

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
January 13, 2010**

Attendees:

Committee Members: Argumedo, Dominick, J. Chambers, J. Cory, D'Agostino, I. Eckersberg, W. Hallen, J. Metzger, M. Rons

Other Staff: B. Newman

Presiding Member: W. Hallen

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

Projects Reviewed:

SPAARC	1729 Sherman Avenue	Recommendation to ZBA
<hr/> Request for special use for Jimmy John's Type 2 restaurant		

APPLICATION PRESENTED BY: Thomas Ryan Business Owner

GENERAL DISCUSSION:

Mr. Ryan presented plans for the restaurant. The following was discussed:

- Restaurant is to be on corner of alley
- Biggest delivery is at 6:00 am; delivery trucks can park in alley or in front
- Trash: 2 locked dumpsters in alley; Mr. Argumedo will provide applicant with standard language for trash
- Restaurant will have 2 ADA-accessible washrooms
- Restaurant will comply with new green ordinance requirements; will speak with Building Dept.

ACTION:

The Committee voted unanimously to recommend approval of the special use to the ZBA.

SPAARC	2485 Howard Street	Recommendation to Sign Board
<hr/> Proposal for variations for 5 wall signs		

APPLICATION PRESENTED BY: Walter Hallen Staff Liaison to Sign Board

GENERAL DISCUSSION:

Chair Hallen presented photos of the existing signs and plans for the proposed signs. The following was discussed:

- Variations requested:
 - Wall sign Jewel Osco has top higher than 15'6" permitted and the 420 SF of this sign is well above the 125 SF maximum for a wall sign
 - Total signage of 519 SF is above the 500 SF maximum allowed
 - The 519 SF of wall signage proposed is below the 543 SF normally permitted. After the 80% reduction for 5 wall signs (-20% for each over one) the actual permitted area drops to 109 SF.

ACTION:

- The Committee voted unanimously to recommend approval of the variances to the Sign Board.

Other Business:

The Committee voted unanimously to approve the December 9, 2009 meeting notes.

The meeting adjourned at 2:47 p.m. The next SPAARC meeting will take place on Wednesday, January 20, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman