APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
August 12, 2009

Attendees:

Committee Members: Dominick Argumedo, Bill Dunkley, Ingrid Eckersberg, Walter Hallen,
Stefanie Levine, Josh Metzer, Michael Rons

Citizen Member: Tad Cook

Other Staff: Bobbie Newman, Martin Travis

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:33 p.m.

Projects Reviewed:

SPAARC 2837 Hartzell Recommendation to ZBA

Request for variances for addition to 1-story home

APPLICATION PRESENTED BY: William Farrell Applicant

GENERAL DISCUSSION:
Mr. Farrell presented photos and plans for the proposed addition. The following was discussed:

- Applicant proposes to construct an enclosure on the rear porch of a classic Chicago 1-story bungalow:
    - Variance requested for building lot coverage:
    - 32.43% existing nonconforming; 33% requested; 30% permitted
- Rear had a back porch and walkway to rear yard
- For canopy on side, requesting 2'; 4.5' required
- Property line on canopy side is full of 8'-12' hemlocks
- Neighbor on side of major variance request, across the alley, is submitting letter of approval

ACTION:

- The Committee voted unanimously to recommend approval of the variances to the ZBA.

SPAARC 3003 Park Place Recommendation to ZBA

Request for variances for construction of a 2 story to a single family home

APPLICATION PRESENTED BY: Len Sciarra Owner

GENERAL DISCUSSION:
Mr. Sciarra presented plans for the proposed construction. The following was discussed:

- Applicant proposes:
    - To replace an attached garage with curb cut and driveway with a detached garage in rear yard, off the alley.
    - To build a 2nd floor addition above the new front porch on east side of house (will enhance façade and make façade less flat
    - To redo entrance landing and stairs
    - To relocate the AC condensing unit
    - To keep the roof line at the single story roof
- (Corner) lot size: 3,750 sq. ft.; 7,200 sq. ft. required
- Houses on block have similar setbacks to request
- Does not propose to protrude more than adjacent neighbor
- Current lot coverage: 40%; 44.8% proposed
- The Committee agreed that the many variances requested are basically due to the existing non-conforming conditions of the house and lot.

ACTION:
The Committee voted unanimously to recommend approval of the variances to the ZBA.

SPAARC 1741 Maple Recommendation to Sign Board
Proposal for variation from the Special Sign District requirements that apply to location

APPLICATION PRESENTED BY: Walter Hallen Staff Liaison to Sign Board

GENERAL DISCUSSION:
Mr. Hallen presented plans for the proposed signs. The following was discussed:

- Applicant proposes:
    - Propose a door sign, which is not in Special Sign District requirements
    - Propose an awning, which has been approved for Bravo Restaurant on the same block setting a precedent
    - Propose wall, address and blade sign which conform to the Special Sign District criteria

ACTION:
The Committee voted unanimously to recommend approval of the variations to the Sign Board.

Other Business:

The Committee voted by majority with one abstaining to approve the minutes of the August 5, 2009 SPAARC meeting.

The meeting adjourned at 2:59 p.m. The next SPAARC meeting will take place on Wednesday, August 19th, 2009 unless otherwise noted.

Respectfully submitted,
Bobbie Newman