MEETING MINUTES
PLAN COMMISSION
Wednesday, April 10, 2013
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Peters (Chair), Jim Ford, Stuart Opdycke (Associate), Seth Freeman, Patricia Ledesma, Barbara Putta, Melanie Johnson

Members Absent: Richard Shure, David Galloway (Associate), Kwesi Steele, Lenny Asaro

Staff Present: Susan Guderley, Melissa Klotz, 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 7:05 P.M.

2. APPROVAL OF MARCH 13, 2013 MEETING MINUTES

Commissioner Ledesma motioned for approval of the March 13, 2013 meeting minutes. Commissioner Freeman seconded the motion.

A voice vote was taken and the minutes were approved 6-0.

3. TEXT AMENDMENT TO THE ZONING ORDINANCE 13PLND-0015

Consider a text amendment, pursuant to City Code Title 6, Zoning, to discuss the zoning regulations for landscape waste recycling transfer facilities as special uses in the I3 General Industrial District.

Melissa Klotz, Zoning Planner, explained the proposed text amendments and summarized the Zoning Committee’s deliberations related to the addition of a definition for landscape waste recycling transfer facilities and their introduction as a special use within the I3 General Industrial District. Should the text amendments be approved, applicants Jim Secklmann and Scott Scholler, J&S LLC, intend to pursue a special use permit to establish and operate a landscape waste recycling transfer facility and landscape material sales operation at 2535 Oakton Avenue. The applicants and their consultant Jeramiah Yeksavich, Rolf C. Campbell & Associates, described the nature of landscape waste recycling transfer facilities and their regulation by the IEPA, which does permit local zoning review.

Commissioner Ford asked if the recycling function needed to be conducted on a pad or foundation. Mr. Scholler said that the IEPA requires these operations to be enclosed. Commissioner Freeman asked if there were any existing landscape waste recycling
transfer facilities within the City. Dennis Marino, Manager of Planning & Zoning Division, stated that staff had examined other landscaping facilities and found that the most similar one had a long history of various operations and was now primarily a landscape material sales business. Any other activity on that site was an incidental use and not of the nature or scale proposed by either this text amendment or governed by state regulations. Commissioner Putta asked how the City of Evanston currently disposes of the materials generated by its forestry operations and whether the location of this facility will be of benefit to the city. Mr. Secklmann stated that his company currently operates a wood collection and chipping facility for the City by Mount Trashmore. The City uses some of the resulting wood chips; the remainder is trucked offsite. He also noted that the IEPA regulations do not apply to woody landscape wastes, only to compostable plant materials like grass clippings. Consequently, there is no State-mandated time limit for the removal of woody waste from a processing site; typically, his operations remove these on a weekly basis.

Chair Peters observed that the proposed definition incorporates the EPA statutory language which only applies yard waste and noted that it needed to be amended to add reference to woody waste. He also recommended that any reference to time limits be deleted from the definition as they only apply to the compostable component of the waste stream (Section 2 of the proposed Ordinance) and referenced in the Special Use citation (Section 3 of the proposed Ordinance).

Chair Peters asked if there were any members of the public wishing to comment. Debbie Hillman, 1118 Sherman Avenue, stated that she supports the general topic of composting but also wanted to alert the Commission that State Representative Robyn Gabel is currently sponsoring a bill on urban composting that would eliminate permitting for defined, smaller operations.

Commissioner Ford motioned for approval of the text amendment, revised to reflect Chairman Peters recommendation to insert a reference to woody waste in Section 2 of the proposed text and to move the reference to state regulations pertaining to time limits to Section 3, Special Uses. The motion was seconded by Commissioner Freeman. The motion was approved 6-0.

4. TEXT AMENDMENT TO THE ZONING ORDINANCE 13PLND-0018

Consider a text amendment, pursuant to City Code Title 6, Zoning, to discuss the zoning regulations of indoor recreation facilities as permitted and special uses.

Ms. Klotz explained the proposed text amendment. She noted that there are two parties who are considering establishing indoor recreational facilities on properties zoned I2, General Industrial, pursuant to approval of the text amendment. One proposes to convert an existing industrial building on Dempster Street, between Dodge and Hartrey Avenues, into an indoor soccer practice and game facility. The second is a proposal to establish a ‘bubble dome’ type structure on Oakton Street for use on a rental basis for multiple sports.

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

5. COMMITTEE REPORTS
There were no committee reports.

6. OTHER BUSINESS

Mr. Marino invited Plan Commission members to attend the first public meeting for the Main Street Transit Oriented Development Study on April 11, 2013, 7:00-9:00 P.M.

7. ADJOURNMENT

Commissioner Freeman motioned for adjournment. Commissioner Ford seconded the motion.

The meeting adjourned at 7:55 P.M.

Respectfully Submitted,
Susan Guderley
Neighborhood Planner, Community and Economic Development Department

The next regular Plan Commission meeting is scheduled for WEDNESDAY, MAY 8, 2013 at 7:00PM in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.