

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
September 22, 2010**

Attendees:

Committee Members: J. Cory, B. Dunkley, I. Eckersberg, C. Ferguson, W. Hallen,
M. Rons, C. Ruiz

Other Staff: B. Newman

Presiding Member: W. Hallen, Chair

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

Projects Reviewed:

SPAARC	2727 Crawford	Preliminary & Final
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Propose to construct an addition to an existing detached storage building (accessory structure)

APPLICATION PRESENTED BY:	Mike Albano Mark Benner	Manager of Food Pantry Addition Architect
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GENERAL DISCUSSION:

Mr. Albano presented plans for the addition. The following was discussed:

- Existing detached storage building is an accessory structure to a church that is devoted in full to an accessory use
- Propose to construct addition on the south side of the structure, which is on the east side of the building
- Propose a connecting doorway 8' wide
- Staff provides food through a door in structure (90 volunteers)
- Main food storage is in the existing structure
- Plans have been revised so they are zoning-compliant
- SPAARC approval necessary because an exterior change is being made in a residential district
- Food is provided by the Greater Chicago Food Depository; no food is prepared on the premises (meat, produce, vegetables, canned food and dry goods)
- Serve 2,000 families a month (mostly working poor)
- Materials: vinyl matching existing building
- Parking issues have been addressed; no traffic problem
- Deliveries: Tuesday and Friday
- Pantry open Wednesday, 4-6 p.m. and Saturday, 2-4 p.m.

Action:

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

Request for major variance to permit an addition

APPLICATION PRESENTED BY: Susan Rundle On behalf of Laura Reed & Dan Walker

GENERAL DISCUSSION:

Ms. Rundle presented plans, a photo and plat of survey. The following was discussed:

- Existing structure is non-conforming with regard to the side yard setback
- Propose to demolish an existing enclosed porch and exterior basement stair and replace it with a one-story kitchen addition, and to construct a new exterior basement stair
- Request a variance from the required 3' side yard setback of 1.75'
- Kitchen is currently 10 X 10 with 3 doorways and 2 windows
- Variance is required because porch is to be demolished (replacing with same setback as existing non-conforming)
- No increase in lot coverage is proposed

Action:

The Committee voted unanimously to recommend approval of the variance to the ZBA.

Other Business:

The Committee voted by majority with one abstaining to approve the September 15, 2010 meeting notes.

The meeting adjourned at 3:30 p.m.

The next SPAARC meeting will take place on Wednesday, September 29, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman