

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE  
(SPAARC)  
MEETING NOTES  
November 14, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Bill Dunkley, Captain Edwards, Tom Jackson, Carlos Ruiz, James Wolinski

**Citizen Member:** Tad Cook

**Other Staff:** Carl Caneva, Jill Chambers, Ingrid Eckersberg, Susan Guderley, Bobbie Newman, Donna Spicuzza, Morris Robinson

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>1019-1023 Simpson Street</b>	<b>Concept</b>
<i>Construct townhouses</i>		

PROJECT PRESENTED BY: Raffi Arzoumanian Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Arzoumanian presented plans and elevations for the proposed townhomes. The following was discussed:

- 7 units
- Proposal complies with Zoning regulations
- Grade steps up as you walk towards rear of property in courtyard; 14" grade incline to be created by developer
- Property is surrounded by alleys on 3 sides
- 2.5 story-units; full level of sleeping areas + 50% loft with roof deck
- Mr. Arzoumanian designed the townhomes on Harrison and Hartrey
- Basement is 50% below grade
- Garages are at grade; access to all garages is off alley(s)
- Aprons in front of garages must be 2'-5'; applicant may need variance for those that are greater
- Mr. Aguado advised Mr. Arzoumanian that the .5' setback refers to gutters too, maximum 6" projection

- Doorways of all units are required to face the street, per zoning regulation: Applicant needs to apply for zoning analysis and possible variance
- Committee had positive comments about overall design, layout or property and courtyard design
- Applicant will work around the 4 utility poles on the site (underground is cost prohibitive)
- Storm water: plans meet required 40% impervious surface maximum at 38%; storm detention will be underground in court area
- Water service: depends on townhome association's decision
- Mail will have to be dropped off at front of property for all units
- The style of home fits with the character of the block; 6 courtyard buildings, some 2-flats and some townhomes; 8 single family homes; mostly multi-family residences
- AC condensers are to be 10' from lot line
- Mr. Arzoumanian's client, Mr. Bill Strasser, has not talked to neighbors yet

**ACTION:**

No action taken on concepts.

**SPAARC                      510 Main Street                      Recommendation to ZBA**  
*Establishment of a convenience store*

PROJECT PRESENTED BY:              Karim Kanji    Lessee/Business Owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Kanji proposes to open a convenient store called Main Street Pantry. The following was discussed:

- Mr. Kanji will be replacing an empty store front; used to be a pickup and dropoff dry cleaner
- Space is 600 sq. ft.
- Mr. Dunkley presented Ald. Wynne's questions:
  - What other stores does the applicant have and where? His brother has one at 4635 N. Damen in Chicago
  - Hours of operation? 7 a.m. to 9 p.m. (approximately)
  - Who will work there? Owner and possibly hired help
- Mr. Kanji was advised that he will be responsible for litter within a 250' radius of his business (as are the other special use businesses in the area)
- Mr. Kanji will not sell fresh food, ice cream or coffee (which could produce litter)
- Mr. Kanji will not sell alcoholic beverages
- Mr. Kanji plans to open the first week of January, 2008

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

**SPAARC**                      **1640 Chicago Avenue**                      **Preliminary and Final**  
*Construct enclosure for boiler component of snow melt system for parking deck ramp*

PROJECT PRESENTED BY:            Steven Gusloff

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Gusloff presented photos of the site where the enclosure is to be. The following was discussed:

- Enclosure is for boiler that melts snow on ramp up to Whole Foods Parking area
- 6'8" high enclosure with corrugated steel roof
- 12" diameter vent 2' above roof
- Boiler has been there since building was built
- Committee advised that it will not extend beyond property line, as planned
- Color: maroon to match existing enclosure
- Enclosure will not be heated
- Mr. Gusloff is to call the Fire Dept. to find out whether enclosure needs to be sprinklered

**ACTION:**

The Committee voted unanimously to approve the plans.

**SPAARC**                      **947 Sherman Avenue**                      **Recommendation to ZBA**  
*Install an air condensing unit in the north interior side yard.*

PROJECT PRESENTED BY:            Martha O'Carroll            Co-owner of Property

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Ms. O'Carroll presented photos of the site and explained the proposed plans. The following was discussed:

- Proposes to put 2 AC condensing units in the rear (north side) of the house, next to the deck, 1.79' from property line. 10' from property line required
- Plan to enclose area between the deck and a fence that will block them from view
- South side yard is 13' from neighbor's house
- They are trying to conserve as much of their yard as possible
- Neighbor to the north is a 3-flat with access to 3<sup>rd</sup> floor unit on this side of building and deck (which Ms. O'Carroll said is just a staircase to their apartment)
- Next property over is a lumber business, who also owns the 3-flat
- North side yard is wide; units would be 27' from the house
- Ms. O'Carroll is buying quiet units: 68DB (on the quiet side of the spectrum)
- Mr. Aguado stated that they would not be able to service the units without going onto the adjacent neighbor's property; Ms. O'Carroll said this neighbor does not mind
- The Committee agreed that there were other compliant areas where the units could be placed: in the backyard or on south side of property

**ACTION:**

The Committee voted by majority, 4 to 3, to recommend denial of variance request to the ZBA.

**Other Business:**

The Committee voted by majority with one abstaining to approve the meeting notes of the November 7, 2007 SPAARC meeting.

The meeting adjourned at 3:25 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division