

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
April 8, 2009**

Attendees:

Committee Members: Donna Brody, Jill Chambers, Paul D'Agostino, Rajeev Dahal, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Carlos Ruiz, Michael Rons, Paul Schneider, Dave Stoneback

Other Staff: Dominick Argumedo, Josh Metzger, Ann Stuart

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:36 p.m.

Projects Reviewed:

1) Sidewalk Cafes	Recommendation to P&D
1000 Davis (Bennison's Bakery); and	
1018 Davis (Cozy Noodles & Rice)	

The applicants, Jory Downer (Bennison's - Chef) and Sulak Muenprasittrej (Cozy - Owner), are proposing the operation of a sidewalk cafés.
(09HSWC-0025 – Bennison's) (09HSWC-0028 – Cozy)

APPLICANT(S) REPRESENTED BY: Jory Downer (Bennison's - Chef)
Sulak Muenprasittrej (Cozy - Owner)

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the health regulations, smoking ordinance, waste disposal and concerns of the City pertaining to sidewalk cafés. The applicant agreed to abide:

- Renewing their sidewalk café permit
- Cozy will be storing furniture inside; Bennison's will store furniture outside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Bennison's request City waive requirement for use of reusable flatware

ACTION:

The Committee voted unanimously to recommend approval of the sidewalk café licenses for Bennison’s Bakery and Cozy Noodle & Rice, finding that each will not cause a disruption or negative impact on the community. As a condition of approval, no alcohol shall be consumed at the Cozy Noodle & Rice sidewalk Café.

2) 2201 Oakton (Aldi)

Final

The applicant, Chris Stair, is proposing the construction of a new food store establishment. (09BLDC-0004)

APPLICATION PRESENTED BY: Chris Stair, Project Manager; Philip Wolf, Manhard Construction; Jim Conroy, Developer

GENERAL DISCUSSION:

Messrs. Stair, Wolf and Conroy presented plans of the proposed Aldi Food Store. The following was discussed:

- Proposed fencing will be non-opaque wrought iron on the southern edge of the property and opaque wood fencing on the northern edge
- Landscape plan has been revised since previous submittal as recommended by City staff
- Proposed exterior elevations have not changed from previous submittal
- Trash removal will be accomplished through compactor that is located within the interior of the building
- Staff noted that monitoring of trash accumulation and its removal at the east side of the property adjacent to Hartrey should be a priority
- Method of screening of loading docks was clarified
- Landscaping will be placed at the front building façade to “soften” its appearance
- Truck turning radiuses and movement patterns were discussed

ACTION:

The Committee voted unanimously to give final approval.

**3) Subway Restaurants
3330 Central; and
1133 Emerson**

Recommendation to ZBA

The applicant, Moaiz Verani, is proposing interior and exterior renovations of existing commercial spaces at the above addresses for the operation of a Type 2 Restaurant at each site. (09ZMJV-0019 - Central) (09ZMJV-0018 – Emerson)

APPLICATION PRESENTED BY: Moaiz Verani, Owner

GENERAL DISCUSSION:

Mr. Verani presented plans of the proposed Subway stores. The following was discussed:

- A committee member questioned if the sites contained sufficient parking; zoning staff noted that the zoning ordinance does not mandate a change in parking requirements in business or commercial districts with a change of use in an existing building
- The retail spaces to be occupied are approximately 960 square feet in area
- This is the third time the applicant has been through the special use process, thus, he has become very familiar with the requirements of the process

- The applicant anticipates opening business at each location approximately 45 days after issuance of building permits
- The applicant noted that delivery from either location may be possible if business calls for it

ACTION:

The Committee voted unanimously to recommend approval of the operation of a Type 2 Restaurant at each site.

4) 3:05 p.m. 1881 Sheridan (Northwestern – Harris Hall) Preliminary & Final

The applicant, John Brzezinski representing Northwestern University, will present plans for the renovation and construction of building additions to Harris Hall. (09ADDC-0011)

APPLICATION PRESENTED BY: John Brzezinski, Project Manager; Dan Weese, Architect

GENERAL DISCUSSION:

Messrs. Brzezinski and Weese presented plans of the proposed Harris Hall rehabilitation. The following was discussed:

- Proposed site plan design to improve pedestrian traffic flow, paving patterns, function of the service drive
- It was noted that the Preservation Commission had reviewed and issued a Certificate of Appropriateness (COA); however, the COA was issued more than one year ago and has expired. The proposed building renovation and additions must be reviewed by the Preservation Commission so the COA can be re-issued.
- Northwestern's goal was to make the additions to the structure appear as seamless as possible with the existing structure from the exterior
- Grade changes are proposed at the east side of the building; the purpose of the grading is to increase natural light access to the basement level
- Restoration of existing windows is proposed as part of this application
- Drainage plan and storm & sanitary sewer plans were discussed
- Public Works/Engineering staff recommended the storm & sanitary sewer systems be tested to verify type and structural integrity
- All plans to be submitted week of April 13, 2009
- Renewal of COA anticipated to heard before Preservation Commission on April 21, 2009

ACTION:

The Committee voted unanimously to give preliminary and final approval based on the following conditions:

- Proposed building addition materials must match existing materials.
- Specific requirements of Building Dept. and Public Works/Engineering Depts. Must be met prior to issuance of building permits.

5) Sign Review
415 Howard;
1128 Chicago; and
2510 Gross Point

Recommendation to Sign Board (4/9/09)

APPLICATION PRESENTED BY: Walter Hallen, staff liaison to sign board

GENERAL DISCUSSION:

Mr. Hallen presented proposed sign plans for the three addresses listed above. The following was discussed:

415 Howard (Skyline of Evanston)

- The owners/property managers have had a difficult time finding renters to occupy space, additional signage requested to improve marketing
- Traditionally the Sign Board has been considerate of tough economic times and its impact on local business

1128 Chicago (Jewel Osco Food Store)

- The applicant is requesting multiple sign variances (maximum height requirement, maximum wall sign square footage)
- Proposed signage is common at similar grocery stores in Evanston
- Committee noted that the proposed sign plan will improve the aesthetics of the storefront façade

2510 Gross Point (Strip Shopping Center)

- The subject property contains a strip shopping center consisting of four stores, therefore a Unified Business Center sign plan is required
- The proposed sign plan meets the sign regulations and is compatible with other signage in the shopping center
- Typographical error in sign plan was noted

ACTION:

The Committee voted unanimously to recommend approval of the sign proposals on all three properties with the condition that the sign plan dimension for 2510 Gross Point (Strip Shopping Center) be revised to match the proposal.

Other Business:

The Committee voted by majority to approve the minutes of the April 1, 2009 SPAARC meeting.

The meeting adjourned at 4:00 p.m.

The next SPAARC meeting will be held on Wednesday, April 15, 2009, unless otherwise notified.

Respectfully submitted,
Josh Metzer