MEETING MINUTES
PLAN COMMISSION
Wednesday, March 13, 2013  
7:00 P.M.  
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Seth Freeman, Patricia Ledesma, Scott Peters (Chair), David Galloway (Associate), Richard Shure, Stuart Opdycke (Associate), Lenny Asaro

Members Absent: Barbara Putta, Jim Ford, Kwesi Steele

Staff Present: Melissa Klotz, 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 7:03 P.M.

2. APPROVAL OF DECEMBER 12, 2012 MEETING MINUTES

Commissioner Ledesma motioned for approval of the December 12, 2012 meeting minutes. Commissioner Freeman seconded the motion.

A voice vote was taken and the minutes were approved 7-0.

3. ZONING MAP AMENDMENT 13PLND-0010

Consideration of map amendment, pursuant to City Code Title 6, Zoning, to rezone 1715 Church Street, 1703 Darrow Avenue, and 1711 Darrow Avenue from the I2 General Industrial District to the MXE Mixed Use Employment District.

Melissa Klotz, Zoning Planner, explained the proposed rezoning, and applicant John Leineweber elaborated on the reasons for the map amendment application.

Commissioner Freeman motioned for approval of the map amendment, and was seconded by Commissioner Ledesma. The motion was approved 5-0.

Commissioner Steele arrived at 7:10 P.M.

4. ZONING MAP AMENDMENT 13PLND-0011

Consideration of the proposed map amendment, pursuant to City Code Title 6, Zoning, to rezone 2153, 2143 & 2145 Ashland Avenue, 1515 & 1523 Payne Street, and 2150 & 2156 Green Bay Road, from the C2 Commercial District to the MXE Mixed Use Employment District.
Ms. Klotz explained the proposed rezoning, and noted that the proposed rezoning for 2153 Ashland Avenue was brought forward through a map amendment application made by the current property owner, John Leineweber, while the remaining properties of discussion are a City-initiated map amendment. All of the properties in question are proposing a change to the MXE District. Mr. Leineweber elaborated on the reasons for the map amendment application.

Chairman Peters asked how the property values will be affected and Mr. Leineweber responded that the taxes will adjust, thereby increasing the value to the property owners.

Chairman Peters asked if there are adequate public services for the uses listed in the MXE District. Dennis Marino, Manager of Planning and Zoning, responded that yes, the streets are in good condition, there is a bike path nearby, and there is adequate sewer and water service.

Commissioner Freeman motioned for approval of the map amendment, and was seconded by Commissioner Ledesma. The motion was approved 6-0.

5. ZONING TEXT AMENDMENT 13PLND-0014
Consideration of the proposed text amendment, pursuant to City Code §6-18-3, Definitions, to discuss increasing the allowed production limit for Micro-Distilleries.

Ms. Klotz explained the proposal.

Ken Cox, Corporation Council, noted that the State of Illinois signed the new regulations into law today.

Commissioner Opdycke asked what changes Few Spirits expects with the increased production levels, and Brooke of Few Spirits noted a second shift would be added to double production, and eventually a second location in Evanston may be added.

Commissioner Opdycke asked if there have been any neighbor complaints against the business and City staff responded there has not.

Commissioner Freeman motioned to approve the text amendment, and was seconded by Commissioner Ledesma. The motion was approved 6-0.

6. OTHER BUSINESS
Commissioner Freeman nominated Commissioner Shure as Vice Chair to the Plan Commission. Commissioner Shure was approved as Vice Chair 8-0.

7. ADJOURNMENT
Commissioner Freeman motioned for adjournment. Commissioner Shure seconded the motion.

The meeting adjourned at 7:33 P.M.

Respectfully Submitted,
Melissa Klotz  
Zoning Planner, Community and Economic Development Department  

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, APRIL 10, 2013** at 7:00PM in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.