

# Site Plan and Appearance Review Committee

Wednesday, May 19, 2010 @ 2:30 p.m.  
Lorraine H. Morton Civic Center, Room 2404

## Agenda

### A. New Items

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**1) 2:30 PM 1527 Chicago Avenue ("Giordano's") Recommendation to ZBA**

Ted Mavrakis is seeking a special use permit to operate a type 2 restaurant, "Giordano's," in the D4 Downtown Transition zoning district. The applicant proposes to move an existing operation on 500 Davis Street to this new location. [10ZMJV-0030 @ ZBA 6/1/10]

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**2) 2:40 PM 419 Greenwood Street (Major Variance) Recommendation to ZBA**

Paul Janicki, on behalf of Kimberly and Jeff Hamock -- property owners -- is seeking zoning relief in the form of major variations to the R1 Single-family Residential zoning district regulations for the purpose of constructing a 1-story addition and rear porch, and replacing an existing garage. The applicant requests a variation from Section 6-8-2-7, permitting a building lot coverage of 40% where a maximum of 30% is allowed; from Section 6-8-2-8(A)3, allowing an east side yard setback of 2 feet for the principal building where a minimum of 5 feet is required; and from Section 6-8-2-8(C)4, permitting the garage to have a setback from the rear property line of 1.7 feet, where a minimum of 3 feet is required. [10ZMNV-0031 @ ZBA 6/1/10]

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**3) 3:00 PM 423 Greenleaf Street (Major Variance) Recommendation to ZBA**

Phillip Stevens is seeking zoning relief in the form of major variations to the R1 Single-family Residential zoning district regulations, for the purpose of rehabilitating and enlarging an existing front and side porch. The applicant seeks a variation from Section 6-8-2-8(A)3, allowing a front yard setback of seven feet where a minimum of 27 feet is required; from Section 6-8-2-7, permitting a building lot coverage of 43% where a maximum of 30% is allowed; and from Section 6-8-2-8, permitting an impervious surface coverage of 70% where a maximum of 45% is allowed. [10ZMJV-0028 @ ZBA 6/1/10]

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**4)3:20 PM Davis Street Stations – Transit Passenger Info Signage Concept Review**

Kevin Staniel and Joseph Moriarty of RTA and Clayton Weaver and Tim Gustafson of T Y Lin International will present a proposal to create new transit information and signage products to enhance regional mobility and transit coordination. The project will fill the gaps between CTA, Metra and Pace locations with wayfinding signs, identity signs and service information panels.

### B. Approval of Minutes of May 5, 2010

### C. Adjournment

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Please note that times listed are approximate. Cases will be heard immediately following the completion of the preceding case.

Regular meetings of the Site Plan and Appearance Review Committee are held each Wednesday at 2:30pm in room 2404 of the Evanston Civic Center. While all members of the public are invited to observe, SPAARC meetings are not public hearings and no time is allocated on the agenda to take public comments. Comments from members of the public are taken only by motion of the Committee on a case-by-case basis.