

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE  
(SPAARC)  
MEETING NOTES  
July 11, 2007**

**Attendees:**

**Committee Members:** John Burke, Paul D'Agostino, Bill Dunkley,  
Dale Fochs, Carlos Ruiz, James Wolinski

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Bobbie Newman

**Presiding Member:** Walter Hallen

Chair Hallen called the meeting to order at 2:38 p.m.

**Projects Reviewed:**

**SPAARC**                      **1001 Sherman**                      **Preliminary and Final**  
*Demolish and construct lumber shed*

PROJECT PRESENTED BY: Richard Gilbert              General Manager  
David Roberts

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Gilbert presented photos of new and old shed and a plat of survey of the proposed lumber shed. The following was discussed:

- Materials: old shed is wood, new will be steel roof with wood frame
- Height: 2 stories
- Stairwell is in middle
- Footprint is changing: new building to be 6' longer than current (32' X 99.5 plus cat walks and 6' roof)
- To sit on slab with thickened edges: Mr. Roberts presented a letter from the structural engineer, certifying the safety of the construction
- Storm water detention had not been addressed by the applicant yet:
  - Mr. Burke stated that the City has been trying to make a connection to the sewer line from the property and asked if they could get an easement through the property. An attempt through the parking lot failed. He added that it is in the interest of the City and the developer's interest to get this sewer connection completed.
  - Mr. Gilbert said he would consider Mr. Burke's request.

**ACTION:**

The Committee voted unanimously to hold approval until developer discusses possible easements and storm water detention with Mr. Burke.



- Keeping house low to the ground
- Garage site is currently a pad: 2 car garage plus 1 skylight
- Attic to store furnaces and some furnaces to be stored in basement
- Some trees along north side of property have not been maintained: to be evaluated
- Mr. Wolinski advised Mr. Thomas to be cognizant of roots on neighbor's property being damaged: Mr. Thomas is building house on an angle: will eliminate the problem
- Mr. Wolinski advised Mr. Thomas that he needs to have a neighborhood meeting in order to get permit
- No zoning variations: zoning has not yet approved

**ACTION:**

Discussion only - no vote taken.

**SPAARC                      2111 Howard Street                      Preliminary and Final**  
*Interior/exterior renovations to an existing multi-family residential building*

APPLICATION PRESENTED BY:    Jeff Schliesmann    Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Schliesmann presented photos and drawings of the rental building. The following was discussed:

- Rental building improvement only
- Remodeling of existing 6-unit building
- May consider condo conversion in the future
- Replacing windows: reason for SPAARC meeting
- Windows were metal sliders, to be replaced by vinyl double hung
- Openings for AC sleeves to be re-used
- Landscaping on east side is shrubs (photo presented) & pine tree
- Front (south) elevation has shrubs and grass
- Similar building next door has double hung windows also
- Building has been empty for 6 months
- Putting in fire protection

**ACTION:**

The Committee voted unanimously to approve preliminary and final plans.

**SPAARC                      1100 Clark Street                      Recommendation to Sign Board**  
*Sienna residential development: Requesting 4 signs in lieu of allowable*

APPLICATION PRESENTED BY:    Walter Hallen    City of Evanston

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Chair Hallen presented photos of the proposed signs. The following was discussed:

- Size: 6' X 40' banners to hang on building
- "Lifestyle" signage to hang on fence

- Recent garage collapse has inspired sales efforts
- Signs to face Ridge, the Metra tracks and Clark Street
- Temporary signs are allowed to stay up until last unit is sold
- Lots of traffic from out of town and merging traffic in immediate area: could cause a hazard/distraction to drivers
- Mr. Wolinski recommended they scale down the signs to size permitted by ordinance: 96 sq. ft. (8' X 12')

**ACTION:**

The Committee voted unanimously to recommend the signs be consistent in size with previous approvals in order to be approved.

**Other Business:**

The Committee voted unanimously to approve the meeting notes of the June 27, 2007 SPAARC meeting.

The meeting adjourned at 3:48 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division