

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
July 14, 2010**

Attendees:

Committee Members: D. Argumedo, P. D'Agostino, B. Dunkley, I. Eckersberg, D. Marino, D. Mosca, M. Rons, C. Ruiz

Citizen Member: Valavanis Stelios

Other Staff: B. Newman

Presiding Member: D. Marino, Acting Chair

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

Projects Reviewed:

SPAARC	2314 Sheridan Road	Preliminary and Final
Northwestern University resurfacing tennis courts		

No one attended the meeting to represent this case.

SPAARC	1521 Lake Street	Recommendation to ZBA
Request for zoning relief to build a roofed canopy		

APPLICATION PRESENTED BY: Cara Lawson Property Owner

GENERAL DISCUSSION:

Ms. Lawson presented photos and plans for the proposed canopy. The following was discussed:

- Zoning relief requested for a canopy on a pre-existing landing on front of existing residence
- Variances:
 - Front yard setback: 18.3' requested; 24.3' required
 - Side yard setback: 1.3' requested; 5.0' required
- Roof is on flat side of house
- Neighbors are thrilled; will greatly improve look of property
- Property was a 3 flat that was converted into a 2 flat
- Need a roof to prevent deterioration caused by weather
- Mr. Mosca of Building and Inspection Services said the building's structural plans have been approved
- Mr. Argumedo of the Planning & Zoning Division said there are no zoning issues

- From Chicago Avenue to property line, a 5' slope: Immediately behind the site is a drive-through bank (at 515 Main)
- Mr. Ricchio explained that they are requesting to lower building slightly into ground because:
 - There is a difference in the 1st 20'; the land is 2-2.5' into the ground
 - Causes the need for a ramp to get down to parking and
 - Causes water and flooding issues which are exaggerated by the bank drive through in the rear
 - Ramp also causes an aesthetic issue which neighbors have expressed
- Mr. Ricchio said the request for the height variance is being driven by:
 - Current parking lot guidelines demanding 6% maximum pitch
 - 54'8" will increase the ceiling height for sufficient for stair exit for life safety (it will allow them to build smoke traps in hallways)
- No additional square footage or floors will be gained by the requested height
- The adjacent buildings are 46' (mixed use) to the south and 36' to the north (3 story slab on grade, railroad style multi-family); There is an 8-9 story building intersecting Hinman on Main
- Materials:
 - Propose to use limestone and utility size face brick
 - Ornamental iron railings on balconies
 - As many windows as possible
- Mr. Ruiz suggested that standard size brick instead of utility size brick be used, the balconies may project out too far and real limestone would look better than renaissance stone
- Mr. Dunkley remarked that the building blends with the other buildings on the block
- Mr. Pearson said he has had experience with this neighborhood as he has successfully rehabbed a 6 flat at 651 Hinman and he wants the building to fit in with the neighborhood
- Mr. Argumedo noted the lack of windows in the pump room on the east elevation

Action:

The Committee voted unanimously to recommend approval to the ZBA on the condition that the following are considered:

- Standard brick instead of standard utility brick
- Limestone instead of renaissance stone
- Less projection of balconies

Other Business:

The committee voted by majority with one abstaining to approve the July 7, 2010 meeting notes.

The meeting adjourned at 3:10 p.m.

The next SPAARC meeting will take place on Wednesday, July 21, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman