

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
July 9, 2008**

**Attendees:**

**Committee Members:** Donna Brody, Jeff Cory, Paul D'Agostino,  
Bill Dunkley, Ingrid Eckersberg, Dennis Marino

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Bobbie Newman, Ann Stuart  
Ald. Cheryl Wollin

**Presiding Member:** Walter Hallen

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

**Projects Reviewed:**

**SPAARC      2536 Ewing      Recommendation to ZBA**  
*2 Special Use permits: for a "7-11" convenience store in a B1A district & 24 hour operation*

APPLICATION PRESENTED BY: Rasik Karud      Franchise Owner  
Greg Kuczaj      Business Consultant

**GENERAL DISCUSSION:**

Messrs. Kuczaj and Karud explained why "7-11" is seeking 2 special use permits. The following was discussed:

- Special Use permit sought to operate a convenience store in a B1A district
- Special Use permit sought to operate a food store establishment 24 hours (if 24 hour operations is approved, operation of the store is automatically also approved)
- Mr. Kuczaj stated that during the period that the 7-11 was open 24 hours there was a 20% increase in business, showing that there is a demand by customers for the business to be open these hours
- Mr. Karud stated that they are trying to offer the community the best customer service they can by being open 24 hours
- Between 3 and 6 a.m. is when they do re-stocking and other maintenance, prep work and some deliveries
- Receiving hours are at night
- Mr. Marino stated that he does not approve of the impact of a 24 hour convenience store on the neighbors directly across the street and to the south of the store
- Chair Hallen stated that there are almost no other businesses in Evanston open 24 hours
- The Committee opened the floor to citizen comment:

- Charles Barkling, customer and resident living 2.5 blocks from store stated that he is concerned for the safety of the neighbors, most of whom are asleep between midnight and 6 a.m. and won't be shopping during those hours, stating that the customers may be gang bangers or drug dealers, adding that the current hours are convenient and he appreciates them
- Jim Hughes, customer and resident of the neighborhood expressed concern over increased traffic from outside the neighborhood that 24 hour service may cause, and unnecessary truck traffic in the alley, adding that in a neighborhood web survey, residents voted 13 to 1 against 24 hour business hours of the store.
- Ald. Wollin of the 1<sup>st</sup> Ward stated that she has gotten many calls from residents strongly opposing the 24 hour business hours
- Mr. Dunkley added that he has gotten many calls from residents opposing the 24 hour business hours, adding that the Central Street Corridor Study showed the residents' sensitivity to the issue of height, bulk and noise in the low to moderate density area of the corridor, in which this store is located

**ACTION:**

The Committee voted unanimously to recommend denial of a Special Use permit for 24-hour operation of a food store establishment in a B1A district.

The Committee voted unanimously to recommend approval of a Special Use permit for a convenience store in a B1A district, operating during its current hours of operation.

**SPAARC      1741 Sherman      Recommendation to Sign Board**  
*Addition of awnings to "WineStyles"*

APPLICATION PRESENTED BY:    Walter Hallen                      Chair, SPAARC Committee

**GENERAL DISCUSSION:**

- Propose addition of awnings with signage other than name, logo and address to the existing Unified Business Center signage plan for the building

**ACTION:**

The Committee voted unanimously to recommend approval of the awnings.

**SPAARC      1701 Maple      Recommendation to Sign Board**  
*Revision to the existing Special Sign District requirements for "Bravo!" restaurant*

APPLICATION PRESENTED BY:    Walter Hallen                      Chair, SPAARC Committee

**GENERAL DISCUSSION:**

- Propose:
  - Revision to the existing Special Sign District requirements to accommodate "Bravo!" Restaurant on the former Wolfgang Puck Restaurant site
  - Less signage than Wolfgang Puck's
  - Arch at entrance with "Bravo!" on it



- 1 handicap access sign
- All signs conform to the Universal Business Center signage plan
- In for permit now; starting construction this year
- Messrs. Marino and Cook agreed that the 13.5' sign is unnecessary
- Mr. Barnes suggested they make the 13.5' and 11.5' signs 7' or 8' in height

**ACTION:**

The Committee voted unanimously to recommend approval of all of the signs except the 13.5' freestanding sign and that the 11.5' freestanding signs be changed to 6' in height.

**Other Business:**

The Committee voted unanimously to approve the meeting notes of the June 25<sup>th</sup> SPAARC meeting.

The meeting adjourned at 3:05 p.m. The next SPAARC meeting will be held on Wednesday, July 16th, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division