

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
July 29, 2009**

**Attendees:**

**Committee Members:** Jill Chambers, Jeff Cory, Paul D'Agostino, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Dennis Marino, Josh Metzger, Michael Rons

**Other Staff:** Dominick Argumedo, Alderman Fiske, Dean Mosca, Bobbie Newman, Carlos Ruiz, Ann Stuart

**Presiding Member:** Walter Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>817 University Place</b>	<b>Recommendation to P&amp;D</b>
Propose operation of a sidewalk café		

APPLICATION PRESENTED BY: Placido Quintero Manager

**GENERAL DISCUSSION:**

Mr. Quintero presented plans for the sidewalk café. The following was discussed:

- Proposes 4 tables with 3-4 chairs at each table
- A portion of the public parkway has pavers installed with permit, to place tables on
- Applicant has had many requests from customers for an outdoor seating area
- Applicant presented an anonymous letter threatening to not use his business if he opened the outdoor café
- Proposed hours of operation of sidewalk café:
  - Monday -Thursday 11am - 9pm
  - Friday – Saturday 12pm - 10pm
  - Sunday 12pm – 9pm
- Public comments/concerns:
  - Survey from 800 Elgin: 245 residents; 77% of the 60 responses showed opposition or had questions
  - Survey from 1860 Sherman: 34 units 18 of the 31 responses were opposed to the outdoor café, 1 in favor
  - One person said she is in favor, and read a letter by her parents from 1864 Sherman, who are also in favor of the outdoor café: expect Las Palmas to have the same rights as Lou Malnatti's and don't anticipate additional noise

- Asked how Committee members would feel if an outdoor café was placed at same proximity (8' to 200') from their windows/balconies
- Concerns/complaints:
  - That outdoor café will cause a disturbance causing a negative effect on property values and residents welfare and quality of life
  - That people will sit at the tables if they are not put away after the outside café closes, and concern for noise if they are put away late
  - Increase in existing rodent and cockroach problem
  - That music will be amplified in the outdoor café area
  - That liquor will be served without a meal
  - That police complaints should be considered when requesting renewal
  - Complained that grass and plants were removed from public parkway
- Ald. Fiske said:
  - Residents of Sherman Gardens have been good about accepting changes such as drive through bank
  - She would like the parkway restored
  - Lou Malnatti's has a very wide sidewalk in comparison to Las Palmas'
  - She is a customer of Las Palmas and she does not think their business will suffer if they do not have outdoor seating
- Ms. Stuart/Committee/Owner's response:
  - The owner's application states that he will store the furniture inside (so people will not be sitting on the furniture after the outdoor café is closed)
  - The owner said he would close the outdoor section earlier than required by the ordinance as an accommodation to the neighbors
  - The issue of rodents must be submitted to the Health Dept.; it is not limited to Las Palmas; the owner has hired an exterminator and has records to prove it
  - Garbage from the outdoor café will not be left out until morning and tables will be bussed promptly
  - This first time application for a sidewalk café must be approved by the City Council; The SPAARC Committee makes a negative or positive recommendation
  - The public parkway paving was done with the issuance of a City permit; pavers are removable
- Ms. Stuart reviewed the City's sidewalk café requirements; owner agreed to abide:
  - Restaurant will be storing 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 delineate café area with chains or planters
  - Must maintain litter pickup within a 250' radius of the restaurant
  - Restaurant will be using non-disposables (china) plates
  - Liquor may not be served except with food



City of Evanston proposal to renovate the masonry façade of the existing structure

APPLICATION PRESENTED BY: Dave Cook Facilities Mgmt. Dept.

**GENERAL DISCUSSION:**

Mr. Cook presented plans for the renovation. The following was discussed:

- Propose to renovate 2 recessed areas/passageways into Hilton Hotel, 20' square
- Reason for renovation: aesthetics: existing material is CMU and can be seen from the lobby of the Hilton Hotel

**ACTION:**

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

**Other Business:**

The Committee voted unanimously to approve the minutes of the July 15, 2009 SPAARC meeting.

The meeting adjourned at 4:16 p.m. The next SPAARC meeting will take place on Wednesday, August 5th, 2009 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman