



## **AGENDA**

### **Site Plan and Appearance Review Committee (SPAARC)**

**Wednesday, July 27, 2011**

**2:30 PM**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue**

**Room #2200**

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

**2. APPROVAL OF MEETING MINUTES OF JUNE 29, 2011 & JULY 20, 2011**

**3. OLD BUSINESS**

None

**4. NEW BUSINESS**

A. 2424 Oakton (11BLDC-0003) Final  
Final review on building permit to construct a new retail food store (Gordon Foods)

B. 300 Church Street (ZBA 11ZMJV-0028) Rec. to ZBA (Aug 2)  
Evergreen Manor, LLC, contract purchaser of property, applies for a special use permit at 300 Church Street in order to operate a Bed and Breakfast. 300 Church Street is located in the R1 Single-Family Residential zoning district that requires a special use permit for any Bed and Breakfast to operate. The Zoning Board of Appeals makes a recommendation to the City Council, the final determining body for this case.

C. 1022 Florence Avenue (ZBA 11ZMJV-0051) Rec. to ZBA (Aug 2)  
Susan Rundle, architect on behalf of Vanessa Brechling & Burke Patten property owners, applies for zoning relief to extend the existing front porch 4' to the north. The project requires relief from Zoning Code Section 6-4-1-9-B-1 that allows a porch to encroach 10% into the required setback. The applicant proposes a (north) side yard setback of 2.5' where the zoning code requires 4'6". The Zoning Board of Appeals is the determining body for this case.

D. 2314 Sheridan Road Preliminary  
Proposal to resurface tennis courts and replace fence surrounding the courts.

**5. ADJOURNMENT**

**The next SPAARC meeting will be held on Wednesday, August 3, 2011 at 2:30 PM**