

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
DECEMBER 21, 2011**

Attendees:

Members Present: R. Dahal, I. Eckersberg, W. Hallen, S. Levine, D. Marino, M. Rons, C. Ruiz, P. Schneider, C. Sklenar, M. Travis

Citizen Member: S. Valavanis

Staff Present: M. Klotz, B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

Projects Reviewed:

1) 1711 Church Street

Preliminary/Final

Proposal to replace existing overhead doors with new overhead doors

APPLICATION PRESENTED BY: Ben Dyleston Veolia
Melanie Williams Veolia

GENERAL DISCUSSION:

The applicants presented plans for the four garage doors to replace the existing one garage door. The following was discussed:

- Existing garage door extends length of building
- Propose to replace existing garage door with 4 quick-close doors at the request of City aldermen and neighbors
- Applicant stated they are trying to do the right thing.
- Existing opening is 78' wide X 30' high
- Expect to have 2-4 doors open at any given time; an improvement over having the existing door open all the time
- Using door panels from the existing door for part of opening to be between and around doors

Action:

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

**2) 1702 Chicago Avenue
825 Hinman Avenue
2122 Central Street**

**Preliminary/Final
Preliminary/Final
Preliminary/Final**

Proposal to install solar canopied electric vehicle charging stations in three City of Evanston parking lots.

APPLICATION PRESENTED BY: Catherine Hurley City of Evanston Sustainability Coordinator
Peter Hardt Hardt Electric Inc.
Sharon Feigon CEO, IGO Car Sharing

GENERAL DISCUSSION:

Mr. Hardt presented plans for the stations. The following was discussed:

- Chair Hallen stated that the plans had changed from the drawings submitted for permit.
- Proposed charging stations to serve IGO and electric cars owned by the public with Level 2 (standard) and Level 3 (faster) chargers
- All solar paneled canopies must be in the sun
- Propose an educational/instructional sign at each station
- At Chair Hallen's suggestion, signs will be reviewed by Sign Board, (signs on public property not subject to Sign Board approval)
- Locations have been reviewed by aldermen and approved by City Council
- Network will provide members/customers with availability of stations on smart phone or GPS
- Members use a smart card to make reservation, unlock doors
- Power to all 3 stations will be underground
- Solar panels are tempered glass with black backing framed by black aluminum
- Construction on all 3 stations to be completed by middle of February
- Stations will need to be 27' from property line to be zoning compliant: structural drawing with accurate property line to be submitted for permit
- 7-year leases have been signed for the stations; applicant expressed flexibility in case of future development; requested advance notice to relocate station
- Stations to be maintained by IGO
- Stations need to be in lit, accessible areas for customers/IGO members
- Canopies are 8'5" at lowest point and approximately 12' at highest point
- Power can be turned off remotely from IGO; there is an emergency shutoff at the station accessible to the customer; the Fire Dept. and IGO will work out a system for emergencies with the ability of the Fire Dept. to shut off, if possible
- Noise: Level 2 no hum (only the car); Level 3 some ventilation inside cube, but not loud, per applicant
- Zoning is treating stations as accessory structures such as a garage or carport
- Water drains through 1" paths between panels; doesn't collect and pour
- 1702 Chicago/1703 Orrington:
 - Proposed Location: north end of middle parking bank in northeast area of parking lot (behind Evanston Public Library)
 - Power cube to be installed
 - 4 parking spaces/charging stations proposed at this location: 2 IGO and 2 metered parking spots
 - Option for quick charge (30 minutes) provided at stations

- 1825 Hinman:
 - Location: South of Main on east side of street, north end of lot in the middle section
 - Lot provides permitted spaces for condo owners
 - Added diagonal parking and increased number of spaces in lot
 - Property line setback will be provided in detailed structural plans submitted for permit (3' required)
 - 2 Level 2 charging stations proposed at this location
- 2122 Central Street:
 - Southeast end of parking lot just west of Stewart
 - This parking lot is to be reconfigured
 - Canopy will have concrete poured so it will not conflict with the reconfiguration/repaving of the parking lot by the City in the future

Action:

The Committee voted:

- To approve the preliminary and final plans for 1702 Chicago/1703 Orrington unanimously;
- To approve the preliminary and final plans for 2122 Central Street unanimously;
- To approve the preliminary and final plans for 1825 Hinman unanimously on the condition that the side yard set back complies with the 3' requirement

3) 3200 Grant Street

Preliminary/Final

Proposal to replace an existing cell tower antenna

This applicant was not present.

The Committee voted unanimously to table this item until the applicant could present it.

Other Business:

The Committee voted with 5 in favor and 3 abstaining to approve the December 14, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:47 p.m.

The next SPAARC meeting will take place on Wednesday, January 4th, 2012 unless otherwise notified. (The December 28th, 2011 meeting has been canceled.)

Respectfully submitted,
Bobbie Newman