

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
June 25, 2008**

Attendees:

Committee Members: Frank Aguado, Donna Brody, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Bill Dunkley, Ingrid Eckersberg, Dennis Marino, Carlos Ruiz

Citizen Member: Tad Cook

Other Staff: Bobbie Newman, Ann Stuart

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC 2650 Ridge Avenue Preliminary and Final
Construct a building to be used for the cancer treatment center at Evanston Hospital

APPLICATION PRESENTED BY: Bill Lampkin Architect

GENERAL DISCUSSION:

Mr. Lampkin presented site plans, landscaping plans, renderings, photos, photometrics and material samples for the proposed building. The following was discussed:

- 5-Story building to replace existing 1 story building
- New building to be set back a little less than existing building
- Connects to hospital at 1st and ground floors
- Landscaping:
 - Green roof garden over 1st floor
 - Heavily landscaped
 - Buffered from street by evergreens & heavy landscaping
 - Atrium in center of building
- Materials:
 - Red brick
 - Pre-cast concrete limestone trim
 - Copper on rounded turret
 - Bronze tinted aluminum on penthouse and stair tower
 - Frit pattern glass in atrium (same as atrium in main hospital building)
 - Windows: energy efficient gray tinted glass
- Parking in front: lot to be reconfigured per consultation with Fire Dept.: one way entrance in on the north end; one way out on the south end

- Bike parking provided
- Entrance canopy similar to main entrance canopy
- Round corner element on northeast corner of building
- Drop off drive for patients under canopy
- Lighting: Photometrics presented; pole lights and bollards; will prevent light spillage and fixtures at base of windows along walkway
- Very little or no patients use pedestrian access to treatment center; pedestrian access through main hospital; bus stops on Central, close to main hospital entrance
- Bike rack will be as visible as possible for crime prevention

ACTION:

The Committee voted unanimously to approve the preliminary and final plans.

SPAARC 3333 Central Street Preliminary and Final
Interior and exterior remodeling of CVS store

APPLICATION PRESENTED BY: Nick Underwood Project Manager

GENERAL DISCUSSION:

Mr. Underwood presented site plans, renderings, and photos of the current and proposed building. The following was discussed:

- CVS wants to update the design to current Midwest CVS design
- Propose to:
 - Trim back canopy (current canopy is cantilevered steel)
 - Install architectural material E.I.F.S in earth tones
 - New brick will match current brick
 - Existing windows to stay
- Doors will remain the same
- Signage to be submitted under a separate permit
- Landscaping:
 - Mr. Marino provided Mr. Underwood with the suggested landscaping diagram as illustrated in the Central Street Master Plan which considers the CVS corner property an opportunity for improvement of landscaping and the pedestrian experience
 - Landscaping plans are to be submitted; Parking lot will possibly be reconfigured in compliance with parking regulations and the Central Street Master Plan
 - Landscaping Plan is subject to the approval of the owner of the building (CVS leases the building)
- Existing bike rack to be replaced with an “inverted u square channel” bike rack, and not to be concealed for crime prevention
- Lighting: Damaged lights on east side of building to be replaced with all down lights with shields
- Round, orange ceramic brick element of building to be squared off and covered with E.I.F.S.
- Tower to be added around curve

ACTION:

The Committee voted unanimously to approve both of the sidewalk café permits, finding that they will not cause a disruption or negative impact on the community.

Other Business:

The meeting notes of the June 4th and June 11th, 2008 SPAARC meetings were approved by majority of 3 with 4 abstaining.

The meeting adjourned at 3:44 p.m. The next SPAARC meeting will be held on Wednesday, July 2, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division