

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
June 28, 2006**

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski (Chair), Rajeev Dahal, Dale Fochs, Arlova Jackson, Sat Nagar, Jim Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Stephanie Levine, Bobbie Newman, Carlos Ruiz, Jean Speyer

Chair Brzezinski began the meeting at 2:35 p.m.

Projects Reviewed:

SPAARC	115 Dempster Street	Recommendation to ZBA
<i>Construct a two-story addition to garage</i>		

PROJECT REPRESENTED BY: John Henderson Owner
Eileen Henderson Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Henderson presented proposed plans and photographs of property explaining his need to rebuild garage, changing it from a one-car to a three-car and adding a second floor workshop:

- Adding 3' to the east, 4' to the south
- Changing a 628 sq. ft to an 800 sq. ft garage
- Asking for variance: Setback: Should be 3'. They have ½"
- Windows: Cannot be on building within 3' of property line; A request for variance may be submitted if windows are fire-safe ("fire-light") or fake (concrete behind) and owner agrees to cover fire risk. Owner agrees to get fire-safe windows or move second floor 3' back from property line. (Window issue to be handled by Building Div.)
- Their existing lifestyle creates a hardship: there is no other place to put garage, (large tree adjacent to garage area); their lifestyle requires 3 cars;
- New garage roof/property line: Roof will not extend over property line
- Footings/property line: There is a sea wall (built in 1911) which goes 10' deep and 8-10' high, which serves to delineate property line.
- Neither garage nor house is visible from street.
- Architecture subject to approval by Preservation Commission
- Neighbors: Some are in agreement, one has complaint

ACTION:

Committee voted unanimously to recommend to ZBA, subject to Preservation Commission approval.

SPAARC 1100 Davis Street Recommendation for Sidewalk Cafe
Sidewalk Café for a Type 2 restaurant – Evanston Community Café, Inc.

PROJECT REPRESENTED BY: Jacqueline Boyer President

GENERAL PROJECT PRESENTATION:

Ms. Boyer presented her concept for the “Evanston Community Café,” a business that supports local creativity:

- Coffee is from (Evanston’s) Casteel Coffee
- Baked goods are from (Evanston’s) Great Harvest Bakery
- Art is photography of Evanston Farmer’s Market by an Evanston photographer
- Café enclosure: Aesthetically pleasing plant stands

DISCUSSION:

Ms. Brzezinski explained the requirements for having a sidewalk café. Ms. Boyer agreed to all. Signage is to be submitted for approval. Ms. Boyer is inquiring about having original awning replaced/restored.

ACTION:

Committee voted unanimously to approve recommendation to the Planning & Development Committee.

Other Business:

Meeting notes were approved for the June 21st, 2006 meeting.

The meeting adjourned at 3:05 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division