

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
DECEMBER 14, 2011**

**Attendees:**

**Members Present:** I. Eckersberg, W. Hallen, S. Levine, D. Marino, J. Nelson, C. Ruiz, C. Sklenar, M. Travis

**Citizen Member:** S. Valavanis

**Staff Present:** M. Klotz, T. Migon, B. Newman

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:31 p.m.

**Projects Reviewed:**

**1) 1803 Grant Street**

**Recommendation to ZBA**

Request for major zoning variance to construct a 1 story addition on the rear side of a 2 story single family house

APPLICATION PRESENTED BY: Julie Bird Property Owner

**GENERAL DISCUSSION:**

Ms. Bird presented plans for the addition. The following was discussed:

- Propose:
  - To add an approximately 6' X 8' 1<sup>st</sup> floor bathroom to the house
- 2 story, 3 bedroom house with 1 bathroom on 2<sup>nd</sup> floor
- Permit for mudroom addition had been previously granted but bathroom was not included, which together require a major variance
- Major variance requested for:
  - Setback off side yard: 3.4' requested; 5' required
  - Setback off street side: 9.3' requested, 15' required
- Prior events:
  - Applicant had obtained a permit for a major variance to build the mudroom
  - Bathroom was added to permit
  - City requested construction stop until Zoning could be re-reviewed
  - Applicant obtained a for permit for a minor variance for the bathroom
  - Neighbor appealed the ZBA decision to permit for the bathroom
  - Decision to grant permit was overturned and construction ceased
  - Applicant is required to request a major variance for construction of the mudroom and bathroom

Chair Hallen called the public who wished to speak. Ms. Margaret Bjornson of 1807 Grant presented letters to the Zoning Division and to the ZBA and photos of the construction site. The following was discussed:

- Mr. and Ms. Bjornson:
  - Live adjacent to the Bird's house to the west
  - Approved of the addition of the mud room and submitted a letter to the City stating so in support of the first variance request
  - Object to the addition of the bathroom because it blocks their light, air and view from their kitchen window to the east
  - View out the north windows of their glazed porch will be somewhat obstructed
- The homes are close together as the Bird's, the Bjornson and the adjacent home are legal non-conforming lots, smaller than normal and Bird's is triangular in shape
- The proposed addition of the Bird's house brings the home back to about the same distance into the backyard as the Bjornson's house.

The Committee discussed the following:

- Views are not considered when the ZBA is permitting a variance, however impact on the neighbors is considered
- SPAARC is for site plan review
- Mr. Travis pointed out that there could be an as-of-right alternative to the proposed plans using a 5' side yard
- The decision to grant a variance by the ZBA does not require neighbors' approval
- Mr. Sklenar pointed out that the impervious surface is below the required amount, with the construction added
- Mr. Valavanis, who recused himself from the vote, stated that he is a neighbor and agrees with the Bjornsons that the major variance should be denied, noting that they have lived there for many years

Action:

The Committee voted with 5 voting in favor and 2 abstaining to recommend approval of the major variance to the ZBA.

## **2) 2100 Greenleaf Street**

**Preliminary/Final**

Proposal to install a solar panel array on an existing roof structure.

APPLICATION PRESENTED BY: Bernie Schmidt Representing Renewable Energy Alternatives

GENERAL DISCUSSION:

Mr. Schmidt presented a survey of the location and plans for the solar panel array. The following was discussed:

- Building is in an industrial area
- Building houses Lakeline, a warehouse from which furniture is delivered
- Flat roof 21' – 22' tall with a slight parapet bringing the height to approximately 23"
- Proposed solar panels are to be set at a 23 degree angle horizontally, creating a 3'3" high projection, a little under 24" over the surface
- Panels will be barely visible from the street, all around the building
- Chair Hallen confirmed with Mr. Schmidt that the panels:

- Are composed of glass, aluminum and silicone (approved materials)
- Glass is tempered, non-reflective (approved type of glass)
- Panels will provide 35% of energy consumption over the 20,000 sq. ft. building
- Tied to grid with 4 inverters in the building connecting to a circuit breaker panel
- Mr. Migon of the Fire Dept. confirmed that there is egress from roof in case of fire: Mr. Schmidt said there is a 3-4' wide walk for Fire Dept. access which provides two paths
- The Committee discussed the excellence of the project

Action:

The Committee voted unanimously 5-0 to approve the preliminary and final plans.

### **3) Multiple Addresses**

**Preliminary/Final**

Proposal to install electric vehicle charging stations at five City of Evanston parking lots.

The applicant was not present.

**1111 Chicago Avenue**  
**1640 Chicago Avenue**  
**1702 Chicago Avenue**  
**825 Hinman Avenue**  
**2122 Central Street**

Action:

The Committee voted unanimously 5-0 to table the item until the applicant can present it.

### **Other Business:**

The Committee voted with 3 in favor and 2 abstaining to approve the November 30, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:17 p.m.

The next SPAARC meeting will take place on Wednesday, December 21, 2011 unless otherwise notified.

Respectfully submitted,  
 Bobbie Newman