

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE  
(SPAARC)  
MEETING NOTES  
July 18, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, John Burke, Rajeev Dahal,  
Kerry Demski, Dale Fochs, Carlos Ruiz,  
James Wolinski

**Other Staff:** Ingrid Eckersberg, Stefanie Levine,  
Bobbie Newman, Ann Stuart

**Presiding Member:** Walter Hallen

**Chair Hallen called the meeting to order at 2:38 p.m.**

**Projects Reviewed:**

<b>SPAARC</b>	<b>900 Chicago Avenue</b>	<b>Revision to Pre-application Conference</b>
<i>Change in landscaping design</i>		

PROJECT PRESENTED BY:	Brian Forgas	Condo Board Treasurer
	John Straus	Condo Board President

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Forgas presented the proposed landscape changes. The following was discussed:

- 3<sup>rd</sup> floor terraces on Chicago Ave. were originally to have planters with vines hanging down, but proposed vines can't live there
- Planters are making problems for building; need to remove all planters along front of bldg.
- Removing 36' of planters, total
- Replacing with 4' planters with gingko trees; (5 terraces)
- Total of 27,000 lbs. less in weight
- Mr. Wolinski stated that the re-distribution of weight on the balconies, although less weight, could still pose a safety issue. He stipulated that a Structural Engineer review and certify that the new plan is sound.

**ACTION:**

The Committee voted unanimously to approve subject to Engineer's certification of safety of new distribution of weight on terraces caused by proposed planters.

**SPAARC**                      **1560 Sherman Avenue**                      **Preliminary and Final**  
Install boiler on fifth level of parking structure

APPLICATION PRESENTED BY:    Sandra Gutierrez                      General Manager  
   Michael Weinstein                      Project Engineer

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Weinstein presented a photo of the site of the structure. The following was discussed:

- Location of proposed structure: southeast corner of parking area on roof
- Propose a 25' X 20', 12' high metal structure to house a "desperately needed" boiler
  - 3' to edge of building
  - Next to current chiller structure (12' high)
  - 4' tall stack
  - Protrudes 4' more than adjacent structure (existing structure: 25' X 13'6")
- Building is 18 stories high
- Chair Hallen remarked that it is a fairly innocuous structure
- Application currently in for permit
- Structure is visible from street level across the street in front of the building
- Purpose: bringing in gas heat; previously inadequate electric heating system
- Clean burning fuel, will not produce smoke
- Urgency because of impending heating season; have to run new gas lines to get adequate pressure
- Color is to be dark brown; both current and proposed structures will be the same color
- Will lose 2 parking spaces; have zoning approval for this (3 tenants have been relocated)
- Existing heating system is on the 4<sup>th</sup> floor; boilers to be moved to roof w/new boilers
- Controls will be put in where current boilers are on 4<sup>th</sup> floor
- Building is 100% occupied (compared to average 16-18% downtown); Rotary takes 50% of building

**ACTION:**

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

**SPAARC**                      **940 Church Street**                      **Recommendation for Sidewalk Cafe**  
Review Application for Sidewalk Café for Type II Restaurant, "The Italian Coffee Bar"

APPLICATION PRESENTED BY:    Chris Casas                                      Owner

**SPAARC**                      **1549 Sherman Avenue**                      **Recommendation for Sidewalk Cafe**  
Review Application for Sidewalk Café for Type II Restaurant, "The Italian Coffee Bar"

**AND**

**SPAARC**                      **503 Main Street**                      **Recommendation for Sidewalk Café (w liquor)**  
Review Application for Sidewalk Café for Type I Restaurant, "S-Paragon"

APPLICATION PRESENTED BY:    Suwit Suwanrattanabus                      Owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Ms. Stuart read the regulations for sidewalk cafés to the two applicants. The following was discussed:

- Furniture will be stored outside at 1549 Sherman only
- New ordinance prohibiting smoking within 25 feet of sidewalk café explained
- Italian Coffee Bar requested waiver of non-disposable dish/flatware requirement
- The Evanston Health Dept. is now responsible for Evanston liquor licenses
- The applicants agreed to abide by the regulations for sidewalk cafés

**ACTION:**

The Committee voted unanimously to recommend approval of the sidewalk cafés, waiving the valet parking requirement for S-Paragon Restaurant.

**Other Business:**

The Committee voted unanimously to approve the meeting notes of the July 11, 2007 SPAARC meeting.

The meeting adjourned at 3:50 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division