

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
November 19, 2008**

Attendees:

Committee Members: Paul D'Agostino, Ingrid Eckersberg,
Joshua Metzger, Michael Rons, Carlos Ruiz

Other Staff: Brian Barnes, Bobbie Newman, Martin Travis

Presiding Member: Jill Chambers

A quorum being present, Chair Chambers called the meeting to order at 2:36 p.m.

Projects Reviewed:

SPAARC 600 Main Street Preliminary and Final
Install a new electronic parking fare collection machine at the Main Street Metra Station

APPLICATION PRESENTED BY: James Maloney Project Foreman

GENERAL DISCUSSION:

Mr. Maloney presented photos of the proposed machine site. The following was discussed:

- The electronic parking card machine is to replace a coin box
- Propose:
 - To place a 6' X 8' shelter on a concrete pad 7.5' X 10', leaving 1' for snow clearance
 - To build a traditional retaining wall behind pad, a few inches above grade, matching stone of existing pad approximately 50' away
 - Location: 20' from corner, just past the slope for handicap access

ACTION:

The Committee voted unanimously to approve the plan.

SPAARC 1116 Ashland Avenue Recommendation to ZBA
Build a dormer to convert attic to bedroom.

APPLICATION PRESENTED BY: Steve Leith Property Owner

Mr. Leith presented elevations and plans. The following was discussed:

- Proposes to build a dormer on north side of building to convert attic to a bedroom
- Major variations for front and side yards requested:
 - Front yard setbacks: 27' required; 26' proposed

- Former garage had 0' setback
- Garage site is between another garage and a neighbor's fence
- On south side of property, area is not visible to neighbor
- Proposed setback on south side: 1.4' (was 3' for original garage)
- Applicant will be meeting with neighbors (has contacted them)
- Access is to east; no alley

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 2510 Ashland (St. Athanasius School) Preliminary & Final
Installation of six roof-mounted solar collectors

APPLICATION PRESENTED BY: Peter Kurpiewski Engineer

Mr. Kurpiewski presented Photoshop renderings and plans. The following was discussed:

- Propose to install six roof-mounted solar collectors partially visible from public view
- Existing building is a designated historic landmark (scheduled for Preservation Commission review 11/18/08)
- Panels:
 - Dimensions: Each panel: 31.1" X 62.8", making an array of approximately 16' long by 5' high
 - Are to be placed at a 45° angle from roof
 - Are a component of the Illinois Solar Schools Program (Haven, Nichols and ETHS have them); have to be visible to the students
 - Proposed location has been approved by the Preservation Commission
 - Visible from alley and to west only; minimally visible to public

ACTION:

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

SPAARC 2200 Sherman Avenue Preliminary & Final
Demolition of existing and construction of new porches on a multi-family residential building

APPLICATION PRESENTED BY: Victor Dratszo

Mr. Dratszo presented plans and a plat of survey. The following was discussed:

- Propose to demolish existing stairs and build new stairs, using existing footings and poles
- Previous stairs were metal; proposed are pre-treated wood (to be power washed and sealed)
- Mr. Hallen has approved for code

ACTION:

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

Subdivide one lot of record into two lots of record

APPLICATION PRESENTED BY: Janet Clements Property Owner

Ms. Clements presented two proposed subdivision plans and a plat of survey. The following was discussed:

- Propose to subdivide lot going east and west: one subdivision is a straight line (“Proposal 1”), one has a jog in it (“Proposal 2”)
- Plan to partially demolish the house (built in 1888) and move it to a location on one of the subdivided lots
- Lot bordering on Forest will be vacant in both cases
- Proposal 1: New curb cut and driveway off Lake Street
- Proposal 1: Requires removal of addition on east side
- Proposal 2: Access off alley; utilizes driveway
- Ms. Chambers advised the applicant that the City prefers they use alley access for parking
- If alley access is used, the two curb cuts off Lake would probably be eliminated
- Applicant originally was approved for equal division of lot, obtained certificate of appropriateness from Preservation Commission; neighbors had not been notified; permit was rescinded (Ms. Clements was not told she needed to contact neighbors)
- Zoning analysis has been done
- Originally planned to take house back to original footprint, removing addition on east side of house which covers a Queen Anne turret and west side of house where there was a porte-cochere (carport) added
- Current plan per the request of the City is to retain the porte-cochere and the porch
- Porte-cochere has been modified slightly to comply with zoning requirements
- Porte-cochere is above a pad for a car elevator, which takes car down to the basement level; basement accommodates 2 cars
- Both proposals are within zoning requirements
- Both proposals include car elevator
- Applicant intends to repair foundation of house
- Current configuration: lot on Forest and Lake
- Car elevator could be moved to a niche in the rear of the house to allow alley access
- The discussion was opened to public comment:
- Neighbor, Mr. Frank Cicero of 222 Lake, expressed concern about the safety factor of the car elevator and asked what body of the City would govern granting permission for it; Ms. Ann Earle expressed concern over what would happen if the power went out while the car elevator was in motion. She asked whether there would be a hole.
- Ms. Clements responded that the mechanism does not create a hole in the ground where someone could fall in.
- There is no part of the car elevator that is above grade.
- Ms. Clements’ property is currently 3 zoning lots, comprising one lot of record (with 3 individual pin numbers)
- Zoning requirements would allow for a detached garage to be built in the rear of the lot

- Ms. Anne Jeannette of 216 Lake, expressed concern that the beauty of the street would be destroyed by subdividing the lot, what would go on the lot next to it, the safety of her grandchildren and the loss of trees.
- Ms. Clements responded that her proposals would eliminate 3 of the 35 trees.
- Ms. Clements stated that to minimize the confusion of two proposals, she would choose Proposal 2 if that is the preferable one to the City, since access to parking off the alley is preferred.

ACTION:

The Committee voted unanimously to table the item until after the Preservation Commission has reviewed.

Other Business:

The meeting notes of the November 12, 2008 meeting were approved unanimously.

The meeting adjourned at 4:39 p.m.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division