

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
April 30, 2008**

**Attendees:**

**Committee Members:** Frank Aguado, Donna Brody, Jill Chambers,  
Jeff Cory, Paul D'Agostino, Kerry Demski,  
Bill Dunkley, Ingrid Eckersberg, Chief Sam Hunter,  
Carlos Ruiz, James Wolinski

**Other Staff:** Bobbie Newman, Ann Stuart

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

**Projects Reviewed:**

**SPAARC      1317 Livingston Street      Recommendation to ZBA**  
*Establish one (1) open parking space in interior side yard*

PROJECT PERESENTED BY: Mr. and Mrs. Tisdahl Property owners

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. and Mrs. Tisdahl presented photos and a survey of the property. The following was discussed:

- Propose to put an ADA accessible ramp on the east side of the house which will be accessed from the proposed parking pad
- Proposal requires variations:
  - Open parking must be 30' from rear property line; proposed is 0' setback from side lot line
  - 8.5' required for a parking space: 7'7 proposed
- Parking pad has been there since 1922; a garage has been removed which triggered zoning approval process
- Owner has been using this pad for access to the house
- There is no other opportunity for ADA access

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

**SPAARC      1228 Oak Avenue      Preliminary and Final**  
*De-convert building from 5 dwelling units to 4 and minor alterations*

PROJECT PERESNTED BY:      Mr. and Mrs. Randal Chao      Owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Chao presented photos of the property and elevations of the proposed plan. The following was discussed:

- Currently the building is a kind of rooming house with small rooms and no legal exits
- Propose to make proper apartments
- Building is in a historic district
- Previous owner owned it for 60 years
- Building is a 3-story, 100 year old wooden structure
- Propose to:
  - Upgrade plumbing, electrical, etc.
  - Put 2 apartments on the 1<sup>st</sup> floor, 1 apartment on the 2<sup>nd</sup> floor and 1 apartment on the 3<sup>rd</sup> floor
  - New rear exterior entrance
  - Expansion of 3<sup>rd</sup> floor roof construction
  - Add sprinkler system
  - Make the rear more compatible with the rest of the building continuing aluminum siding and raise roof to a gable to match the front

**ACTION:**

The Committee voted unanimously to approve Preliminary and Final plans on the condition that the Preservation Commission or Carlos Ruiz approve the plans.

**SPAARC      2484 Oakton Street      Preliminary and Final**  
*Construct a three story self storage building "United Storage"*

PROJECT PERESNTED BY:      Gary Delaney      Developer  
   Richard Bartuce      General Contractor

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Bartuce presented materials, elevations and a site plan. The following was discussed:

- Building is within Fry development; 2<sup>nd</sup> part of development (1<sup>st</sup> part was gas station)
- Project is in for building permit
- Project has been approved as a Planned Development
- North and East elevations are visible (south and west face other industrial sites)
- Materials:
  - Glass
  - Painted, split face (tan)
  - Brown brick
  - Renaissance stone base
  - Architectural panel with thorough coat stucco
  - Bricks at piers

- Most windows are spandrel; decorative only
- Corner window on 2<sup>nd</sup> floor and 2 office windows near northeast entrance are the only real windows
- Gas station is directly north
- Detention pond is behind the building (south side)
- Loading doors are on south side of building facing CTA yard and detention pond
- A berm is along the north edge of the property and parts of the cement factory block the north view of the building
- Unloading bay for Ryder truck or personal vehicles (will not protrude)
- Security:
  - All under surveillance cameras
  - After hours access only to pharmaceutical reps
- Ms. Chambers commented that the building looks flat; Mr. Bartuce replied that there are indentations between the piers (of 4") and the variations in the stone and glass will make it look more like an office building, however it does need to be identifiable as a storage building
- Lighting: (photometrics submitted) ground floods with protective grates over the lights to shine up on building
- Signage "office" will possibly be placed on awning

**ACTION:**

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

**SPAARC 1710 Orrington Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for Type 1 restaurant, "Globe Café and Bar"*

APPLICATION PRESENTED BY: Nicole Wisner Manager

**And**

**SPAARC 1639 Orrington Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for a Type 1 restaurant "Omaggio"*

APPLICATION PRESENTED BY: Robert LaPata Owner

**And**

**SPAARC 1520 Sherman Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for Type 1 restaurant, "Bar Louie"*

APPLICATION PRESENTED BY: Ike Robertson Manager

**GENERAL DISCUSSION:**

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés serving liquor. The applicants agreed to abide:

- All three applicants are renewing their sidewalk café permit

- All three applicants are using non-disposable utensils/dishes
- All three applicants agreed to pay the fee for storing their furniture outside
- All three restaurants have parking within the required area of their restaurants
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delimit café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

**ACTION:**

The Committee voted unanimously to approve the sidewalk café permit for Globe Café and Bar, and to approve sidewalk café permits for Omaggio and Bar Louie on the condition that the legal department approves their insurance documents. The Committee found that they will not cause a disruption or negative impact on the community.

**SPAARC      1514 Sherman Avenue      Recommendation for Sidewalk Café**

*Review Application for Sidewalk Café for Type 1 restaurant, "Kansaku"*

APPLICATION PRESENTED BY:                      Justin Kansaku                      Partner

**And**

**SPAARC      720 ½ Clark Street      Recommendation for Sidewalk Café**

*Review Application for Sidewalk Café for Type 2 restaurant, "JK Sweets"*

APPLICATION PRESENTED BY:                      Jaemyung Shim                      Manager

**And**

**SPAARC      525 Dempster Street      Recommendation for Sidewalk Café (Liquor)**

*Review Application for Sidewalk Café for Type 1 restaurant, "Blind Faith Café"*

**And**

**SPAARC      525 Dempster Street      Recommendation for Sidewalk Café**

*Review Application for Sidewalk Café for Type 2 restaurant, "Chipotle Grill"*

APPLICATION PRESENTED BY:                      Miguel Rodriguez                      Assistant Manager

#### GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicants agreed to abide:

- All are applying for first time permits except Chipotle Grill
- Chipotle Grill will serve disposable cups; asked for waiver of non-disposable requirement
- Chipotle Grill may not serve liquor in the cafe
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

#### ACTION:

The Committee voted unanimously to approve sidewalk café permit for Chipotle Grill, JK Sweets, finding that they will not cause a disruption or negative impact on the community, Kansaku is approved on the condition that the Legal Dept. approves their insurance documents, and all first time applicants are approved on the condition that they are approved at City Council meeting on May 12, 2008.

#### **Other Business:**

The Committee voted by majority with 1 abstaining to approve the SPAARC meeting notes of the April 23, 2008 SPAARC meeting.

The meeting adjourned at 4:15 p.m. The next SPAARC meeting will be held on Wednesday, April 30, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division