APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
AUGUST 10, 2011

Attendees:

Members Present: P. D'Agostino, D. Argumedo, I. Eckersberg, W. Hallen,

Staff Present: B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC 604-606 Davis Street Concept

Proposal to remodel the front façade, remodel the second floor and add a 2-story addition at the rear of the building

APPLICATION PRESENTED BY: Matt Berry and Andy Spatz Architects

GENERAL DISCUSSION:
Messrs. Berry and Spatz presented plans, site plan and a model of the proposed project. The following was discussed:

- Building was originally one story
- Propose
  - First floor of retail including a 10-year comic book seller tenant and 5-year 57th St. Bookcase tenant
  - To gut second floor and create 3 updated office rental spaces of 1,100 sq. ft each, with a kitchen, bathroom and water heater in each
  - To gut non load bearing partitions, add operable skylights for cross-ventilation
  - To insulate roof better with poly foam
  - To renovate front façade
  - To remove existing 500 sq ft. garage
  - Additional parking on 1st floor and 2 more spaces, as required by ordinance
  - To retain existing front stair and corridor
  - To use Type 5 ceiling material with 1 hour rating
- Front façade to encroach 3' on public way because bottom 20' bay window has a 13' hanging arch feature; code allows 16' of encroachment
- Chair Hallen advised applicant to contact Sat Nagar to be sure the encroachment is approved.
- Rear setback conforms as required
- Chair Hallen advised applicants that the Green Building Ordinance will be applied, to which Mr. Spatz replied that the project is close to silver LEED level

- Mr. Spatz noted that there is a demand for private office space in Evanston
- Chair Hallen commented that it is a tremendous improvement to the building
- Garbage will be kept under the stairs
- Mr. Argumedo advised the applicants to contact Sat Nagar regarding drainage in parking area; one exterior downspout in existing garage going to City sewer system; the rest goes to the alley
- Applicants were advised that they must fill out a water detention form stating that the property is below a certain value
- Applicants expect to get their permit in the beginning of September

Action:
No vote is taken on concepts.

SPAARC 1027 Davis Street Recommendation to the Sign Board

Application for a variation from Sign Regulations to install 2' x 3' blade sign — Turin Bicycles

APPLICATION PRESENTED BY: Walter Hallen Staff liaison to Sign Board

GENERAL DISCUSSION:
Mr. Hallen explained the proposal for a blade sign. The following was discussed:

- Mr. Hallen explained that the City ordinance prohibits blade signs but the Sign Board has approved approximately 6 variances for them.
- Proposed blade sign would be 9' from the ground and protrude 3', measuring 3' X 2'
- Mr. Hallen noted that the City ordinance is in the process of being revised to allow blade signs, with a restriction on the size

Action:
The Committee voted unanimously to recommend approval of the variance to allow the blade sign.

Other Business:

There being no other business, the meeting adjourned at 3:30 p.m.

The next SPAARC meeting will take place on Wednesday, August 17th, 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman