

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
April 13, 2011**

**Attendees:**

**Members Present:** D. Argumedo, J. Cory, P. D’Agostino, I. Eckersberg, W. Hallen, J. Nelson, M. Rons, C. Ruiz

**Staff Present:** A. Brown, B. Newman, A. Stuart

**Citizen Member:** S. Valavanis

**Presiding Member:** W. Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>1741 Maple Avenue</b>	<b>Recommendation to P&amp;D</b>
<b>SPAARC</b>	<b>1920 Central Street</b>	<b>Recommendation to P&amp;D</b>
<b>SPAARC</b>	<b>2924 Central Street</b>	<b>Recommendation to P&amp;D</b>

The following sidewalk café proposals were presented

**APPLICATIONS PRESENTED BY:**

Adrian Ramirez                      Representing Buffalo Wild Wings  
Robert Sigler                              “                      “                      “                      “

Punpid Khomhomoune              Representing Royin Sushi Bar

Carol Harris                              Owner, Casteel Coffee

**GENERAL DISCUSSION:**

Ms. Stuart introduced the applicants. The following was discussed:

Royin Sushi Bar, 1920 Central Street, Sidewalk café

- Distributed site plan
- Parking is available within 1 block of the restaurant
- Restaurant is within 200’ of a residential area
- Propose:
  - 4 tables
  - To use disposable dishes, requesting a waiver of the requirement for non-disposables
  - To store furniture on public way and pay fee

Casteel Coffee, 2924 Central Street, Sidewalk café

- Distributed site plan
- Restaurant is within 200’ of a residential area
- Propose:

- Type 2 restaurant
- To use disposable dishes, requesting a waiver of the requirement for non-disposables
- 2 tables

Buffalo Wild Wings, 1741 Maple Avenue, Sidewalk café

- Distributed site plan
- Propose:
  - To use disposable dishes, requesting a waiver of the requirement for non-disposables
  - To store furniture on public way and pay fee
  - 9 tables

Chair Hallen opened the floor to public comment:

- Regarding Buffalo Wild Wings, Ms. Cindy Smith, President of Optima Views introduced herself and Ms. Maureen Posner, Board member, Ms. Smith, and expressed the following concerns:
  - Residences on the lower floors will be directly across from the sidewalk café
  - Music is currently piped outside of restaurant; asked whether music will cease or increase
  - Asked whether sports events would be broadcast in the café area, where residents will hear cheering
  - Residents pay high taxes
  - Wants to limit number of tables in sidewalk café area
  - Requested that the City decline the application or have an agreement about noise and hours
  - Will sidewalk be wide enough with the sidewalk café, since the City widened the sidewalk because of the amount of pedestrian traffic
- Chair Hallen's response:
  - Liquor is not to be served after 9:30 in sidewalk cafés, by Ordinance
  - Restrictions on hours and sound would be voted upon by the P&D Committee
  - The sidewalk café plan depicts a 7' path (6' from parking meters is required)
  - Suggested placing the tables adjacent to the building in the recessed areas and reducing number of tables to 5
- Mr. Ramirez responded:
  - He is open to Ms. Smith's suggestions regarding the sound
  - The TV's are only inside the café
  - The windows are stationary

Action:

The Committee unanimously found it to be true that the sidewalk cafés except Buffalo Wild Wings, which was tabled to give time to prepare a revised layout:

- Will not have a negative cumulative effect with other sidewalk cafés
- Will not cause substantial negative impact to the property values in the area
- Have been made aware of the rules and regulations
- Will not have a negative impact on the health, welfare and safety of the surrounding residents
- Have been made aware that failure to comply with the liquor regulations will result in revoking of their liquor license

Proposal to install a solar panel array on a roof

APPLICATION PRESENTED BY: James McKinney Representing Northwestern University (NWU)

**GENERAL DISCUSSION:**

Mr. McKinney presented plans and photos for the proposed panels. The following was discussed:

- Propose:
  - To install an array of 75 solar panels on the Ford Engineering Center of NWU
  - Photos illustrated at what point the panels would become visible
  - The west building portion is 1 story lower than east building portion
  - Elevations showed where panels would be placed
  - Panels to protrude 1' above the parapet wall
  - Panels to be placed on a 35° angle
- Mr. Ruiz said there would be no impact on the historic buildings and the plans integrate well with the building's architecture. He has approved the panels administratively.

Action:

The Committee voted unanimously to approve the preliminary and final plans.

Proposal to replace AT&T antennae and equipment

APPLICATION PRESENTED BY: Kevin Hoyt Representing AT&T Mobility

**GENERAL DISCUSSION:**

Mr. Hoyt presented plans for the proposed equipment. The following was discussed:

- Propose to remove 6 antennae and replace with 3 antennae, within an existing tower structure
- Need to install antennae for the 4G phone network
- Equipment will be within an existing equipment shelter

Action:

The Committee voted unanimously to approve the preliminary and final plans.

**Other Business:**

The meeting notes of the April 6, 2011 meeting were approved by a majority vote with 1 abstaining.

There being no other business, the meeting adjourned at 3:20 p.m.

The next SPAARC meeting will take place on Wednesday, April 20, 2011 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman