EVANSTON PLAN COMMISSION

Wednesday, February 8, 2012
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, CITY COUNCIL CHAMBERS

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF JANUARY 18, 2012 MEETING MINUTES

3. ZONING TEXT AMENDMENT 11PLND-0081
   Amendment of the Zoning Code Section 6-15-14-6 Table 2, to remove “Drive-through facility” from the list of prohibited uses in Subarea 6 of the Central Street Overlay District.

4. ZONING MAP AMENDMENT 11PLND-0076
   A petition by Edgemark Development LLC, on behalf of JP Morgan Chase Bank, contract purchaser of the subject property, to amend the Zoning Ordinance by requesting the City Council to remove two parcels from the R2 Single Family Residential Zone and place them within the B1a Business zoning district for the purpose of commercial/retail use.

5. PLAN COMMISSION WORK PLAN

6. COMMITTEE REPORTS

7. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, MARCH 14, 2012 at 7pm in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

Order of agenda items are subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to the General Planner, Craig Sklenar, at 847-448-8683 or by e-mail at csklenar@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community and Economic Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
MEETING MINUTES
PLAN COMMISSION
Wednesday, January 12, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Peters (Chair), Richard Shure, Seth Freeman, Patricia Ledesma, Barbara Putta, Kwesi Steele, Lenny Asaro, Jim Ford, Stuart Opdycke (Assoc.)

Members Absent: David Galloway (Vice Chair)

Staff Present: Craig Sklenar, Dennis Marino, Ken Cox

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Peters called the meeting to order at 7:02 P.M.

2. APPROVAL OF DECEMBER 14, 2011 MEETING MINUTES

Commissioner Putta motioned for approval of the November 9 meeting minutes

Commissioner Freeman Seconded the motion.

A voice vote was taken and the minutes were approved as written.

3. PLAN COMMISSION 2012 ELECTIONS

Commissioner Opdycke motioned to nominate Commissioner Scott Peters for the position of Plan Commission Chairman for the 2012 calendar year.

Commissioner Shure seconded the motion.

Commissioner Peters accepted the nomination.

No other names were put forth for Chairman of the Plan Commission for the 2012 Calendar year.

A voice vote was taken and Commissioner Peters was voted Chairman of the Plan Commission for the 2012 calendar year unanimously.

Commissioner Opdycke motioned to nominate Commissioner Dave Galloway for the position of Plan Commission Vice-Chairman for the 2012 calendar year.

Commissioner Shure seconded the motion.
No other names were put forth for Vice-Chairman of the Plan Commission for the 2012 calendar year.

A voice vote was taken and Commissioner Galloway was voted Vice-Chairman of the Plan Commission for the 2012 calendar year unanimously.

The following commissioners will be the liaison for the respective committee or board in 2012:

Economic Development Committee: Seth Freeman
Parking and Transportation Committee: Dave Galloway
Housing and Community Development Act Committee: Stu Opdycke

The following commissioners are on the Zoning Committee of the Plan Commission for the 2012 Calendar Year:

- Patricia Ledesma
- Scott Peters
- Jim Ford
- Seth Freeman
- David Galloway
- Rich Shure
- Kwesi Steele

The following commissioners are on the Evanston Comprehensive Plan subcommittee for 2012:

- Lenny Asaro
- Barbara Putta
- Rich Shure
- Scott Peters

4. CONSIDERATION OF THE PROPOSED REVISED RULES OF THE PLAN COMMISSION

The Plan Commission reviewed the most recent proposed changes to the Rules of the Plan Commission.

A motion to include Associate Members as a count for quorum for committees and subcommittees of the Plan Commission as it pertains to Article VII, Section H of the Rules was proposed by Commissioner Shure.

Aye: 6
Ney: 2

Commissioner Ford and Freeman vote Ney.

Motion Passes.
Commissioner Freeman motioned to accept the proposed new rule requiring the Plan Commission to issue a recommendation within 120 days of the first presentation by an applicant to the Plan Commission.

Commissioner Ford Seconded the Motion.

Aye: 7  
Ney: 1  
Commissioner Asaro voted Ney in that he felt it should be 90 days.

Motion passes.

Commissioner Asaro motioned to approve the proposed changes of the Rules of the Plan Commission as amended at the January 18, 2012 meeting.

Commissioner Steele seconded the motion.

A voice vote was taken and the Rules of the Plan Commission changes were passed unanimously.

5. PLAN COMMISSION WORK PLAN

Craig Sklenar, General Planner, presented items for discussion concerning the Work Plan that the Plan Commission must present to the Rules Committee of the City Council April 2, 2012. Commissioners discussed potential goals, but felt that a special meeting should be held to develop a draft list to present to the Plan Commission in February. A meeting date was set for February 1, 2012 to meet to discuss goals for the Action Plan. Craig Sklenar requested all commissioners provide him with a letter discussing their proposed ideas for the Action Plan.

6. COMMITTEE REPORTS

Commissioner Shure updated the Commission on the progression of the B&B Subcommittee. The B&B Subcommittee met to discuss proposed changes and approved a series of proposed changes that will come to the Zoning Committee of the Plan Commission at a special meeting Wednesday February 15, 2012.

7. ADJOURNMENT

Commissioner Freeman motioned for adjournment

Commissioner Ford Seconded the motion.

Meeting Adjourned at 9:55 PM

The next meeting of the Plan Commission will be Wednesday, February 08, 2012 at 7:00 P.M., Evanston Civic Center, 2100 Ridge Avenue, Council Chambers.
Respectfully Submitted,
Craig D. Sklenar, AICP
General Planner, Community and Economic Development Department
January 31, 2012

Mr. Craig Sklenar  
General Planner  
City of Evanston  
Planning & Zoning Division  
Community & Economic Development Department  
2100 Ridge Avenue  
Evanston, IL 60201

Re: Case ID# 11PLND – 0076 Text & Map Amendment  
2628 Gross Point Road and 2635 - 2637 Crawford Road Evanston, IL

Dear Mr. Sklenar:

We would like to reschedule our Text and Map Amendment Planning Commission Hearing for the proposed JPMorgan Chase Bank branch to Wednesday March 14, 2012. By rescheduling the hearing, it will allow us more time to address the planning issues related to our project.

Please let us know at your earliest opportunity if our hearing can be rescheduled. We appreciate your consideration in this matter.

Sincerely,

Edgemark Development LLC

[Signature]

David Gustavson  
Project Manager

Cc: Richard M. Sapkin  
     Brad McNealy  
     Mike Metzger  
     Scott Borstein
## Evanston Plan Commission Work Plan 2012-2014

### Goal 1: Hear cases concerning proposed zoning text and map amendments, planned developments and any other items referred to the Plan Commission in an expeditious manner.

<table>
<thead>
<tr>
<th>Goal 1 Overall Objectives</th>
<th>Activities</th>
<th>Resources</th>
<th>Constraints</th>
<th>Strategy &amp; Actions</th>
<th>Measures of Effectiveness &amp; Data</th>
<th>Time-frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1) Codify Rules for the Plan Commission that limits time before the Commission must reach a decision on a case</td>
<td>Realistic activities that can truly be accomplished.</td>
<td>Staff Time</td>
<td></td>
<td></td>
<td></td>
<td>Complete — Revised Rules of the Plan Commission approved January 18, 2012</td>
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### Goal 2: All Neighborhood and City Plans should be integrated and aligned with the Comprehensive General Plan

<table>
<thead>
<tr>
<th>Goal 2 Overall Objectives</th>
<th>Activities</th>
<th>Resources</th>
<th>Constraints</th>
<th>Strategy &amp; Actions</th>
<th>Measures of Effectiveness &amp; Data</th>
<th>Time-frame</th>
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<tbody>
<tr>
<td>2.1) Develop a matrix of all policy items from every plan developed since 1999 and cross reference with the Comprehensive General Plan, develop action steps for integration or reference</td>
<td></td>
<td>Staff Time</td>
<td></td>
<td></td>
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<td>End of 2012</td>
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<tr>
<td>2.2) Identify portions of Comprehensive Plan that are either incompatible with other plans or needs updating due to changing conditions</td>
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<td>Staff Time</td>
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Goal 3: Identify recommendations to maximize benefits and enhance Transit Oriented Development in Evanston (e.g. density thresholds near transit stations and appropriate parking requirements)

<table>
<thead>
<tr>
<th>Goal 3 Overall Objectives</th>
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<th>Constraints</th>
<th>Strategy &amp; Actions</th>
<th>Measures of Effectiveness &amp; Data</th>
<th>Time-frame</th>
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<tr>
<td>3.1) Develop action plan addressing TOD in Evanston</td>
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<tr>
<td>3.2) Explore Station Area Planning for stations within Evanston</td>
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Goal 4: Identify underdeveloped areas that could permit increased development compatible with surrounding neighborhoods.

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<tr>
<th>Goal 4 Overall Objectives</th>
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