

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
April 2, 2008**

Attendees:

Committee Members: Frank Aguado, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Captain Edwards, Carlos Ruiz, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Bobbie Newman, Ann Stuart

Presiding Member: Walter Hallen

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

Projects Reviewed:

SPAARC 1743 Sherman Avenue Recommendation for a Sidewalk Café
Review Application for Sidewalk Café for a Type 2 restaurant "Taco Bell Express"

APPLICANT: Barry Edelman Area Manager

AND

SPAARC 2012 Central Street Recommendation for Sidewalk Café
Review Application for Sidewalk Café for a Type 2 restaurant "Linz and Vail"

APPLICANT: Susan Dejanovic Owner

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicants of the above three restaurants agreed to abide:

- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside

- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Ms. Demski offered the applicants a \$50 course free of charge on 4/17/08 on serving alcohol beverages, fake I.D.s, etc. (this course is offered for a limited time)
- Both restaurants will be using disposable utensils/plates/cups; asked City to waive requirement for non-disposable utensils/plates/cups

ACTION:

The Committee voted unanimously to approve sidewalk café licenses for the above two restaurants, agreeing that they will not cause a disruption or negative impact on the community.

SPAARC 1710 Orrington Avenue Preliminary and Final
Erect three roof top cellular phone antennas for Cricket Communications

PROJECT PERESNTED BY: Chad Gargrave for Dennis Schurmerhorn

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Gargrave presented plans for the antennas. The following was discussed:

- Propose to erect antennas and equipment cabinets as previously presented
- Only difference is in color; the antennas will be painted to match the stucco tower
- Antennas are to be fixed around the existing tower; cabinet to be placed toward rear of rooftop, out of sight of pedestrians
- Mr. Wolinski said the antennas should be on the north end of the roof of the building

ACTION:

Motion was made to move antennas to north end of building; not seconded.

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

SPAARC 1614-1620 Central Street Recommendation to ZBA
Alterations to building and change in use to a dormitory to be used by National Lewis University

PROJECT PERESNTED BY: Jack Lawler Attorney
 Bill Roberts Project Manager
 Dawn Ruth Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Lawler presented proposed site and floor plans. The following was discussed:

- Project needs Special Use approval
- Pace Program Special Education students to be housed in dormitory
- Students do not drive; they will use public transportation and commute to internships
- Over 100 of the students in the program live in Evanston
- 20' X 25' Vestibule to be added in rear

- Elevator is just inside of the at-grade entrance (to be added) in the rear (this is the ADA accessible entrance)
- Windows are to be replaced with simulated divided light (3-D); same color and appearance as current windows
- Lower level: kitchen, dining room, laundry room, “cyber-café” & 2 multi-purpose rooms
- 1st Floor: main entry off Central Street, reception area, 2-3 bed rooms & single rooms for live-in attendants
- 2nd Floor: more bedrooms
- 3rd Floor: staff offices
- Adding a 6’ privacy fence in rear
- Mr. Dahal asked that the privacy fence be 10’ back from the drive for visibility; the privacy fence will be angled in also
- Removing some asphalt in rear
- Reducing parking from 36-20 spaces; 1 ADA space will be provided
- Enhancing landscaping: landscaping and parking plans to be submitted to Mr. D’Agostino
- Mr. Wolinski asked if they are prepared to make a payment to the City in lieu of taxes; Mr. Lawler replied that they are not but the City’s share of taxes on the property sold by National Lewis University (on Sheridan Rd.) will provide an increase of \$12,000/year (with a total tax increase of \$31,000)
- Chair Hallen alerted the applicants that the full Energy Conservation Code will apply to the project

ACTION:

The Committee voted by majority with one opposed to recommend approval to the ZBA.

SPAARC 1300 Oak Avenue Final

Install windows on eastern part of roofed screened porch

PROJECT PERESENTED BY: Joshua Weinstein Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Weinstein presented photos and renderings of proposed plans. The following was discussed:

- Propose to enclose portion of porch in front of building, enabling them to use the room year round
- Porch is currently enclosed in screen
- Propose to replace screened portion with glass and aluminum panel (on lower part)
- 2 of the aluminum panels will be louvered for heating/cooling unit that will reside inside facility

ACTION:

The Committee voted unanimously to approve the final plan.

Other Business:

The Committee voted by majority with one abstaining to approve the SPAARC meeting notes of the March 26, 2008 SPAARC meeting.

The meeting adjourned at 3:20 p.m. The next SPAARC meeting will be held on Wednesday, April 9, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division