MEETING MINUTES
PLAN COMMISSION
Wednesday, April 11, 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, Stuart Opdycke (Associate)

Members Absent: Patricia Ledesma

Staff Present: Craig Sklenar, 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 7:05 P.M.

2. APPROVAL OF MARCH 14 AND MARCH 21, 2012 MEETING MINUTES

Commissioner Freeman motioned for approval of the March 14, 2012 meeting minutes. Commissioner Asaro seconded the motion. A voice vote was taken and the minutes were approved.

Commissioner Galloway motioned for approval of the March 21, 2012 meeting minutes. Commissioner Freeman seconded the motion. A voice vote was taken and the minutes were approved.

1. 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.

2. 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 a parcel from the R2 Single Family Residential Zone and place it within the B1a Business Zoning District for the purpose of commercial/retail use.

Commissioner Asaro recused himself from the hearing of agenda items 1 and 2 due to a conflict of interest. The Law Office in which Commissioner Asaro works is representing the Applicant.

Craig Sklenar, General Planner read the following documents into the Record:
The Applicant, Edgemark Development LLC, presented their application for a text amendment and map amendment to the properties at 2628 Gross Point Road and 2635 Crawford Avenue.

After the Applicant and their expert witnesses provided evidence and testimony to the merits of their applications, Supporters of the proposed zoning changes were allowed to speak.

Opponents of the proposed zoning changes were then allowed to provide cross-examination questions to the Applicant and their expert witnesses. Questions from opponents ranged from the traffic study methodology to the need of a new bank facility in the area.

Following Cross-examination, two neighbors within 500’ of the proposed zoning changes presented the Plan Commission a written request for a continuance to the May 9, 2012 meeting of the Plan Commission in order to provide a rebuttal to the Applicant’s testimony. The continuance was granted by the Plan Commission, the hearing remained opened to the May 9, 2012 meeting of the Plan Commission.

3. COMMITTEE REPORTS

The Comprehensive Plan Committee will convene April 25, 2012 at 7:30AM to discuss updates to the Comprehensive Plan.

4. ADJOURNMENT

Commissioner Ford motioned for adjournment

Commissioner Putta Seconded the Motion.

Meeting Adjourned 9:50PM

The next regular Plan Commission meeting is scheduled for WEDNESDAY, MAY 9, 2012 at 7pm in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

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

The meeting adjourned at 9:26 P.M.

Respectfully Submitted,
Craig Sklenar, AICP
General Planner, Community and Economic Development Department