

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
October 22, 2008**

Attendees:

Committee Members: Dominick Argumedo, Donna Brody, Bill Dunkley, Kerry Demski, Ingrid Eckersberg, Stefanie Levine, Dennis Marino, Sat Nagar, Michael Rons, Carlos Ruiz

Citizen Member: **Tad Cook**

Other Staff: Brian Barnes, Rodney Greene, Ald. Anjana Hansen, Bobbie Newman, Ald. Ann Rainey, Morris Robinson

Presiding Member: **Jill Chambers**

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

Projects Reviewed:

SPAARC 1200 Davis Street Recommendation to ZBA & Plan Commission
Roycemore School applying for a map amendment from O1 Office zoning to R4 General Residential zoning, a Special Use permit for a private educational institution in an R4 district, and major variations to encroach into a required street side yard and to exceed maximum impervious surface coverage

APPLICATION PRESENTED BY: Stephen Yas Architect
Joseph Becker Headmaster, Roycemore School
Thomas J. Ellis Chair, Board of Trustees, “
Steve Friedland Attorney
Joe McNeil Architect

GENERAL DISCUSSION:

Mr. Yas presented photos, elevations and a site plan for the proposed school. The following was discussed:

- A joint meeting of the Zoning Board of Appeals and Plan Commission to be scheduled to review this case
- Roycemore School is to be the contract purchaser of the property
- Propose:
 - Early childhood through 12th grade private school with extended day program for 350 students plus faculty
 - To renovate the interior of the building and add glass enclosed exit stair towers at the end of each wing and a gymnasium

- Eliminating second sign on west side; increasing size of sign on south elevation, within compliance
- Studying dock area further; working on design of loading area (it will be oriented away from residential area, as agreed)
- Pulling retaining wall out of drive area
- Landscaping:
 - Evergreen buffer to residential area on east to be filled in; 4-6 trees to be added/replaced
 - Landscaped berm on east side of building to be enhanced and maintained
 - Trash area to be screened with landscaped buffer
 - Landscaping to be added in front of front façade per Stefanie Levine's suggestion
- Neighborhood meeting is scheduled with Ald. Hansen
- Disabled parking area is flush with pavement for smooth accessibility to store
- Lighting:
 - Wall pack over window and door
 - Existing parking lot lights to remain plus additional lights
 - 2-3 lights up and down far east border to be removed
 - Lighting in fenced area to be added
 - Lights on canopies
 - May add lighting to highlight brick texture and break up wall
 - Will light west side of building as recommended
 - Dock area: will light with down lights, if needed
- Detention:
 - Existing detention on far west of site for entire parking lot and Aldi building; will provide a copy of permit
 - Not increasing impervious area; eliminating some asphalt
 - Have the right to use Home Depot's storm detention
- Glass is clear (one window and doors)
- Signage: minimal and in compliance
- No curb cuts proposed
- Shopping carts rent for 25¢; prevents need for policing
- Bags are sold for 6¢, 10¢ and up; prevents a great deal of littering
- Aldi will be responsible for snow plowing their area
- Ms. Chambers commended the applicants on their responsive changes

ACTION:

The Committee voted unanimously to approve the preliminary plan under the following conditions:

Applicant is to:

- Replace deteriorated landscaping or gaps on east side of building
- Comply with a litter plan for trash removal on berm and within a reasonable area
- Commit to not using locked access off Hartrey
- Restore existing locked gate and provide a key to the Fire Dept.
- Maximally screen trash area
- Landscape along front façade of building and elsewhere when there is opportunity

