

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
July 27, 2011**

**Attendees:**

**Members Present:** J. Cory, I. Eckersberg, Ald. Fiske, W. Hallen, D. Marino, J. Nelson, C. Ruiz, P. Schneider

**Staff Present:** E. Golden, D. Mosca, B. Newman

**Presiding Member:** W. Hallen

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

**Projects Reviewed:**

**SPAARC** 2424 Oakton Street **Final**

Final review for building permit to construct a new retail food store (Gordon Foods)

APPLICATION PRESENTED BY: Bill Casey Real Estate Manager, Gordon Foods

**GENERAL DISCUSSION:**

Mr. Casey presented changes in the plans for the proposed project. The following was discussed:

- Changes:
  - Added sidewalk from northeast corner of building along access on west side of property
  - Fire hydrant was moved as requested by the City
  - Added more trees and changed species of trees to comply with City's specie list
  - Submitted photometrics with changes to accommodate request of City for 0' candles at lot line
  - City requested 15' poles; have not changed from 20' to 15' because it will cause them to add more poles but plan 2 modifications: reduced foot candle levels at Oakton
- Ms. Eckersberg commented that the City prefers the foot candle level to be zero at any lot line
- Mr. Casey noted that:
  - The east side has a pole closer to the building but a grease trap prevents it from being less than 17.5' from property line
  - A bus stop is north of there and there is no street light there so the light could be beneficial at that point
  - 17.5 ' other pole can't be shifted south because of a sanitary line under ground

**Action:**

The Committee voted unanimously to approve the final plans.

Special use permit application for a bed and breakfast

APPLICATION PRESENTED BY: Paul Janicki Architect

**GENERAL DISCUSSION:**

Mr. Janicki presented site plan, elevations and plans and explained the proposed plan to convert a single family residence to a bed and breakfast. The following was discussed:

- Evergreen Manor, LLC, contract purchaser of property has applied for a special use permit to operate bed and breakfast
- Property is located in the R1 Single Family Residential zoning district
- Propose:
  - To convert the current 6 bedrooms to the maximum allowed, 5 bedrooms
  - To add a basement residence for the owner/tenant who must live on site and will maintain
  - To construct new light wells and egress in basement residence; light wells comply with City's size requirement for egress
  - To add a dumbwaiter in 1<sup>st</sup> floor existing kitchen (for linens)
  - To add a wheelchair ramp on north side of outside of building coming off the porch, facing Church
  - To make bathroom "as handicap accessible as possible"
  - 5 rooms on 2<sup>nd</sup> and 3<sup>rd</sup> floors, each with their own bathrooms
  - One main stairway
  - Coach house with 3 car garage, changing doors and adding windows
  - To change elevation of 2<sup>nd</sup> floor of coach house, which is to be a long term leased apartment (not a guest room)
  - Bigger light wells on east elevation
  - To be sprinklered and fire alarm system installed, per Fire Dept. requirements
  - One large 2 –car bay in coach house area
  - Parking for remaining 4 cars to be provided by the owner obtaining temporary 1-day permits for the guests' use; he stated there are many parking spots available in that area on church Street
  - Guests may have occasional parties on the premises such as wedding showers but the property will not be leased out for parties other than for guests; Mr. Janicki noted that many people on this block have many parties, saying it is a part of living in Evanston
  - Plan to renovate the first year and build a reputation, showing that they are good owners/neighbors
- Mr. Marino expressed concern over the parking arrangement: 5 rooms with a potential for 7 cars, including the 5 cars plus the coach house tenant's car(s), plus the owner's car(s), stating that at peak demand time this will put extra demand on parking in this area
- Mr. Janicki said he has done a visual observation of the parking situation and another option would be the public parking lot 1.5 blocks away; he also suggested leaving the 3 parking spots on the premises for guests and the coach house tenant and owner can use their permits to park on the street
- Mr. Scott, the attorney for the applicant, said the garage is storage and that the family has had 4 children, each parking on the street for many years, so the impact will not change and that the 3 garage spots will be available for guests.
- Mr. Marino stated that the City needs to be sensitive and smart about this non-residential use and the possible cumulative effect on parking availability, to which Mr. Scott replied

