

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
February 9, 2011**

**Attendees:**

**Members Present:** D. Argumedo, J. Cory, I. Eckersberg, W. Hallen, D. Marino, J. Nelson, M. Rons, C. Ruiz, P. Schneider

**Staff Present:** D. Mosca, B. Newman, C. Sklenar

**Others Present:** S. Peters (Chair, Plan Commission), Ald. Tendam

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:33 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>2664 Sheridan Road</b>	<b>Recommendation to ZBA</b>
Request for major zoning relief for an addition and consolidation of two lots of record		

APPLICATION PRESENTED BY: Chad Henson, Architect      Representing property owners, David Cherry and Paula Twilling

**GENERAL DISCUSSION:**

Mr. Henson presented plans and explained that the owners would like to remove an existing structure, consolidate 2 lots of record and construct a 1-story addition and an addition to the existing attached garage. The following was discussed:

- Propose:
  - To remove the structure at 2668 N. Sheridan
  - To consolidate 2 lots of record into 1 lot of record before the permit is issued by City
  - To construct a 1-story addition and an addition to the existing attached garage
- Request for zoning relief:
  - To allow a 13.2' rear yard setback where 30' is required at existing garage
  - To allow north addition a 21.7' rear yard setback where 30' is required
- Owners recently purchased property at 2664 Sheridan Rd and own property directly south
- Chair Hallen asked why they needed to expand beyond the allowed setbacks:
  - Large front yard setback on this block is an average of 50'; must comply with this
  - Want to maximize square footage of home
  - Want to keep addition to 1 story (so they never have to move)
  - Want to be considerate of neighbors and not go north or south of current footprint
  - Existing footprint already encroaches 30' in side yard
- Proposed scale is compatible with neighborhood



- Materials of duplexes:
  - Masonry
  - Stone
  - Stucco
  - Asphalt shingled roofs
- 3 Arbor Lane (apartments):
  - Similar model to Arbors 1 and 2
  - Ends of building tier down to break down scale
  - 4 stories in the middle
  - 3 story ends
  - Regular size, (not utility size) brick
- Chair Hallen agreed that the new town home design is in keeping with the neighborhood
- Ald. Tendam said he is planning a ward meeting at Presbyterian Homes on March 2, 2011 where the new plans will be shared with the neighbors
- Ms. Tolan said it will take several years to complete the plans as no current residents will be asked to relocate
- Pockets of residents within the current ring want to relocate to the apartment building which may expedite the first phase and please the neighbors
- The original 10-12 year plan may be shortened as they would consider building groupings of 3 duplexes at once
- Propose to:
  - Screen dust and noise
  - Access the construction site only from Golf
  - Limit construction hours to 8-4 to cause less impact to neighbors' activities
- Presbyterian Homes will meet with Public Works to discuss site utilities (Feb. 10, 2011)
- Propose sidewalk on 3 sides; along Prospect Avenue there is a drainage swale which makes a sidewalk there problematic; they have proposed placing sidewalks where feasible
- Mr. Marino commended the quality of design, architecture and thoughtfulness of the project

Action:

No action is taken on pre-application conferences.

### **Other Business:**

The meeting notes of the January 19, 2011 meeting were approved by majority with 2 abstaining.

There being no other business, the meeting adjourned at 3:20 p.m.

The next SPAARC meeting will take place on Wednesday, February 16, 2011 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman