

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
March 5, 2008**

Attendees:

Committee Members: Frank Aguado, Jeff Cory, Kerry Demski,
Bill Dunkley, Captain Edwards, Carlos Ruiz

Other Staff: Donna Brody, Jill Chambers, Ingrid Eckersberg,
Thomas Jackson, Bobbie Newman

Presiding Member: Walter Hallen

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

Projects Reviewed:

SPAARC	1216 Main Street	Discussion
<i>Construct detached single family residence</i>		

PROJECT PRESENTED BY: Andrew Spatz Owner/Architect
Matt Barry Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Spatz presented the proposed plans for the residence. The following was discussed:

- 17'1" driveway from 2-car garage goes to Main St.; no alley
- Pedestrians enter on west side of house
- Open space in center of house provides ventilation through "chimney effect"
- (2) 2' X 6' walls with sprayed insulation
- Materials:
 - All wood is from renewable forests
 - Glass on south side of house
 - Outside material: .032 gauge gray and blue aluminum color to match house next door
 - East elevation has silver and blue aluminum
 - Perforated 1/16" metal screening in rear
- Building height: 32' – 33'
- Sewer and water have to come in with 10' separation; cannot be stacked
- Lighting:
 - Driveway light shielded
 - Rear: on building facing south
 - Recessed light under entry
 - Sconce on deck wall

- Mr. Jackson of the Water Dept. informed Mr. Potter that the sanitary sewer coming in on east side of lot is MWRD; he will need permission from MWRD to use
- Alternative to MWRD sewer: get easement from neighbor to south, come out and around; would have to be approved by City of Evanston
- 101 Hamilton's water service comes out to Hamilton
- Materials: all real stucco with wood trim
- Dog run on property; no dog entrance to house
- Applicant is applying for new address for the property

ACTION:

No vote taken on discussions.

SPAARC 1701 Main Street Preliminary and Final
Rebuild tennis courts at Crown Park

PROJECT PRESENTED BY: Stefanie Levine City of Evanston, Parks and Recreation Dept.

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Levine presented plans for the proposed restoration of the tennis courts at the southeast corner of Lee and Dodge. The following was discussed:

- The City of Evanston proposes to:
 - Mill and resurface paving
 - Repaint courts blue and green
 - Replace fabric of nets
 - Replace lighting system
 - Paint posts
 - Make entry accessible off Dodge
 - Replace drinking fountain
- Lighting:
 - 30' candle court surface lighting (10 candles less than standard)
 - Poles: 50' tall; on timers; user activated

ACTION:

The Committee voted by majority with one abstaining to approve preliminary and final plans.

SPAARC 1139 Sherman Avenue Recommendation to ZBA
Demolish existing porch and construct a one-story addition

PROJECT PRESENTED BY: Sanford Stein Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Stein presented plans for the porch and addition. The following was discussed:

- Zoning analysis has been completed

- Variation: 5' required setback along north lot line; 2.6' proposed
- Existing, non-conforming building
- Propose to tear down existing enclosed, unheated porch and build a den/bedroom extending 6' further east
- North wall is to extend 6' along current property line
- Siding wall at guard rail; railing system on 2nd floor; building a flat roof for possible future 2nd story (no door entrance to be built on 2nd floor)
- Windows must have 3' setback along property line
- Window in bathroom, if along property line, must be fire rated and inoperable
- Committee suggested switching location of bathroom and den and putting the bathroom window on the east side
- Condenser unit: currently on SE corner of property; moving to NE corner with 10' setback from all property lines
- Neighbor to the north has approved the porch/addition; Mr. Stein will bring his approval in writing to the ZBA meeting; vacant lot to the south, train tracks to east (no other neighbors)
- If Mr. Stein changes plan, changes must be submitted to permit desk; drawings must reflect they it will be built

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

Other Business:

The Committee voted by majority with 1 abstaining to approve the SPAARC meeting notes of the February 20, 2008 SPAARC meeting.

The meeting adjourned at 3:24 p.m. The next SPAARC meeting will be held on Wednesday, March 12, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division