

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
July 7, 2010**

**Attendees:**

**Committee Members:** D. Argumedo, P. D'Agostino, I. Eckersberg, W. Hallen, C. Ruiz

**Citizen Member:** Valavanis Stelios

**Other Staff:** B. Newman

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:37 p.m.

**Projects Reviewed:**

| <b>SPAARC</b>                                     | <b>2314 Sheridan Road</b> | <b>Preliminary and Final</b> |
|---|---------------------------|------------------------------|
| Northwestern University resurfacing tennis courts |                           |                              |

No one attended the meeting to represent this case.

| <b>SPAARC</b>  | <b>1408 Dempster Street</b> | <b>Recommendation to ZBA</b> |
|--|-----------------------------|------------------------------|
| Application for four major variances to establish off street parking |                             |                              |

APPLICATION PRESENTED BY: Chris Nieuwsma Property Owner

**GENERAL DISCUSSION:**

Mr. Nieuwsma presented photos and plans for the proposed parking area. The following was discussed:

- Currently no offstreet parking exists on the property
- Family is expecting twins and seek to have safe access to both sides of their vehicle, which is currently parked on the street
- Surrounding properties have off street parking: of 66 properties, 2 don't have off street parking; at least 3 have off street parking in their front yards that do not have garages
- Alley is very narrow and not paved or plowed in winter; garbage trucks do not go down it; pulling into the lot would be difficult from the alley
- Back yard is very small (small lot, large house) and there is not enough space for a compliant garage
- Distance of property line to proposed parking space: 20'; distance to house 24'

- The Committee discussed the safety issue and the reasons for the ordinance against front yard curb cuts and parking; plus the fact that there is an alley provides some alternative

Action:

The Committee voted unanimously to recommend denial of the major variances requested.

**Other Business:**

The committee voted by majority with one abstaining to approve the June 30, 2010 meeting notes.

The meeting adjourned at 2:55 p.m.

The next SPAARC meeting will take place on Wednesday, July 14, 2010 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman