APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
February 20, 2008

Attendees:

Committee Members:	**Frank Aguado, John Burke, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Captain Edwards, Arlova Jackson, Dennis Marino, Carlos Ruiz, James Wolinski**
Citizen Member:	**Tad Cook**
Other Staff:	Brian Barnes, Donna Brody, Ingrid Eckersberg, Thomas Jackson, Bobbie Newman, Morris Robinson
Presiding Member:	**Walter Hallen**

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

Projects Reviewed:

SPAARC 1233 Central Street Recommendation to ZBA
Parking area expansion for Baha'i Temple"

PROJECT PRESENTED BY: Ron Gould Operations Director, Baha'i Properties

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Gould presented an aerial view of the area and proposed plans to expand the parking lot. The following was discussed:

- Propose to expand parking lot from 57 to 71 spaces
- Parking lot expansion will eliminate some of the on-street parking on Asbury
- Variance needed for distance from property lines
- Propose to replace chain link fence on north and west sides of property with attractively landscaped living fence; leaving large trees and removing some bushes and smaller trees
- 100 employees
- Parking stalls meet minimum requirements
- Baha'i will hold an open house on 2/28/08; sent letters to 210 people 2/14/08; have not received any response yet
- Storm water detention to be addressed per new ordinance
    - Rebuilding two storm water catch basins in parking lot

ACTION:
The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 1334 Hinman Avenue Recommendation to ZBA

Rebuild rear porch of a single family dwelling

PROJECT PRESENTED BY: Stuart Cohen Cohen & Hacker Architects, LLC

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Cohen presented existing site plan and photos of existing house and site and floor plans for the proposed porch. The following was discussed:

- Building is in a historic district; Historic Preservation Committee has granted a certificate of appropriateness
- House is half of a double Victorian house; property line is at party wall between the 2 houses
- Propose to create a mud room entry to house
- There is an existing back porch
- Propose to add a new entry to the north side of the house and mudroom
- Plan puts house 2-5' into required side yard
- There is a light court belonging to the property to the south so they are not proposing to build directly adjacent to property to the south
- The Committee alerted Mr. Cohen that a neighbor's issue with existing fence may come up at their hearing; fence veers towards property line as it approaches the house and the garage
- Mr. Cohen said the fence is high enough that it mitigates the effect of the additional porch

ACTION:
The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 1421-1423 Lake Street Preliminary

Construct seven (7) single family attached residences with first floor office use

PROJECT PRESENTED BY:	Tom Engel	Developer
	John Cunningham	Developer
	Ellen Galland	Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Engel presented plans for the proposed development. The following was discussed:

- Property is at northeast corner of Lake and Ashland; former Drummer Draperies site
- Existing lot is zoned B1; Plans are as-of-right
- Proposed to put back 7 store fronts with living space above, called "Homes that Work"
- Zoning analysis completed
- Propose 4 stores facing Ashland; 3 stores facing Lake
- Parking: 2 car attached garage in rear of each store/living space
- Living space:
    - 2nd floor: open living room, dining room and kitchen and large deck
    - 3rd floor: 2 large bedrooms and 2 baths
    - 4th floor: "teen suite" with outdoor deck and bathroom
    - Partial basements

- Many green components:
    - Geo-thermal heat
    - Instant hot water
    - Reclaimed wood floors (2nd floor)
    - Optional dual flush toilets
    - Permeable pavers outdoors
    - Swale in common area for water retention
- Elevators (450 lb. capacity)
- Accessibility: rear entrances can be ramped
- Commercial space will be owned by buyer of condominium unit above, for example a therapist, or they can rent out the commercial space
- Parking:
    - Access off alleys to driveway; alley is 10' wide
    - Rear is common area; 1 parking space is in rear for rental
    - 24' isle for parking between 2 buildings required; center lane of 90° parking
    - Alley has a curb cut: will have to obtain a driveway permit to keep curb cut
- Small strip of land at northeast corner of property will be a community garden
- 3 of the 7 units will have small private gardens
- Garbage is picked up in rear (garbage trucks back in)
- Condominium association shares cost of snow plowing and landscaping of small strip in common area (in rear)
- Water service: retail and residential must be on separate water service; possibly 2 water taps; water service to be discussed with Water Dept.
- Storm water detention will be required; developer will talk with Sat Nagar about detention and street numbering
- East of the development: single family homes: B-1
- Lake is R-3 (proposed buildings are in B-1)
- Development is proposed to be set back 3' but they are permitted to go to lot line
- Mr. Wolinski commented that returning B-1 is good for the neighborhood and complimented the design
- Lighting: in front of each unit; by parking and garage doors; possibly accent lights on trees; sidewalk and back will be nicely lit; sensors in rear to minimize disturbance to neighbors
- Materials:
    - Hardy plank siding with a cedar shingle look
    - Painted trim
    - Store front glazing and residential glazing
    - Limestone trim
    - Awnings: orange 2-3' from curb maximum
- Mr. Ruiz suggested improving the side elevations of the buildings to be more sympathetic to the residential homes. He complimented the thoughtful scale of the proposed plans.
- Construction to start the end of March
- Price points: $765,000 - $795,000 (for end units)

ACTION:
The Committee voted unanimously to approve preliminary plans.

SPAARC 2831 Sheridan Place Recommendation to ZBA

Construct two car garage in the front yard

PROJECT PRESENTED BY: Erica Blawat Burns/Beyerl Architects

GENERAL PROJECT PRESENTATION/DISCUSSION:
Ms. Blawat presented existing site plan, photos and proposed plans for the garage. The following was discussed:

- Building is in a an Evanston landmark within the Federal Northeast Evanston Historic District; Historic Preservation Committee has given the case a continuance until March 4, 2008 for a joint meeting with the ZBA
- Propose to keep similar proportions, materials and details to blend with original house
- Rear yard is too small to fit a 20' X 24' two car garage; private drive in rear would make the garage touch the existing house
- There is no existing garage on the property
- Propose to build garage on the footprint of the asphalt parking pad in front of the house, keeping impervious surface the same
- Overhead door vertical clearance: 7' 2 .25"

ACTION:
The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 1710 Orrington Avenue Concept

Erect three rooftop cellular phone antennas for Cricket Communications

PROJECT PRESENTED BY: Dennis Schurmerhorn Rep. Cricket Communications

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Schurmerhorn presented a photo of the proposed site for the antennae. The following was discussed:

- The proposed site for the antennae is around the bell tower of the Orrington Hotel
- Cricket Communications, a competitive wireless phone company is new to Chicago
- All but one of their necessary antennae sites are existing on buildings
- Plan to market to the community at family rates
- Equipment to be stored in 3 "refrigerator size" cabinets on the rear part of the roof of the Orrington Hotel, not visible from street
- The 5' X 1' panel antennae are to be painted to match the bell tower (off white)
- Radius: ¼ - ½ mile phone service

ACTION:
No vote is taken on concepts.

SPAARC 1733 – Rear Central Street Concept

Tenant build-out with mezzanine addition

PROJECT PRESENTED BY: John Swierk Direct Design Architects

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Swierk presented plans for the proposed addition. The following was discussed:

- Building is only accessible off alley; faces north along access alley
- Propose to raise part of roof: cut truss, exterior of raised area would face alley
- Propose windows to look out to roof off mezzanine
- Keeping existing roofline; will not require a setback variation
- Zoning: B2 district to the south, east and west, and R1 to the north
- Proposed use: office space for financial business
- Very little customer traffic
- Must maintain 5 years of records; need storage space
- Parking:
    - Required setback for parking area: 10' from alley; must apply for major variation to use the existing proposed area for parking
    - 2 spaces per 1,000 sq. ft. required
    - 5' setback for parking along east lot line
    - Need 6 spaces
- Space is currently 3,600 sq. ft.; Net increase proposed 4,190 sq. ft.
- Opening 2nd floor to 1st floor will be permitted if building is sprinklered
- 1/3 of a floor is a true mezzanine

ACTION:
No vote is taken on concepts.

SPAARC 2004 Orrington Discussion

Construct detached single family dwelling on vacant lot of record

PROJECT PRESENTED BY: Todd Kihm Developer

GENERAL PROJECT PRESENTATION/DISCUSSION:
Mr. Kihm presented plans for the single family home. An ordinance requires a discussion for any single family house. The following was discussed:

- House is at Foster and Orrington, in a historic district
- Historic Preservation Committee has issued a certificate of appropriateness
- No zoning issues
- Size of house:
    - 2.5 stories
    - 1,776 sq. ft. of living space; 2,500 sq. ft. - 1st floor
    - Garage; on north side of property (will submit for curb cut on Foster)
    - 5 full bedrooms upstairs
    - Full laundry upstairs
    - Top floor open attic space with windows on both ends; potential playroom

- Mr. Ruiz confirmed that no changes have been made to the plans since the certificate of appropriateness was granted, except the entry on Foster is narrower
- Mr. Jackson of the Water Dept. alerted Mr. Kihm that a survey will be done to see if there are old water and sewer services; developer will be responsible for removing old services before new can be put in. Mr. Jackson will notify Mr. Kihm how many disconnects will be needed.
- Materials:
    - Dark brown/red standard sized brick ("Orleans" style)
    - Asphalt roof
- The Committee moved to accept public comment: Mr. Robert Atkins, the neighbor across the street complimented Mr. Kihm on the design.

ACTION:
No vote is taken on discussions.

Other Business:

The Committee voted by majority with 2 abstaining to approve the SPAARC meeting notes of the January 30, 2008 and February 6th, 2008 SPAARC meetings.

The meeting adjourned at 4:18 p.m. The next SPAARC meeting will be held on Wednesday, February 27, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division