

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
April 25, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, John Burke, Jeff Cory,  
Paul D'Agostino, Rajeef Dahal, Kerry Demski,  
Dale Fochs, Walter Hallen, Dennis Marino

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Bobbie Newman,  
Ann Stuart

Chair Hallen called the meeting to order at 2:37 p.m.

**Projects Reviewed:**

**SPAARC                      500 Main Street                      Recommendation for Sidewalk Café**  
*Review application for sidewalk café for Type II restaurant "Brothers K Coffeehouse"*

PROJECT PRESENTED BY:      John Kim                      Owner

**AND**

**SPAARC                      1100 Davis Street                      Recommendation for Sidewalk Café**  
*Review application for sidewalk café for Type II restaurant "Wild Tree Cafe"*

PROJECT PRESENTED BY:      Adam Leonard                      Co-owner

**AND**

**SPAARC                      1724 Sherman Avenue                      Recommendation for Sidewalk Café**  
*Review application for sidewalk café for a Type II restaurant "Starbucks Coffee Company"*

PROJECT PRESENTED BY:      Catherine Netzky                      Store Manager

**AND**

**SPAARC                      1743 Sherman Avenue                      Recommendation for Sidewalk Café**  
*Review application for sidewalk café for a Type II restaurant "Taco Bell Express"*

PROJECT PRESENTED BY:      Barry Edelman                      Area Manager

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Stuart read the sidewalk café regulations to the applicants. The following was discussed:

- “Brothers K Coffeehouse” will be storing their furniture outside
- All of the four applicants are using disposables

Mr. Barnes distributed the A.D.A. “Do’s and Don’t’s” brief regarding service animals and sidewalk cafes. All four applicants agreed to abide by all of the regulations presented.

ACTION:

The Committee voted unanimously to recommend approval for all four sidewalk cafes.

**SPAARC                      930 Church Street      Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for Type II restaurant “Noodles & Company”*

PROJECT PRESENTED BY:      Catherine Wyde      General Manager

**AND**

**SPAARC                      1765 Maple Avenue      Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for Type I restaurant “Chili’s Grill & Bar”*

PROJECT PRESENTED BY:      Bob Myers              Store Manager

**AND**

**SPAARC                      1571 Sherman Ave.      Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for Type I restaurant “Trattoria Demi”*

PROJECT PRESENTED BY:      Michael Sieja              Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Stuart read the sidewalk café serving liquor regulations to the applicants. The following was discussed:

- Only “Chili’s Grill & Bar” will be storing their furniture outside
- “Noodles & Company” will not be serving liquor outside (Type II Restaurant)
- None will be using disposables
- None will have valet parking

Mr. Barnes distributed the A.D.A. “Do’s and Don’t’s” brief regarding service animals and sidewalk cafes. All three applicants agreed to abide by all of the regulations presented.

ACTION:

The Committee voted unanimously to recommend approval for “Trattoria Demi” and “Noodles & Company,” and voted to recommend approval for “Chili’s Grill and Bar” on the condition that Public Works approves the site of their sidewalk café on Maple Street.

**SPAARC**                      **2170 Campus Drive**                      **Recommendation to ZBA**  
*Construct a science laboratory building "Molecular Therapeutics and Diagnostics Building"*

PROJECT PRESENTED BY:      Steve Engelman      Attorney, Northwestern University  
   Anita Ridge              Assistant General Counsel  
   Quentin Brown        Project Manager

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Engelman presented a model of the Northwestern University Campus including the area where the building is to be erected. The following was discussed:

- This is a recommendation to ZBA only (not visible from Sheridan Road):
  - No preliminary or final approval by Site Plan & Appearance Committee required
- 2 additions plus a 2-story bridge to attach them to existing buildings, proposed
- Includes an approx. 139,000 sq. ft. laboratory for engineering and biological chemistry
- Same materials as existing buildings in the vicinity to be used
- The proposed area for the project has moved 3.5' further south than originally planned
- The project is A.D.A.-compliant
- Parking report to be provided to verify off-street parking compliance
- Requesting variations:
  - 1.8' variation requested for 20' yard requirement; theirs is 18.2'
  - 9" variation requested for bay windows on 3<sup>rd</sup> and 4<sup>th</sup> floors only

**ACTION:**

Chair Hallen stated that the requests for both variances were reasonable. The Committee voted unanimously to recommend approval to the ZBA.

**SPAARC**                      **2004-2010 Emerson Street**                      **Preliminary and Final**  
*Construct a religious institution "New Hope Christian Methodist."*

PROJECT PRESENTED BY:      Jim Torvik              Architect  
   Tom Chlipaia        Church Representative

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Torvik presented plans for the proposed church. The following was discussed:

- Have acquired a special use permit
- Project was previously submitted in 2005:
  - Small tower in corner of building has been moved to center of building on Hovland Court side to provide for a space for mechanicals
- Main entrance is on northeast corner of building
- Building is ramp-accessible
- East side is adjacent to a residence
- Parking: off alley, 10 spaces
- Landscaping plans approved
- Lights are to be down-lights

- Ms. Eckersberg will investigate the type of soil in front yard for drainage purposes
- Electrical comes from alley, overhead
- Wheel stops are to be placed at edge of parking lot, per Mr. Aguado's suggestion
- Ms. Demski suggested trimming bushes at back entrance for the safety of those carrying money from the church to the parking lot.
- Photometrics are to be submitted

**ACTION:**

The Committee voted by majority with one opposed to approve the preliminary and final plans under the condition that the drainage issue is resolved and the photometrics are approved.

**Other Business:**

The Committee voted unanimously to approve the meeting notes of the April 18, 2007 SPAARC meeting.

The meeting adjourned at 3:40 p.m.

Respectfully submitted,

Bobbie Newman  
Exec. Sec., Planning Division