



AGENDA

Site Plan and Appearance Review Committee (SPAARC)

Wednesday, July 13, 2011

2:30 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue

Room #2404

1. CALL TO ORDER/DECLARATION OF QUORUM, WALTER HALLEN, CHAIR

2. APPROVAL OF MEETING MINUTES OF JUNE 29, 2011

3. OLD BUSINESS

None

4. NEW BUSINESS

- A. 1026 Davis Street (ZBA 11ZMJV-0046) Rec. to ZBA (July 19)
Daniel Colker, contract purchaser from Aquarius V Corporation, applies for major zoning relief to build a 45' high, 520 seat Cultural Facility in the D2 Downtown Retail Core zoning district. The project requires major zoning relief from Zoning Code Sections 6-11-3-8-E that mandates a 15' yard building setback from the rear property line when abutting a residential district. The applicant requests a setback of 0'. Section 6-11-3-9 that permits a maximum building height of 42' in the D2 zoning district. The applicant requests a building height of 45'. Section 6-16-5 Table 16-E that requires 1 short loading dock (10' x 50'). The applicant proposes a loading dock in an access easement. The Zoning Board of Appeals makes a recommendation to the City Council, the final determining body for this case.
- B. 2424 Oakton Street (11SGNA-0051) Rec. to Sign Review Board
Walter Hallen will present an application for a variation from the Comprehensive Sign Plan previously approved for this location. The proposed signs are for GFS Marketplace.

5. ADJOURNMENT

The next SPAARC meeting will be held on Wednesday, July 20, 2011 at 2:30 PM