MEETING MINUTES
PLAN COMMISSION
Wednesday, March 21, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Peters (Chair), Jim Ford, Richard Shure, Seth Freeman, Kwesi Steele, Barbara Putta, David Galloway, Lenny Asaro

Members Absent: Stuart Opdycke, Patricia Ledesma

Staff Present: Melissa Klotz, Ken Cox, Dennis Marino

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Peters called the meeting to order at 7:04 P.M.

2. APPROVAL OF MARCH 14, 2012 MEETING MINUTES

Commissioner Freeman motioned for approval of the March 14, 2012 meeting minutes as corrected. Commissioner Gallaway seconded the motion. A voice vote was taken and the minutes were approved with one correction.

3. ZONING TEXT AMENDMENT 11PLND-0026

Continued discussion from the March 14, 2012 Plan Commission meeting. A consideration to amend portions of 6-4-7 “Bed and Breakfast Establishments” of the Zoning Ordinance of the Municipal Code, as proposed by the Bed and Breakfast Subcommittee of the Zoning Committee of the Plan Commission.

Commissioner Ford motioned to require one parking space per guest room. Commissioner Putta seconded the motion. The motion was approved 4-3, with Commissioners Gallaway, Freeman, and Asaro voting nay.

Commissioner Freeman motioned to change Section (F) so that guest parking shall be provided on either on site, in the rear off a public alley or along the curb abutting the lot, but at no time shall guest parking be permitted in any front or side yard, or through a contract for off-site for the remainder of the parking requirement. Commissioner Ford seconded the motion. The motion was approved 6-1, with Commissioner Asaro voting nay.

Commissioner Putta motioned that off-site leased spaces must be within 1000 feet of the B&B property. Commissioner Steel seconded the motion. The motion failed 3-4, with Commissioners Ford, Galloway, Freeman and Asaro voting nay.
Commissioner Ford motioned to approve all changes to Section 6-4-7 as previously discussed and noted in the Plan Commission packet. Commissioner Shure seconded the motion. The motion was approved 6-0, with Commissioner Asaro abstaining due to Section (F).

4. ZONING TEXT AMENDMENT

Continued discussion from the March 14, 2012 Plan Commission meeting. Consideration of the proposed zoning text amendment to Home Occupations as defined in Section 6-5-1 of the Zoning Ordinance.

Commissioner Ford motioned to add a new (L) to the proposed ordinance for construction and/or landscaping businesses when chemicals/equipment/supplies are stored on the premises. The motion died.

Commissioner Freeman disagreed with the previous motion because it would exclude handymen from legal home occupations.

Chairman Peters requested staff obtain a report from the Fire Department on the safety of storing such equipment and chemicals. Commissioner Galloway added that he would like the report to note at what point does such equipment and chemicals become more hazardous than typical homeownership.

Commissioner Asaro motioned to approve the revisions shown, with (L) amended to add: and other uses that impair the integrity of the residential district in which they are located or exert a negative influence on the residential neighborhood in which they are located. Commissioner Ford seconded the motion. The motion was approved 7-0.

Commissioner Putta motioned to approve (J) as proposed. Commissioner Ford seconded the motion, which was approved 7-0.

Commissioner Putta motioned to approve (K) for swimming pool cleaning/supply (not landscaping) as proposed. Commissioner Ford seconded the motion, which was approved 7-0.

Commissioner Ford motioned to prohibit landscaping if any chemicals/supplies are stored on the premises. Commissioner Ford amended to motion to prohibit landscaping if any chemicals/supplies are stored in the open. The motion was seconded by Commissioner Freeman. The motion failed 3-5, with Commissioners Putta, Galloway, Shure, Asaro, and Chairman Peters voting nay.

A motion was made to prohibit landscaping when equipment/supplies are stored on the premises. The motion was approved 4-2, with Commissioners Freeman and Putta voting nay, and Commissioners Steel and Asaro abstaining.

Commissioner Galloway motioned to approve (K) as proposed. Commissioner Shure seconded the motion, which was approved 7-0.

Commissioner Ford motioned to approve (H) as proposed. Commissioner Putta seconded the motion, which was approved 7-0.
5. PLAN COMMISSION WORK PLAN

Commissioner Putta noted that the Work Plan is quite ambitious, and proposed eliminating Goal 5 due to the two year timeframe.

Chairman Peters explained that he would let the Rules Committee know that public hearings come first and the Work Plan goals are ambitious and depend on the overall workload of the Plan Commission.

6. ADJOURNMENT

Commissioner Freeman motioned for adjournment, and Commissioner Shure seconded the motion.

The meeting adjourned at 9:26 P.M.

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