

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
REVISED MEETING NOTES  
May 9, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, Judy Aiello, Carla Bush, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, Walter Hallen, Dennis Marino, Sat Nagar, James Wolinski

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Susan Guderley, Bobbie Newman, Tracy Norfleet, Morris Robinson, Carlos Ruiz, Ann Stuart

**Chair Hallen called the meeting to order at 2:35 p.m.**

**Projects Reviewed:**

**SPAARC                      605 Davis Street                      Recommendation to ZBA**  
*Construct one (1) story retail building on existing vacant lot*

PROJECT PRESENTED BY:    Tim Sheridan                      Architect  
   Martha Coke                      Co-owner  
   Ed Schwartz                      Bradford Alan

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Sheridan introduced Ms. Martha Coke, co-owner and Mr. Ed Schwartz of Bradford Alan. He presented photos and plans for the proposed building. The following was discussed:

- They plan to have 3 retail tenants, renting 1500 sq. ft each
- VARIANCE REQUESTED: Have enough parking but no space for loading dock
- They have 5400 sq. ft., below 5000 is required for no loading dock
- Plan to have UPS and other couriers making deliveries
- Lot is 60' wide (perfect size for double loaded parking)
- Materials:
  - Spando glass
  - Signage across top of 1st story
  - West side: ground face block to match front with subtle design in bricks
  - Compatible with style of landmark building next store
- ADA compliant; Front door is single swing, 5' opening
- Alley is to be paved with asphalt
- Mr. Wolinski commended Ms. Coke on her efforts to complement existing landmark building.



**AND**

**SPAARC 827 Church Street Recommendation for Sidewalk Café**  
*Review application for sidewalk café for a Type I restaurant “Le Peep”*

APPLICANT: Joell Fondell

GENERAL PROJECT PRESENTATION/DISCUSSION:

- Ms. Bush read the sidewalk café regulations to the applicants
- Mr. Barnes distributed the A.D.A. “Do’s and Don’ts” regarding service animals and sidewalk cafés
- All three applicants agreed to abide by all of the regulations presented

ACTION:

The Committee voted unanimously to recommend approval for all three sidewalk cafés.

**SPAARC 1596 Sherman Avenue Recommendation for Sidewalk Café**  
*Review Application for Sidewalk Café for a Type II restaurant “Argo Tea”*

APPLICANT: Roxanne Chayhitz

**AND**

**SPAARC 2106 Central Street Recommendation for Sidewalk Café**  
*Review application for sidewalk café for “Foodstuffs”*

APPLICANT: Terry Bluver

**AND**

**SPAARC 1640 Chicago Avenue Recommendation for Sidewalk Café**  
*Review application for sidewalk café for “Whole Foods”*

APPLICANT: Jean Concuze

GENERAL PROJECT PRESENTATION/DISCUSSION:

- Ms. Bush read the sidewalk café regulations to the applicants
- Mr. Barnes distributed the A.D.A. “Do’s and Don’ts” regarding service animals and sidewalk cafés
- All three applicants agreed to abide by all of the regulations presented

ACTION:

The Committee voted unanimously to recommend approval for all three sidewalk cafés.

*Construct a forty nine story residential and commercial mixed use building*

PROJECT PRESENTED BY: Justin Pelej Focus Development  
Tim Anderson “ “  
George Halik Architect, Booth Hansen  
Todd Stevens “ “

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Pelej introduced his colleagues and presented renderings and plans for the proposed building. The following was discussed:

- Survey of property
- Ground floor plan
- Current building elevations
- Photos of surrounding properties
- Rendering of 49-story building
- Site is at the northern portion of the block that houses the Nash building
- They do not intend to change the Hahn Building
- They envision/suggested to the City enlarging and redevelop Fountain Square, (if Fountain Square building ever comes down) making it a city gathering place
- Building proposed is 29,000 sq. ft.
- 218 condo units proposed
- The required # of units will be readily adaptable to ADA requirements
- Parking:
  - 234 parking spaces
  - Required ADA accessible spaces will be provided
  - Parking on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors
  - Entrance ramp to parking off Orrington
  - Propose to lose 8 street parking spaces
  - Underground parking was considered but not feasible
  - Working on day and night masking of parking lights
  - Propose opaque/translucent backlit glass
  - Cars will not be visible from outside the building
  - Using Sherman Plaza as a model for amount of parking spaces to be provided: there is 1 unit unsold and there are 3 extra parking spaces for sale
- Loading dock also off Orrington; trucks will back in (28' and 27' column center lines)
- Plan takes up 120' area along Orrington
- 55' for loading and drive aisle
- Curb cuts: propose a short loading curb cut on Orrington only
- Tower is set back 37.5' from property line on north, west and east sides; just under 20' from south side, to have the least amount of impact on pedestrian traffic
- Tower: 10,000 sq. ft.
- Total height: 523' (top of top floor)
- Materials:
  - Lower part: glass and aluminum
  - Base: c-stone or pre-cast stone aggregate (to tie in with other stone buildings)
  - Structure is slab system concrete; core is concrete

- Ms. Eckersberg asked them whether they've considered migratory bird problem with the building being so much glass: they will consider
- Mechanicals: not yet planned
- Width of sidewalk: maintaining current width
- Doors to street: swing out but are back from property line: do not swing into public way
- Mr. Barnes suggested they check ADA requirements for access to retail stores
- Traffic study: final report is in process
- Utility infrastructure: met with Public Works; their Civil Engineer is working with City
- Mr. Nagar gave the Public Works Guidelines and Regulations to architect, George Halik, AIA principal
- Retail store design: maximizing glass: approximately 60' on Orrington and 40' on Sherman
- 90% glass on front of stores
- Access to 2<sup>nd</sup> level retail/offices on Orrington on edge of retail area
  - Possible common elevator/corridor
  - May be multi-tenant
- Wind tunnel issue to be addressed: Mr. Barnes recommended a push plate door system
- Configuration of condominiums:
  - 800 sq. ft. 1 bedrooms to 3,500 sq. ft. penthouses
  - Smaller units on first 21 floors; 7 per floor
  - Larger units on upper 12 floors; 2 per floor
- Shadow study: in process
- Zoning analysis: complete. The following are variances (hence they classified as are a Planned Development):
  - 45' height allowed; 523' proposed
  - F.A.R.: 3 allowed; 17 proposed
  - Loading and parking requirements not being met
  - 60 units allowed per lot size; 217 proposed
- Inclusionary Housing Policy: have not decided which option to take (cash or units)
- Public benefits to city:
  - Leed certified (at some level)
  - Hope to do Fountain Square redevelopment to be used by the public for concerts, art fairs, etc. and a restaurant off the square
- Public Comment:
  - Great concern for wind in the immediate area; would Fountain Square be too windy for proposed activities? Wind study is in process.
  - Why should this building be the highest point in town? Who determined that this is the center of the city? Buildings usually are smaller as they move away from the center.
  - Parking for commercial users, staff and customers; replacing retail with retail
  - 3 one way streets abutting property could cause a traffic problem; traffic study in process
  - Parking for owners of units with bicycles? Using Sherman Plaza as model, provided 1.5 per unit with direct access to street off freight elevator, would be similar

**ACTION:**

Discussion only. No action taken on concepts.

**SPAARC 1700 Central Street Recommendation to Sign Board**

*Erect a temporary sign for "Eastwood of Evanston, LLC"*

APPLICANT Robert D. Horne Manager  
PROJECT PRESENTED BY: Walter Hallen

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Chair Hallen presented photographs of the proposed sign. The following was discussed:

- Signs to be on a 300' long construction fence on Central Street
- Signs to be on 4' tall panels along fence
- Developer's name, "Dodge Capital, LLC" will be on every 2<sup>nd</sup> board
- This is an alternative to a plain or chain link fence
- Photos/signs are attractive
- Will shield building site
- Ms. Demski commented that it would not be conducive to good security

**ACTION:**

The Committee voted unanimously to recommend approval of the sign.

**SPAARC 1927 Central Street Recommendation to Sign Board**

*Erect a perpendicular "blade" sign for an antiques and fine arts business "W"*

APPLICANT Ann Hunzinger Evanston Awning Company  
PROJECT PRESENTED BY: Walter Hallen

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Chair Hallen presented photographs of the proposed sign. The following was discussed:

- Canvas Banner style sign
- Dimensions: 2.5' X 4.5'
- Black with gold letter "W"
- Window sign also in gold
- Tasteful
- Extends over public right of way

**ACTION:**

The Committee voted unanimously to recommend approval of 2' X 3' size sign.

**Other Business:**

Chair Hallen introduced Mr. Bill Dunkley, the new Zoning Administrator. The Committee decided to postpone approval of the meeting notes of the May 2, 2007 SPAARC meeting.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division