

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
April 4, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, Carolyn Brzezinski, Jeff Cory,  
Paul D'Agostino, Rajeev Dahal, Dale Fochs,  
Sat Nagar, James Pickett,

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Walter Hallen,  
Stefanie Levine, Bobbie Newman, Morris Robinson,  
Carlos Ruiz, Ann Stuart

**Ms. Brzezinski called the meeting to order at 2:35 p.m.**

**Projects Reviewed:**

**SPAARC 707 Church Street Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Flat Top Grill"*

APPLICATION PRESENTED BY: Marty Shanahan

**AND**

**SPAARC 626 Church Street Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Celtic Know Public House"*

APPLICATION PRESENTED BY: Jamie Evans

**AND**

**SPAARC 1450 Sherman Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Tommy Nevin's Pub"*

APPLICATION PRESENTED BY: Rohit Sahajpal

**AND**

**SPAARC 1514 Sherman Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Kansaku"*

APPLICATION PRESENTED BY: Yoon Jae Kim



- Landscaping plan to be submitted including species of shrubs
  - Permit is to be obtained to remove a tree at the corner
- Main entrance to building is on Ashland at the corner of the building with one door on the south and one on the north sides of the building
- Windows that open out cannot project over the property line
- Non-operable windows are on first floor
- Lighting:
  - Lights along the building must point down
  - Applicant to submit photometric of lighting
- Rooftop equipment: solar hot water, condensers, and elevator
- Ms. Brzezinski applauded the architect's efforts on greening

**ACTION:**

The Committee voted unanimously to table this project for final approval pending submission of the following:

- Photometrics of lighting
- Demonstration that lighting has been changed to all downward
- Landscape layout and species
- Verification of tree position and location
- Verification that south and east side windows will not open over property line
- Verification that electrical is underground

*Interior/exterior remodeling for proposed condo conversion*

PROJECT PRESENTED BY: Jeff Scliesmann Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Scliesmann presented plans for proposed condo conversion. The following was discussed:

- Changing windows only on outside
- Adding perennials and ground cover in front
- 4 downspouts located at each corner of building:
  - 2 in front, 2 in rear
  - Draining onto surface, not into a sewer
  - Slope toward alley
  - Downspouts are to be directed towards front and rear of building
- Parking:
  - Striping to be added to indicate parking spots
  - Wheel stops to be added
- Lighting:
  - Fixture cut to be submitted
  - Photo of fixture over rear exit: light must shine down
  - Fixtures to be changed to all shine down and cut off at property line.

**SPAARC** **1421 Howard Street** **Final**  
**(continued)**

**ACTION:**

The Committee voted unanimously to approve final plans with the following conditions:

- Landscaping plan approved by Parks and Forestry Department
- Photometrics of light fixture plan approved by Engineering Department

**SPAARC** **2828-2830 Central Street** **Revision to Final**  
*Reconstruction of City of Evanston Fire Station #5*

PROJECT PRESENTED BY: Anil Khatkhate CIP Project Manager  
Frank Kassen Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Kassen presented revised plan. The following was discussed:

- Due to results of Zoning Department review, the condenser will be placed in rear of building
- High efficiency
- No chiller
- Setback is 1'
- Brick wall to hide unit
- L-shape alcove of masonry and sound intenuation to offset noise level
- Wheel stops to be placed in parking lot
- Request the following variations:
  - Location of condenser: 1' from property line; 10' required
  - Parking spaces to be 1' from property line; 5' required

**ACTION:**

- The Committee voted unanimously to approve revision to final plan.

**SPAARC** **1823 Church Street** **Preliminary and Final**  
*Small glazed addition to the SW corner of the building, new landscaping and site work*

PROJECT PRESENTED BY: Kiril Mirintchev Studio VIM, LLC  
Daniel Cheifetz

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Mirintchev presented final plan. The following was discussed:

- Glazing system:
  - Double glass
  - Well- insulated
  - Low-e
- Roof portion of glass: the same
- Blinds inside
- Materials:
  - Metal standing seam roof and vertical supports in dark red metal
  - Matching existing gray brick and yellow stone

- Garden:
  - Predominantly juniper: green throughout the year
  - Fixed furniture system in garden: powder coated, durable finish
  - Similar elements to dark red metal (above) repeated in garden
  - Metal parasols
  - Wastebasket outside near entrance
  - Trellis on west wall and free standing trellises in garden
  - Lowered screens will screen café area from residential area
  - Path lights in garden
  - Screens are 8-9' high to line up with building's window lines
  - Trellises: 18" of stone with 4' on top
  - Trellises are NOT SOLID
- Mr. Nagar stated that there are to be changes on public right of way
- Civil Engineer to resolve issues with Engineering Department
- The Committee agreed to separate building work from site work to allow project to move forward; site plan to be approved separately
- Driveway permit to be obtained to move driveway location
- Propose to remove 3 existing ash trees in poor health, and replace with new poplar trees
- Mr. Dahal provided Mr. Mirintchev with a checklist for the site plan

**ACTION:**

The Committee voted unanimously to approve the building plans only, excluding site plan which includes driveway, parkway trees and parking lot.

**Other Business:**

The Committee voted by majority with one abstaining to approve the meeting notes of the March 28, 2007 meeting, with minor revisions.

Mr. Wolinski congratulated Ms. Erika Fabisch, intern and Ms. Brzezinski, Chair of Site Plan and Appearance Review Committee on their new jobs and thanked Ms. Brzezinski for her contributions to the City of Evanston. This meeting was Ms. Brzezinski's last SPAARC meeting.

Mr. Walter Hallen is to be interim Chair of SPAARC.

The meeting adjourned at 3:55 p.m.

Respectfully submitted,

Bobbie Newman  
Exec. Sec., Planning Division