

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
September 10, 2008**

**Attendees:**

**Committee Members:** Jeff Cory, Paul D'Agostino, Kerry Demski,  
Bill Dunkley, Dennis Marino, Michael Rons

**Other Staff:** Dominick Argumedo, Donna Brody, Jill Chambers,  
Ingrid Eckersberg, Bobbie Newman, Carlos Ruiz  
Ann Stuart

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

**Projects Reviewed:**

**SPAARC      2327 Asbury Street      Recommendation to ZBA**  
*Major variation to Section 6-8-2(A) (4) to construct rear addition to a single family residence*

APPLICATION PRESENTED BY: Andrew Venamore    Representing Property Owners  
Ann and Jim Zastrow

**GENERAL DISCUSSION:**

Mr. Venamore presented site plans. The subject property is on a triangular, oddly shaped lot. The following was discussed:

- Property is in an R1 District: 30' rear yard setback required
- Variance: Existing, non-conforming property has a 20.7' setback
- Propose a rear 2 story addition which would further encroach on the rear setback, resulting in a 16.54' rear yard setback
- No access to Asbury; rear yard adjacent to alley
- Lot coverage is in compliance
- Neighbors approve; a diagram will be presented to them

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

**SPAARC      3200 Grant Street      Pre-Application Conference Planned Devel.**  
*Construction of a 32-unit condominium and replacement of 50 cottages*

APPLICATION PRESENTED BY:    Nancy Tolan                      Project Manager

**GENERAL DISCUSSION:**

Ms. Tolan presented the changes that have been made to the plans per the concerns voiced by their neighbors. The following was discussed:

- Propose to add a 32-unit apartment building; concern of neighbors is the visibility of the 4-story building
- The 4-story apt. building is to be adjacent to existing apartment buildings within the complex (more than 200' from property line) and further in than some of the existing buildings (75-80' from property line)
- Revision: 50 cottages as opposed to the 56 originally planned (removed one cottage duplex from the inner circle and the corner duplexes)
- Revision: Putting in a sidewalk all around entire property site
- Revision: Some of the garages on duplexes turned sideways to address neighbors' concern for the look of many garages facing the street
- Parking places along roadway to be removed
- Changed landscaping plan along Lawndale so it is not similar to the inner landscaping; removed benches, higher grasses and curvy path
- Revision: adding curvy sidewalks that intersect with the straight surrounding sidewalk
- Have not shown new landscaping plan to neighbors yet
- Have met with Alderman once
- Condo served by underground parking
- Looking into I-Go cars for employees and residents
- Lights will be added if street lighting along sidewalks is not sufficient
- Mr. Cory asked Ms. Tolan if they are installing art on the grounds. Ms. Tolan replied that they have some fountains and an English garden and took the name of the committee that could meet with her to discuss adding art
- The interior roads are wide enough for fire trucks
- Construction schedule: Apartment building and utilities first, hopefully starting in the fall of 2009 or Spring of 2010; as groups of 3 to 4 cottages are naturally vacated, they will redo them; they are vacated at the rate of 3 or 4 per year
- At 2 Arbor Lane (the last apt. building added) all the units were spoken for within a month

**ACTION:**

No action is taken on pre-application conferences.

**SPAARC 1512 Sherman Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for Type 1 restaurant, "Jamaica Jamaica"*

APPLICATION PRESENTED BY: Dennis Levy Owner

**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:

- Using non-disposable utensils/dishes
- Storing their furniture inside
- 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 recommend approval of the sidewalk café permit, finding that it will not cause a disruption or negative impact on the community.

**Other Business:**

No previous meeting notes were approved.

The meeting adjourned at 3:22 p.m. The next SPAARC meeting will be held on Wednesday, September 17, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division