

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
December 9, 2009**

**Attendees:**

**Committee Members:** Argumedo, Dominick, J. Chambers, J. Cory, D'Agostino, B. Dunkley, I. Eckersberg, R. Greene, W. Hallen, T. Janetske, J. Metzger, C. Ruiz

**Other Staff:** B. Barnes, B. Newman

**Presiding Member:** W. Hallen

A quorum being present, acting Chair Hallen called the meeting to order at 2:34 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>1825 Dodge Avenue</b>	<b>Final</b>
Proposal for addition to 7 <sup>th</sup> Day Adventist Church		

APPLICATION PRESENTED BY:	Sabin Olteanu	Civil Engineer
	Alexandra Nienhart	Permit Coordinator

**GENERAL DISCUSSION:**

Mr. Olteanu presented plans and renderings for the 6,085 square foot addition. The following was discussed:

- The plans have been approved by the Building Dept. and are in process with the Public Works Dept; and MWRD
- Changes:
  - Front setback now conforms to required setback
  - Variance for parking: two ADA accessible spaces have been added
  - Parking has been moved back to provide a 5' setback to comply with impervious surface requirement
  - Air handling units have been brought inside; not longer visible from Dodge
- Mr. Dunkley said from a Zoning perspective they are all clear
- Mr. Barnes noted ADA requirements to do not apply to religious institutions but if a non-religious institution rents the space the ADA requirements would apply (striping will be compliant)
- Photometrics: were included in Building Permit; Ms. Eckersberg working with them on getting it as close to zero as possible

**ACTION:**

- The Committee voted unanimously to approve the final plans.

Request for multiple variances for construction of proposed addition

APPLICATION PRESENTED BY: Steve Friedland Representing Chiaravalle Montessori School  
 Dirk Danker Architect  
 Julianne Scherer Architect

**GENERAL DISCUSSION:**

Messrs. Friedland and Danker presented existing and proposed plans, a model, elevations and renderings and material samples. The following was discussed:

- School is purchasing it's footprint on the land that is owned by the City of Evanston  
 Propose to remove the existing addition
- New boundary lines of property and ensuing addition are cause for setback, impervious surface, lot coverage, building height and parking variance requests
- Addition to house small gymnasium, performance center, kitchen and classrooms
- Addition is to have all floors at same grades as original building
- Roof & architecture are to mimic original building
- Window openings will have the same character to fit in with the context of the existing building
- Transparent link space
- Stairway will be moved to new addition and will go to all floors
- Elevator will go to all floors and accessed from new addition
- Building timetable: depending on economy and gifts to the school, 2-5 years
- Must have variances approved by May 15, 2010, per the contract with the City of Evanston
- Fire separation has been measured to the center line to the street or alley
- Materials: masonry; coursing and texture similar to existing building
- Variances:
  - Lot coverage: 45% allowed; 70-80% requested
  - Height: 46' allowed; requesting 50'
- Ms. Chambers commented that the pitch of the addition's roof is different from the original building's and the windows on the addition do not seem to complement the windows of the original building
- Ms. Eckersberg said due to a new law, storm water detention for the new addition will be required

**ACTION:**

- The Committee voted unanimously to recommend approval of the variances to the ZBA.

Proposal for installation of an 80' pole and cabinet

APPLICATION PRESENTED BY: Tony Phillips Clearwire

**GENERAL DISCUSSION:**

Mr. Phillips presented plans for the 80' pole and cabinet. The following was discussed:

- There is an existing pole which is to be replaced with an 80' pole and a cabinet
- The City's public safety equipment is to be removed; revenue generated

