

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
SEPTEMBER 14, 2011**

**Attendees:**

**Members Present:** D. Argumedo, P. D'Agostino, I. Eckersberg, W. Hallen, J. Nelson, J. Cory, M. Rons

**Citizen Member:** S. Valavanis

**Staff Present:** Ald. Grover, B. Newman

**Presiding Member:** W. Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>2500 Green Bay Road</b>	<b>Recommendation to ZBA</b>
Request for major zoning relief to increase number of residential units and decrease parking		

APPLICATION PRESENTED BY: Michael Rourke Representing @ Properties, Owner

**GENERAL DISCUSSION:**

Mr. Argumedo explained the variances requested. Mr. Rourke presented plans the proposed project. The following was discussed:

- Variances requested:
  - Increase number of residential units from 8 by right, to 12 (lot size per dwelling unit):
  - Decrease 18 required parking spaces to 15 (no height or foot print change)
- Previous plans for condos were too big (1,800 sq. ft.) to be able to rent at a high enough rate for the amount of space; proposed: 1100 sq. ft. 2-Bdrms, 1400+ 3-Bdrms
- New plan is 3 units per floor (old was 2 per floor): (7) 2-bedroom units and (4) 3-bedroom units
- Foundation was only permit issued so far and has been built
- Property was purchased from the bank as a foreclosure
- Property has been blighted for 4-5 years and a negative influence on the neighborhood
- Proposed plans:
  - Do not increase bulk of building
  - Will be rental rather than condo units; market studies have shown they require less parking spaces
  - 1<sup>st</sup> Fl: (1) 1, 2 3 bedroom units
  - 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Fls: (2) 2 bedrooms and (1) 3 bedroom units
  - Parking spaces are to be 12 underground and 3 on grade in rear
  - Need to build 12 units for economically; they cannot get financing with 9 units
  - Ald. Grover is in support of the project



- 2<sup>nd</sup> Fl. architectural element/bay window encroaches on public way
- To build a new 4' wide stairway in the rear
- Illuminating rear with 2 100 watt non-glare LEDs, 0 to property line
- Emergency lighting on rear exterior stairway
- Materials:
  - Dark and light gray zinc and red zinc trim on windows only (1.5" trim)
  - 1<sup>st</sup> level zinc band from top of front façade to bottom of 2<sup>nd</sup> floor façade windows
- Chair Hallen commented that it is a handsome project and a tremendous improvement

Action:

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

**Other Business:**

The Committee voted unanimously to approve the August 31, 2011 meeting notes.

The Committee voted by majority with 4 abstaining to approve the September 7, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:11 p.m.

The next SPAARC meeting will take place on Wednesday, September 21st, 2011 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman