

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
March 21, 2007**

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski, John Burke, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, Thomas Jackson, Dennis Marino, Sat Nagar, Ann Stuart, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Ingrid Eckersberg, Walter Hallen, Bobbie Newman

Ms. Brzezinski called the meeting to order at 2:35 p.m.

Projects Reviewed:

SPAARC	3200 Grant Street	Concept
<i>Review future site improvements at the Presbyterian Homes</i>		

PROJECT PRESENTED BY: Nancy Tolan Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Tolan presented site plans and photos explaining that they were in the very preliminary stage of the three projects below. The following was discussed:

- Project #1: Health Care Center:
 - Stairs at main entrance of health care center do not provide easy access
 - Propose new entranceway
 - Add a 1 1/2 story addition which would extend ½ story up from the rest of the building
 - Bring parking grade down to meet entrance
 - Provide lobby and pharmacy at new entrance
 - Propose to build a port over the driveway at the entrance
 - This addition will be obscured to neighbors on Grant St.
 - Ambulance entrance remains the same
 - Not increasing patient rooms
 - Not hiring more people
 - Adding 15 parking spaces by reconfiguring parking area
 - Plan to begin in about 1 year

- Project #2: “3 Arbor Lane,” a third independent- living apartment building:
 - Similar in size to “2 Arbor Lane”
 - Proposed height: 40’, 4 stories
 - Similar shape to “2 Arbor Lane”
 - 32 units (2 Arbor Lane has 24)
 - Underground parking and additional parking to be provided in plan
 - There is an existing walkway that will link “3 Arbor Lane” to main building
 - Width of road between main building and 1Arbor Lane must be wide enough for fire truck with 13’ clearance
 - Detention and utility facilities and neighbor considerations do not allow for any other location for “3 Arbor Lane”
 - Mr. Marino and Ms. Brzezinski agreed that it is not compatible with cottage community
 - Ms. Brzezinski advised that it is too close to one of the cottages
- Project #3: Replace cottages as they become vacant with larger, more desirable ones:
 - Ms. Tolan showed pictures of “cottages” comparable to the style proposed
 - Proposed cottages are to be 2,000 sq. ft. with attached 2-car garages to accommodate updated needs of residents/couples
 - Pricing: Currently \$350,000 - \$850,000 and some one-bedrooms from \$150,000 - \$450,000, depending on health care package and
 - Proposed cottage pricing: \$400,000 – less than \$1,000,000
 - First time buyers must be at least 62; 79-83 more common age
 - Studied many alternatives to rebuilding cottages, including renovation; not feasible
 - Propose to install new utilities as appropriate
 - This plan allows them to keep many large, old trees
 - Detention area has been planned
 - Ms. Tolan will meet with Mr. Burke regarding new storm water ordinance
 - “3 Arbor Lane” is the last large building of it’s kind planned
 - Number of units (32) triggers planned development process requirement (25 or more)
 - Special use permit required of this project
 - Ms. Brzezinski advised Ms. Tolan to apply for zoning analysis as plans progress
 - Mr. Dahal advised that a traffic study will be required. Ms. Tolan will contact Mr. Dahal regarding this process
 - “3 Arbor Lane,” largest building, is to be built first

ACTION:

No vote taken on concepts

SPAARC 1723 Sherman Avenue Recommendation for Sidewalk Cafe
Review application for sidewalk café for Type I restaurant, "Unicorn Café"

PROJECT PRESENTED BY: Tracie Dahlke Owner

AND

SPAARC 2012 Central Street Recommendation for Sidewalk Cafe
Sidewalk café for a Type II restaurant "Linz and Vail"

PROJECT PRESENTED BY: Susan Dejanovic Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Dahlke has applied for sidewalk café in previous year(s). Ms. Dejanovic has not.

- Ms. Brzezinski reviewed the checklist with the applicants:
 - No liquor is to be served
 - Both waived the disposable container requirement: they will use disposable containers
 - Food to be served outdoors must be properly refrigerated
 - No tables or chairs may be attached to ground
 - Sidewalk café can only be open when indoor part of business is open
 - Outdoor seating area must be clearly delineated
 - Owners will be responsible for removing litter within a radius of 250' of business
- Mr. Barnes advised the applicants:
 - Service animals are allowed in the sidewalk café area
 - If the customer claims their animal is a service animal, just let them in
 - Employee/owner may ask what service the animal provides, but they MAY NOT ask what the customer's disability is
 - A 3' walkway for wheelchairs must be maintained
- For first time applicant, Ms. Dejanovic, City Council and the Planning and Development Committee must approve her permit
- For Ms. Dahlke, this SPAARC meeting is the last stop

ACTION:

The Committee voted by unanimously to approve the sidewalk café permits

SPAARC 2526 Jackson Avenue Recommendation to ZBA
Increase parking from 5 to 12 open spaces in tandem configuration

PROJECT PRESENTED BY: David Weislogel Owner/Developer

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Weislogel presented plans and photos of the proposed parking area. The following was discussed:

- Building was constructed in 1927; parking requirements were different then

- Condos were constructed 1 year ago
- None have sold: units have been marketed since May of 2006
- Reasons cited by prospective buyers are that parking is inadequate
- Currently there are 5 parking spaces
- Streets are very crowded:
 - 100' from Ryan Field
 - Other multi-family buildings adjacent to building
- Proposed plan would extend 11.5' for a total depth of 36'
- Access to parking area is from alley
- Zoning variations:
 - Building lot coverage: 54.9% legal; 62.19% proposed
 - Rear yard: 30';
 - 3' from lot line required; proposed parking area is at property line
 - Parking spaces size: 8.5' required; 8.35' proposed
- Ms. Brzezinski suggested doing entire surface with pervious pavers instead of asphalt, similar to the ones used at the Ecology Center and 1800 Ridge in Evanston
- Trash dumpsters to be kept on existing concrete pad at rear of parking lot; a custodian will be responsible for them
- The Committee suggested making the parking area 3' - 4' larger to accommodate the 3' setback requirement and to increase alley width to 13' at parking area
- Mr. Weislogel is to re-configure parking lot and research using pervious pavers and present new plans to Mr. Dahal for approval

ACTION:

The Committee voted unanimously to table the proposal until Mr. Weislogel returns with the following revision of plan:

- Use pervious pavers
- Increase alley width and increase parking setback to 3' from alley

SPAARC 505 Main Street Recommendation for Sidewalk Café (Liquor)
Sidewalk café with liquor for Type I restaurant "Oceanique"

PROJECT PRESENTED BY: Renee Andre

AND

SPAARC 1709 Benson Avenue Recommendation for Sidewalk Café (Liquor)
Sidewalk café with liquor for Type I restaurant "Bat 17"

PROJECT PRESENTED BY: James Pomerantz Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Andre has applied for sidewalk café in previous year(s). Mr. Pomerantz has not.

SPAARC 505 Main Street Recommendation for Sidewalk Café (Liquor)
AND
SPAARC 1709 Benson Avenue Recommendation for Sidewalk Café (Liquor)
(continued)

Ms. Brzezinski reviewed checklist with applicants:

- Liquor to be served at both establishments:
 - Liquor can only be served with a full meal
 - Liquor can only be served until 9:30 p.m. on weekdays
 - Liquor can only be served until 10:00 p.m. on weekends
- Business is responsible for removing litter within a 250' radius of business
- A notice must be posted to notify neighbors of sidewalk café opening
- For Oceanique's valet service, cars will only park in warranted area
- Mr. Barnes advised the applicants:
 - Service animals are allowed in the sidewalk café area
 - If the customer claims their animal is a service animal, just let them in
 - They may ask what service the animal provides, but they MAY NOT ask what the customer's disability is
 - A 3' walkway for wheelchairs must be maintained
- For first time applicant, Mr. Pomerantz, City Council and the Planning and Development Committee must approve his permit
- For Ms. Andre, this SPAARC meeting is the last stop

ACTION:

The Committee voted unanimously to approve sidewalk café permits.

Other Business:

The Committee voted unanimously to approve the meeting notes of the March 14, 2007 meeting, with some minor changes.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division