside)
  - They are one spot over the required amount of parking spaces
  - Parking space plan to be re-done showing properly striped spaces: 16’ wide, striped 8’
  - Signs informing of \$250 fine for parking in ADA spaces to be posted
- Loading: one indoor dock on Eastwood (enclosed with a garage door)
- Trash room is on southeast corner of building
- Retail spaces on north side of building, ground floor, 40’ deep
- Landscaping:
  - Complies with guidelines of Central Street Streetscape Plan
  - Multiple street trees with iron tree grates
  - Above grade planters at intervals with seasonal plants
  - A couple of trash receptacles
  - Street lighting
  - Committee determined that a tree on east side of building to be removed and replaced with 2 others; will not survive renovation
  - 2 other trees already planned for east side of building
  - Restoring 6 neighbors along alley’s landscaping and putting up fences upon completion of underground electric installation (plus underground electric for one of the neighbors who does not have underground); (Working with Com Ed to provide trenched underground electric)
  - One neighbor to get fence immediately
- Lighting:
  - To comply with Central Street Streetscape Plan
  - Messrs. Crocker and Horne will meet with Mr. Burke regarding lighting
  - Photometrics were presented
  - Cut sheets of decorative fixtures for front to be provided to Streets Dept.
- All exit doors swing in; not over public way
- Storage areas are in southwest corner of building
- Windows: Sandwiched grills; Mr. Ruiz strongly suggested using simulated divided lights
- Doors: all ADA accessible



- The porch/deck has been redesigned since it was submitted to the Zoning Board
- Mr. Goren is to submit the redesigned deck plan showing the gutters abutting the property line (not 1" away, as in the previously submitted plan)
- A new zoning analysis is to be done on the revised plan

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

The meeting adjourned at 4:15 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division