

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
November 17, 2010**

**Attendees:**

**Committee Members:** J. Cory, P. D'Agostino, D. Argumedo, B. Dunkley, I. Eckersberg, W. Hallen, D. Marino, J. Nelson, M. Rons, C. Ruiz

**Citizen Member:** S. Valavanis

**Other Staff:** B. Barnes, Ald. D. Holmes, B. Newman, Ald. M. Wynne

**Presiding Member:** W. Hallen, Chair

A quorum being present, Chair Hallen called the meeting to order at 2:29 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>911 Foster Street</b>	<b>Preliminary and Final</b>
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**This item was cancelled.**

<b>SPAARC</b>	<b>918 Chicago Avenue</b>	<b>Recommendation to ZBA</b>
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Request for a special use permit for a micro-distillery

APPLICATION PRESENTED BY: Phil Hletko Proprietor

**GENERAL DISCUSSION:**

Mr. Hletko presented information about the micro-distillery and explained his request for a special use permit to operate a micro-distillery. The following was discussed:

- Definition of a micro-distillery per the State of Illinois: a distillery that distills under 5,000 barrels per year
- Mr. Hletko proposes:
  - To sell and brew at this location
  - ADA accessibility; operation is all on one level
  - To have pallets of bottles and grains delivered in alley
  - Smaller packages in outgoing deliveries
  - Access through alley only
  - Customer flow to be contained; it is not a bar
  - Signage to be minimal and compliant with sign regulations
  - Access through main door to tasting room (to be built) and existing garage door



- Ms. Melissa Leesia of 2127 Maple (within 500 yards) said she is concerned with the changes in occupancy and density that have taken place saying 23 homes have changed from single family homes within 3 blocks of her residence in the past 17 years and requested the Committee recommend denial of the special use permit
- Mr. John Blasé of 2111 Maple said he shares a common backyard area and hears noise from contentious parties in the warm weather
- Mr. Dan Garrison of 1228 Simpson since 1972 said the neighborhood was residential when he moved here but is becoming increasingly destabilized because of the rooming houses and it has caused parking violations and parking problems
- Mr. Resnick said in his defense that he was a resident of 1813 Gaffield in 1986-1987 and that the neighborhood from the tracks to Maple and Sherman and Gaffield, Simpson and Hamlin have been 60% student occupied since then and that the majority of the people in the neighborhood are not complaining
- Mr. Rons alerted Mr. Resnick to the requirement to have a sprinkler system installed if it is a rooming house that is not owner occupied
- Chair Hallen noted that the ordinance addresses traffic congestion and the impact on adjacent property values
- Mr. Resnick has discontinued using the 2 basement rooms as bedrooms, but in the interest of not disrupting the students' school year, has an agreement with the other residents to let them live upstairs until the issue is resolved
- Mr. Marino moved to table the vote for special use recommendation until the next meeting since the basement bedroom egress issue has not been resolved

Action:

The Committee voted unanimously to table the item until the property standards issue of the illegal basement bedrooms is resolved.

**Other Business:**

The Committee voted by majority with one abstaining to approve the meeting notes of the November 10, 2010 meeting, as amended.

There being no other business, the meeting adjourned at 3:15 p.m.

The next SPAARC meeting will take place on Wednesday, November 24, 2010 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman