

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
November 3, 2010**

Attendees:

Committee Members: J. Cory, P. D'Agostino, B. Dunkley, I. Eckersberg, W. Hallen, D. Marino, M. Rons, C. Ruiz

Citizen Member: S. Valavanis

Other Staff: Ald. D. Holmes, B. Newman, J. Nelson, J. Saul, C. Sklenar, M. Travis

Presiding Member: W. Hallen, Chair

A quorum being present, Chair Hallen called the meeting to order at 2:31 p.m.

Projects Reviewed:

SPAARC	2725 Hurd Avenue	Recommendation to the ZBA
<hr/> Request for zoning relief for AC unit		

APPLICATION PRESENTED BY: Anne Branning Property Owner

GENERAL DISCUSSION:

Ms. Branning presented photos of the proposed site for the AC unit and surrounding areas. The following was discussed:

- Request for major variance to install a small central a.c. unit on north side of home
- North side of home has no grass, only ground cover, no path, only used for storm window access
- Neighbor to north does not mind
- Furnace is also on north side
- Placing unit in rear will put it in center of house next to the kitchen door & will have to be moved when the small porch is enlarged next year
- All other neighbors have their units on the side of their homes
- The committee suggested putting the unit on the south side of the rear yard of the house where it would not require a variance

Action:

The Committee voted unanimously to recommend denial of the variance.

Proposal to install/replace roof-top antennae

APPLICATION PRESENTED BY: James Vogel Antenna installer

GENERAL DISCUSSION:

Mr. Vogel presented plans for the antennae. The following was discussed:

- Antennae were inadvertently installed permit was not pulled; Mr. Vogel apologized
- Original antennae were on non-penetrating mounts which were visible to residents from their terraces
- New design cannot be seen from terraces or ground:
 - Smaller, wireless, 12" X 2" panels; 2' dish for backhaul, painted white to blend with building
 - Total of 4 panels and 1 backhaul

Action:

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

Proposal to build a 6-unit residential planned development

APPLICATION PRESENTED BY: Todd Lieberman Brinshore Development
Dan Contreras Architect

GENERAL DISCUSSION:

Mr. Contreras presented plans for the planned development and photos of similar buildings. The following was discussed:

- Proposal is for a 6-unit residential planned development consisting of 1 existing 2-family residence to be renovated, and 2 new attached 2-family residences
- Middle lot line calls for a zoning variance; other setbacks are compliant
- Propose shared entry for 2nd floor units; mirrored side entries for 1st fl units
- 2 main floor units will be 3-bedrooms, 2 upper floor units will have 2 bedrooms & a study
- Deck in rear of 2nd fl units will provide a means of egress
- The proposal is appropriate for the Neighborhood Stabilization Program (NSP2) for affordable housing which includes the acquisition, renovation and sale of 100 units in 2 census tracts
- 25' wide (narrow) lot makes duplex style the most feasible, maximizing the side yard to the existing unit
- 1st fl units are ADA accessible, a requirement of the NSP2 program
- Scale & massing in scale with other buildings on the block
- **Sprinkler system to be installed in the 4 unit building**
- Materials
 - Committee suggested standard size brick
 - Brick front to wrap around 5' – 8' on visible south elevation
 - Prepainted hardyboard siding with 15 year finish warranty on rear, north & south elevations; Committee suggested using narrow style
 - Windows: Marvin integrity; fiberglass on outside, tightly built, energy efficient; wood inside

- Deck: possibly cedar: durability & maintenance will be considered
- Propose to begin construction the first quarter of 2011
- Mr. Marino noted that the existing property is a foreclosed property, the lot is currently vacant and the goal is to stabilize the neighborhood
- Size of the project triggers a storm water detention requirement, engineering alternatives or payment in lieu: developer will meet with Engineer, Ingrid Eckersberg
- Propose possibly that landlord will pay for one water service for 4-unit building with separate water service for existing building
- The Committee agreed that it was enthusiastic about the planned development, the rendering is attractive and it is a good design

Action:

No vote is taken on pre-application conferences.

Other Business:

The Committee voted unanimously to approve the meeting notes of the October 20, 2010 meeting.

There being no other business, the meeting adjourned at 3:22 p.m.

The next SPAARC meeting will take place on Wednesday, November 10, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman