

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
FEBRUARY 23, 2005**

APPROVED

Attendees:

Committee Members: Paul D'Agostino, Dennis Marino, Rajeev Dahal, Arlova Jackson, Arthur Alterson, Sat Nagar, Carolyn Brzezinski (Chair)

Design Professional: Hans Friedman

Other Staff: Walter Hallen, Jill Chambers, Carlos Ruiz, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting. The February 16, 2005 minutes were approved with Chair Brzezinski abstaining since she was not present at that meeting.

Projects Reviewed:

SPAARC 933 Chicago Avenue Preliminary and Final
Elevator addition and interior remodeling of bathrooms to be accessible.

PROJECT PRESENTED BY: Ellen Galland (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

The applicant is proposing an elevator addition and interior remodeling to improve accessibility to the Church and community services offered onsite (e.g., pre-school, soup kitchen). Photos and site plans were provided. Ideally, the addition will be stucco, but for cost reasons, it may be split face block. Mr. Friedman suggested brick to match the existing structure. Mr. Ruiz agreed and noted that the addition should not affect the integrity of the building.

Discussion followed on circulation in the rear parking area (activities are phased, there is no pre-school during soup kitchen hours), whether to stripe it (the parking area has been grandfathered in), lighting, and landscaping. SPAARC members disagreed with the loss of green space for one additional parking space. Mr. Alterson thought that that landscaping in the front of the building should be improved.

ACTION:

Mr. Marino motioned preliminary approval only, subject to a landscape plan for the front yard. Mr. Alterson seconded and clarified that his concern with the front yard was that the grass be maintained at a minimum. Mr. Friedman added the consideration to use brick. The motion passed unanimously.

SPAARC 1640 Chicago Avenue Preliminary and Final
Addition of two condensing units and extension of sound screen on roof of existing grocery store.

PROJECT PRESENTED BY: Steven Guslott (Architect)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Guslott stated that Whole Foods is proposing to install additional condensers on the roof for new refrigerated produce display cases. The existing enclosure would be expanded to accommodate the new condensers with the loss of one parking space. Photos and condenser information were provided. Ms. Jackson stated that the zoning analysis has been completed. Chair Brzezinski asked about noise levels, which will be less than the existing units.

ACTION:

Mr. Dahal motioned approval, Mr. Marino seconded, and the vote was unanimous.

SPAARC 1010 Greenleaf Street Preliminary and Final
Construct a three-story rear addition (exit stair).

Agenda item canceled at the request of the applicant.

SPAARC 405 Church Street and 1800 Sheridan Road Preliminary and Final
Install four (4) freestanding sidewalk lighting fixtures at 405 Church Street and five (5) freestanding sidewalk lighting fixtures at 1800 Sheridan Road.

PROJECT PRESENTED BY: David Prokop (Electrical Contractor)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Northwestern University is proposing to install lighting at 405 Church and 1800 Sheridan for security reasons. Chair Brzezinski stated that other lights recently installed have not been a problem in terms of spillage or brightness. Mr. Prokop stated that the poles will be 12' tall, and the lights will be 9' high. Mr. Ruiz stated that a Certificate of Appropriateness will be needed since these are landmark properties in the historic district.

ACTION:

Mr. Marino motioned to table discussion to allow time for preservation review. Mr. Nagar seconded. Chair Brzezinski noted that a member of the audience wished to speak. Ms. Judy Fiske requested that the matter go before the Preservation Commission instead of being administratively reviewed because it is the first proposal to install lighting within the historic district and in front of a landmark. The vote was taken, and the motion passed unanimously.

Respectfully submitted,

Tracy Norfleet
General Planner