

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
February 11, 2009**

Attendees:

Committee Members: Donna Brody, Jill Chambers, Jeff Cory, Paul D'Agostino, Bill Dunkley, Susan Guderley, Walter Hallen, Josh Metzger, Michael Rons, Loyce Spells

Other Staff: Brian Barnes, Thomas Janetske, Bobbie Newman, Ikenga Ogbo, Carlos Ruiz, Martin Travis

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:33 p.m.

Projects Reviewed:

SPAARC	1601 Simpson Street	Final
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Proposal to install solar panels		

APPLICATION PRESENTED BY: Bernie Schmidt Architect

GENERAL DISCUSSION:

Mr. Schmidt presented plans for the proposed solar panels. The following was discussed:

- Panels to be located:
 - On a 2-story flat roof which slopes to the rear with parapets on the front and sides and a parapet down the center
 - On the east and west separate sections of the roof, at a 40 degree angle
- Steel grid to be installed to support weight of panels
- Exact dimensions of parapet from sidewalk to top of panel to be submitted (approximately 29.5')
- Zoning analysis for flat roof to be done
- Elevations from Simpson and Ashland to be submitted

ACTION:

The Committee voted unanimously to hold until elevations are submitted and zoning analysis is complete.

Proposal for interior/exterior remodel of the Bangladesh Mosque (per Ordinance 30-O-07)

APPLICATION PRESENTED BY: John Kelly Architect

GENERAL DISCUSSION:

Mr. Kelly presented a site plan, elevations and a rough landscaping plan for the proposed mosque. The following was discussed:

- Proposed site has an existing religious building that has been abandoned for 12 years
- Ordinance 30-O-07 states 2 conditions:
 - Landscaping plan including plant materials and features are to be submitted before certificate of occupancy is to be granted
 - Landscape maintenance plan to be reviewed by the Parks and Forestry Department, and all dead plants are to be replaced on the next planting season
- Parking requirements have been met (city has granted permission for use of parking spaces at Ecology Center)
- Presented elevations of North and West
- Rear parking and HVAC equipment plus parking on south side; alley on east side
- Lighting:
 - Lights at 2 main entrances at north and south sides of building
 - May add landscaping lights later
 - South lighting (adjacent to residential) will be down lights, set lower on building, to produce no glare to residential property (fixture will be looked at)
- Complete landscaping plan to be submitted for approval by Parks & Forestry Dept.
- Maintenance plan to be submitted
- Applicant will consider purchasing pole mounted alley lighting from Com Ed
- Service poles in parking area to be removed
- New curb cut to be placed on south side of building with one way drive exiting at alley
- Trash pickup off alley; dumpster pad in southeast corner of property (revised landscaping plan to show this area as concrete)
- HVAC units south of building on steel platforms screened by louver panels (insulated if needed) and designed for required maximum decibel level
- Materials: Wall facing: "Swiss Pearl," a light fiberglass resin product, used in Europe for 20 years
- Mosque dome: possibly fiberglass with gold leaf

ACTION:

The Committee voted unanimously to approve the final plans on the condition that the landscaping plans and maintenance plan are approved by the Parks and Forestry Department.

Proposal for a temporary "Tall Building Identification Sign" and a large temporary window sign for the condo development

APPLICATION PRESENTED BY: Walter Hallen City of Evanston Sign Board Staff Liaison

GENERAL DISCUSSION:

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

- Winthrop Towers has requested the signs to provide the condo development with more visibility
- Signs to be in windows of Condo building and near roofline

ACTION:

The Committee voted unanimously to approve the signs.

Other Business:

The Committee voted unanimously to approve the minutes of the January 28, 2009 SPAARC meeting.

The meeting adjourned at 3:10 p.m.

The next SPAARC meeting will be held on Wednesday, February 18, 2009, unless otherwise notified.

Respectfully submitted,
Bobbie Newman