

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 19, 2010**

Attendees:

Committee Members: P. D'Agostino, B. Dunkley, I. Eckersberg, W. Hallen, M. Rons, C. Ruiz, P. Schneider

Other Staff: B. Barnes, S. Guderley, B. Newman, C. Sklenar, D. Stoneback

Presiding Member: W. Hallen

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

Projects Reviewed:

SPAARC 1527 Chicago Avenue Recommendation to Zoning Bd. Of Appeals (ZBA)
Special Use Permit for a Type 2 Restaurant

APPLICATION PRESENTED BY: Ted Mavrakis Owner, Giordano's

GENERAL DISCUSSION:

Mr. Stamatoukos explained that he wants to relocate Girodano's Restaurant to 1527 Chicago Avenue from 500 Davis, where it has been for 28 years. The following was discussed:

- Deliveries will be received in the alley
- Hours of business: 10-12 Sunday through Thursday; 10-1 Friday and Saturday
- The owner agreed to pick up litter within a 250' radius of the restaurant
- The restaurant will use the ½ block alley running east and west for delivery cars.
- Chair Hallen commented that the new location will be more conspicuous and should improve business.

Action:

The Committee voted unanimously to recommend approval to the ZBA

SPAARC 419 Greenwood Street Recommendation to ZBA
Request for major zoning variations for a single family residence

APPLICATION PRESENTED BY: Paul Janicki Architect

GENERAL DISCUSSION:

Mr. Janicki presented photos and a site plan of the residence. The following was discussed:

- Applicant proposes to:
Construct a 1 story addition and rear porch
Replace an existing garage with same size garage on the same footprint

- Major variations requested:
- Lot coverage: 40% requested; 30% allowed
- Side yard setback: 2' requested; 5' required
- Garage setback from rear property line: 1.7' requested; minimum 3' required
- Family needs a larger kitchen with family room area
- The Historical Preservation Committee has recommended approval of the variations
- Lot is 98' X 48'
- Lot lines where variances are requested are not adjacent to other residences
- The Committee discussed the storm water retention:
- Sand is beneath the surface in the area of Evanston where the variance is sought
- Existing impervious surface is 41%; 45% total impervious surface is allowed
- The City must inspect the slab if the garage is removed

Action:

The Committee voted unanimously to recommend approval of the variances to the ZBA.

SPAARC Davis Street Station Concept Review

Proposal to create new transit information signage products

APPLICATION PRESENTED BY:	Joe Moriarty	Davis Street Station, Project Mgr.
	Kevin Staniel	RTA
	Clayton Weaver	Davis Street Station, Project Mgr.
	Tim Gustafson	Transportation Planner

GENERAL DISCUSSION:

Mr. Moriarty showed material samples and diagrams of the proposed locations of signs and explained that the purpose of the pilot project is to increase aid to passengers in their trip making, by providing maps and connection information to other modes including CTA, RTA, PACE and Metra. The following was discussed:

- Plan to roll out to 7-100 regional locations
- Other demo locations:
 - Joliet, Illinois
 - Van Buren Station, Chicago
 - 95th and Western Station, Chicago
- Showed samples of:
 - Sign cabinet to be fastened to bus stop sign pole
 - Sample of durable material to be used for signs that will be physically accessible to public
 - Maps with routes for other modes
- Propose:
 - Free Standing sign, high bolted to cement
 - Wall mounted cabinet; info feeds inside
 - Modular; can increase or decrease in size
 - Bus stop signs: in cabinet mounted to bus stop pole
- Propose to put bus stop pole sign at Church & Benson, next to the CTA station
- Applicant seeks permission to place signage on public right of way
- Local testing group Centralis was used to test the use of the product: blind, color blind, walking device and wheelchair device users tested the product

- Mr. Barnes commented that the blind could not benefit from the signs and they want to use mainstream transportation
- Mr. Moriarty said that the blind, unfortunately, would not be able to benefit from all of the signs but they have complied with ADA requirements.
- Mr. Moriarty explained how the signs would be mounted into concrete without damaging the sidewalk. The methods will be reviewed by the Public Works Department.

Action:

No action is taken on concept reviews.

SPAARC 423 Greenleaf Street Recommendation to ZBA
 Request for a major zoning variations

APPLICATION PRESENTED BY: Phillip Stevens Property Owner

GENERAL DISCUSSION:

Mr. Stevens presented photos and a site plan of his property. The following was discussed:

- Proposes to repair existing side porch and expand back to original size to meet porch on west side of house
- Variances:
 - Lot coverage of 36.4%, maximum of 30% allowed; (other homes on the block come to the property line)
 - Side yard setback: from 27' to 7' for large porch; requesting 14.5' variance
- Request for zoning variance on setback: Mr. Stoneback expressed concern over storm water problem in this area of Evanston, where the sewers are insufficient at 9" in diameter; the City is trying to alleviate this problem by not allowing variances to impervious surface in this area
- Impervious surface variance: 45% permitted; requesting 70%
- The Committee noted that there is a large parking pad and cement walks which contribute to the impervious surface ratio and suggested that the applicant re-work his plan to eliminate an amount of impervious surface equal to the amount he will be adding by using pervious pavers
- Lot is unusually small: 3000 square feet (approximately 65' X 56')

Action:

The Committee voted unanimously to recommend approval of the variation on the condition that the applicant balances the increase in pervious surface with existing impervious surface and they voted unanimously to recommend approval of the side yard setback.

Other Business:

The meeting adjourned at 4:10 p.m.

Committee voted by majority with one abstaining to approve the April 28th and May 12th, 2010 meeting notes.

The next SPAARC meeting will take place on Wednesday, May 19th, 2010 unless otherwise noted.

Respectfully submitted,
 Bobbie Newman