

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
February 28, 2007**

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski, John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, Dennis Marino Sat Nagar, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Ingrid Eckersberg, Walter Hallen, Erika Fabisch (intern), Morris Robinson, Carlos Ruiz

Ms. Brzezinski called the meeting to order at 2:40 p.m.

Projects Reviewed:

SPAARC 1614 Madison Street Recommendation to ZBA
Subdivide one lot of record in two lots of record and construct a single family residence

PROJECT PRESENTED BY: Glen Fullmer

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Fullmer presented plans. The following was discussed:

- Recommended to ZBA on March 20th.
- Zoning Requirements:
 - Variance for buildable lot
 - Falls short of requirements on width and depth
- Surrounded by public alleyways
- No neighbors on east side
- Single family residences along streets
- Residential neighborhood
- No curb cuts

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

Infrastructure improvements to the seven lots of record, consisting of water mains, sewers, detention basin, driveways and curbs

PROJECT PRESENTED BY: Amy Fry Applicant

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Fry presented photos of property and explained plans. The following was discussed:

- Need plat of survey for access
- Traffic needs separate plans
- Signal plans need to be approved
- Separate driveway application required
- MWRD approval in process for detention calculations
- Internal walk through:
 - Mass grading including detention facility.
 - Pad sites ready for new owners
 - Utility plan: all main utilities included for retail lot
 - Installing main storm sewer line, stubbed to each lot
 - Sanitary line stubbed into each lot except lot #1
 - Installing main water line, stubbing into each property; Installing temporary fire hydrant
- Installing:
 - Telephone
 - Electric
 - Cable
 - Internet
 - Transformer locations
 - Electric routing will be highlighted in a separate plan
- Putting rock layer and first layer of street asphalt (binder course)
- Base with lines stubbed up for light fixtures
- Walk will not carry into building area
- Building plans for carwash, gas station will be at SPAARC in a few weeks
- Accessibility requirement, accessible route all around property/building areas
- Construct a public way, a public sidewalk
- Plan for detention basin:
 - Detailing of all areas outside detention basin will be site specific
 - Prairie grasses and wildflowers all native to Illinois
 - Detention area management will be done by the property association agreement

ACTION:

The Committee voted unanimously to approve the utility improvements subject to Paul D'Agostino's approval of landscaping and lighting standards. Applicant is to return to SPAARC for final parking and site plan approval.

Construct roofed porch and install A/C condensing unit

PROJECT PRESENTED BY: Elizabeth Beckman Applicant

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Beckman presented plans. The following was discussed:

- Build to rear, wraparound porch, to be screened
- Add a condenser unit
- Materials: asphalt to match roof
- Units on 2nd and 3rd floor to get A/C
- Vertical slats on base; 2.5' guardrail

ACTION:

The Committee voted unanimously to approve preliminary and final plans.

Other Business:

The meeting notes of the February 14, 2007 meeting were approved by a majority with one abstaining.

The meeting adjourned at 4:50 p.m.

Respectfully submitted with thanks for notes from Erika Fabisch,

Bobbie Newman
Exec. Sec., Planning Division