

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
March 10, 2010**

**Attendees:**

**Committee Members:** D. Argumedo, J. Cory, P. D’Agostino, I. Eckersberg, W. Hallen, D. Marino, M. Rons, L. Walker

**Citizen Member:** S. Valavanis

**Other Staff:** B. Newman

**Presiding Member:** W. Hallen

A quorum being present, acting Chair Hallen called the meeting to order at 2:33 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>816-818 Church Street</b>	<b>Preliminary and Final</b>
Proposal for façade improvement		

APPLICATION PRESENTED BY: Joe Behles Architect

**GENERAL DISCUSSION:**

Mr. Behles proposed a façade improvement for 2 stores of 2300 and 1971 square feet, that will complement the neighbors’ facades. The following was discussed:

- Mr. Behles said potential tenants have commented that the building looks “tired”
- The existing stone is wearing out and crumbling
- Existing awnings were lit from inside:
- Seeking approval to:
  - Remove awnings
  - Remove sandstone and replace with true limestone, consistent with surrounding buildings
  - Apply coating on precast
  - 2 large anodized aluminum signage panels to stand off façade of building 2.5”
  - Signs to attach to aluminum sheet; more modern, controls where sign goes, provides standardization and unity, won’t mar masonry

**Action:**

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

Special Use Permit request by Andy's Frozen Custard

APPLICATION PRESENTED BY: Jonathan K. Payne          Rep. of Andy's Frozen Custard

**GENERAL DISCUSSION:**

Mr. Payne presented a menu and explained his request for a special use. The following was discussed:

- 65 – 70% of customers will consume the custard off premises
- Considering putting chairs in
- Andy's Frozen Custard is usually a free standing kiosk or drive through
- Hours are tentatively proposed to be 10:30 a.m. to 8 or 9:00 p.m., but later on weekends to attract theater goers
- Deliveries: minimal; to share loading dock in rear of building with Chipotle and Flat Top
- Mr. Payne was advised of the City's trash removal requirement of pickup within a 250' radius

**Action:**

The Committee voted unanimously to recommend approval to the ZBA.

Variation from sign regulations request for PNC Bank for a blade sign

APPLICATION PRESENTED BY: Walter Hallen          Staff Liaison to Sign Board

**GENERAL DISCUSSION:**

Chair Hallen presented the application for the variation and illustration of the proposed sign. The following was discussed:

- 32" X 48" blade sign proposed
- There are others at various locations in Evanston: example: Dempster & Chicago

**ACTION:**

The Committee voted unanimously to recommend approval of the variation to the sign regulations.

**Other Business:**

The meeting notes of the February 24<sup>th</sup> SPAARC meeting were approved by majority with one abstaining.

The meeting adjourned at 3:40 p.m.

The next SPAARC meeting will take place on Wednesday, March 17, 2010 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman