

APPROVED

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
December 7, 2005**

Attendees:

Committee Members: Carolyn Brzezinski (Chair), Arlova Jackson, Jim Wolinski, Paul D'Agostino, Captain Dale Fochs, Brian Barnes, Tad Cook, Rajeev Dahal, Walter Hallen, Jill Chambers, Dennis Marino, Carlos Ruiz, Jeff Corey

Staff: Frank Aguado, Galvin Morgan

SPAARC 618 – 628 Judson Avenue Recommendation to ZBA
Construct exterior stair and porch structure along the west side of building.

PROJECT REPRESENTED BY: Andrew Heindel, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

A Heindel stated the project is under construction, and they received a permit in June. They were last before the committee in April for final approval. There is one very hazardous fire stair on the building and they want to improve on it. However, it sits on the alley lot line. They came before the committee for approval of a variation.

A Heindel stated they, also, want to improve the stairs of the three story building at the corner of Kenney and Judson. They have redesigned the stairs to expand its footprints so they will meet the building codes.

The proposed stairs are not covered.

C. Brzezinski stated that one of the building code requirements is that exterior stairs be protected and/or covered from the elements.

A Heindel is not clear on the type of material being used. He stated this is a conversion project so the building is not occupied right now. This is a code requirement and the permit can be allowed, subject to the future, in which the project can be done in two phases. They can get started with the main aspect of the project, which is the stairs. The covering can be added later.

The committee recommends and supports the replacement of the stairs with more solid construction.

Motion for recommendation to the ZBA, 2nd, approved unanimously.

SPAARC **823 Monroe Street** **Recommendation to ZBA**
Construct second story addition to a Single Family Dwelling.

PROJECT REPRESENTED BY: Chris Turley, Architect

GENERAL PROJECT PRESENTATION / DISCUSSION:

C. Turley stated they have a new addition going in the back of the house. They will be replacing a small addition with a taller one. They want to reuse the side wall, because of the revised code, inside the side yard. They want to use the existing foundation wall and keep that side of the building. The developers are 2ft. inside of the side yard. They are trying to maintain the same elevation that is currently there.

The neighbors have signed letters that they have approved the work. The opening in that wall area is a bathroom, from the west elevation. The addition goes over the stairs and down into the basement. They will be replacing the stairs because they are non compliant. There are some windows to bring light into the space. In the master bedroom, there are some windows, in that elevation. The distance from the property line is 3ft.

Motion to recommend approval to the ZBA, 2nd, approved unanimously.

SPAARC **623 Judson Avenue** **Recommendation to ZBA**
Installation of A/C Condensing unit for a Single Family Dwelling.

PROJECT REPRESENTED BY: Earl Newgarden, Owner

GENERAL PROJECT PRESENTATION / DISCUSSION:

N. Newgarden stated they have lost a number of trees to Dutch Elm in the last two years, and want to install central air. They are asking for a zoning variance. The density they are asking for would be 2ft. from the property line as opposed to 10ft. They have secured the approval of neighbors, on the south of them, with whom they share a fence. They will use the quietest unit possible.

Staff suggested that photos of the area may be helpful for them with zoning. They are also proposing to get a sound rating of 76.

Motion to recommend approval to the ZBA, 2nd, approved unanimously.

SPAARC **303 Dodge Avenue** **Recommendation to ZBA**
Construct a new three story Religious Institution and private school for the "Jewish Reconstructionist Congregation".

PROJECT REPRESENTED BY: Alan Saposnik, President
Michael Ross, Architect

GENERAL PROJECT PRESENTATION /DISCUSSION:

The existing building is a three story building with a partial basement. A. Saposnik stated they want to demolish the building and build on the existing site. The parking lot across the street from the site is the primary parking. Alderman Ann Rainey supports the project. They are applying for three variances, in addition to special use, because they have to reconfirm their special use for a religious organization. They are asking for height variance for lot coverage and parking.

This is an R2 district and the lot coverage is authorized at 40%. The building they are proposing is slightly larger than that. It's 43% of lot coverage. R2 district has a maximum height of 35ft., and they designed the building so the public edge is going to be at 39ft. There is a clear story above the sanctuary part of the building that will be at a maximum of 47ft. They picked 47ft. to design around because plan development variances have been accepted at that height in Evanston. The site has twenty four spaces in the lot across the street. They have some space behind the building. It is their intention to remove the space behind the building since it is part of the set back and part of the buildings foot print. The property currently does not conform to the set back requirements. The new design does provide them to maintain the building foot prints within the set back requirements.

They have asked the park district for an agreement for the Levy Center. It would be imperative because that is required by zoning to have such an agreement. The sanctuary seats about 300 people and they want a potential for 500. They received a memo that most Religious Institutions do not appear to conform to the zoning requirements of site parking. The suggestions were they ask for a major variance rather than trying to work out an agreement with the Levy Center.

They have 24 parking spaces. The ordinance states religious institutions must provide one space for every ten sets of space, and one for every three full time employees. They will need 53 spaces instead of 24. They are asking for a variance of 29 spaces.

They are proposing to redo the parking lot. The brand name for the project is Gravel Pave and Grass Pave. It's designed for parking situations.

Part of the grant will be to develop a public exhibit of materials that can be available to disseminate information within the community about how this became a sustainable building, and how it was accomplished. This educational component will be developed as part of the development.

Public Art: Alan Saposnik stated they have a landscape committee that has been looking at the front of the building to possibly install benches making them accessible for people outside to sit. They are considering something creative.

Motion for recommendation to the ZBA, 2nd, approved unanimously.

SPAARC 2438 Jackson Avenue Recommendation to ZBA
Construct a second story addition to a detached Single Family Dwelling.

PROJECT REPRESENTED BY: Paul Turilli

GENERAL PROJECT PRESENTATION / DISCUSSION:

P. Turilli stated they have a 1921 brick bungalow. Photos show what the house look like now. The 1st floor is built up and the 2nd floor is unfinished attic space. Four or five stairs go up to the attic. P. Turilli stated they will be replacing the stairs. The intent is to use stucco in an attempt to create the bungalow as it would have looked in 1921.

Motion for recommendation to ZBA, 2nd, approved unanimously.

Respectfully submitted,

Buche Jones
Planning Division