

- Y.O.U. has been at this location for 30 years: across the street from Nichols School
- Site houses administrative offices and provides counseling, summer high school program, studying, tutoring and life skills after school programs to at-risk youth; meeting place for field trips
- Replacement in-kind of operations
- Currently a brick store front with frame residential behind
- Property backs up to Metra train
- Site is 10,762 sf: 42' wide, 256' deep with a garage/shed in rear
- Zoning: MUE in rear half, R3 in front half of property
- Requesting side yard variances; meet other zoning regulations except parking and possibly permitted use
- Propose:
 - Pushing building back and planting a community garden in the front yard
 - Open style glass front and rear
 - Durable, heavy duty materials
 - Silver or gold LEED level
 - ADA accessible building
- The Committee considered Community Center would be the most applicable special use:
 - Community Center not a permitted special use in MUE zoning district
 - Y.O.U is operating on an existing special use
- Staff of 8 full time and 3-4 part time
- Parking has been provided by the Nichols School parking lot across the street, with which Y.O.U. is affiliated
- Applicant has not yet talked to neighbors but is in ongoing discussion with Alderman Wilson
- Applicant is providing storm water detention
- The Committee advised the applicant that it could be a long process because of the complications in zoning, special use, 3rd floor provision
- The Committee suggested that the building design, scale and setback may not fit in with the houses in the neighborhood
- Mr. Miller said that the house and garage on the north side of the site has a large setback
- In response to putting the garden in the rear, Mr. Miller said there is no access to the rear (no alley, etc.)
- Mr. Rons suggested a standpipe system may be required; Mr. Vitale concurred

ACTION:

No action is taken on concept reviews.

Other Business:

The Committee voted unanimously to approve the minutes of the May 20, 2009 SPAARC meeting.

The meeting adjourned at 3:33 p.m. The next SPAARC meeting will take place on Wednesday, June 3rd unless otherwise noted.

Respectfully submitted,
Bobbie Newman