MEETING MINUTES
PLAN COMMISSION
Wednesday, June 20, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Jim Ford, Seth Freeman, Kwesi Steele, David Galloway, Patricia Ledesma

Members Absent: Scott Peters (Chair), Richard Shure, Lenny Asaro, Barbara Putta, Stuart Opdycke (Associate)

Staff Present: Craig Sklenar, Ken Cox, Dennis Marino

Presiding Member: David Galloway, Vice Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Peters called the meeting to order at 7:08 P.M.

2. APPROVAL OF MAY 09, 2012 MEETING MINUTES

Commissioner Freeman motioned for approval of the May 09, 2012 meeting minutes Commissioner Ford seconded the motion. A voice vote was taken and the minutes were approved.

3. ZONING TEXT AMENDMENT 11PLND-0081
Continued from the May 09, 2012 Meeting of the Plan Commission: 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
Continued from the May 09, 2012 Meeting of the Plan Commission: 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.

Residents were allowed to provide opposing testimony to the Applicant’s presentations. Residents Joshua Huppert at 2630 Crawford Avenue and Megan Lutz at 2637 Crawford Avenue provided testimony that spoke in opposition of the map amendment at 2635 Crawford Avenue.

After testimony and cross examination of the witnesses were provided, the Plan Commission allowed time for public comment. Comments spoke to concerns of traffic...
congestion, precedence of zoning changes and perceived need for a drive-through. Comments supporting the project included the need to clean up the old Citgo station and the desire to see development occur in this area of Evanston.

After all testimony was provided, Vice Chairman David Galloway closed the hearing to begin deliberations amongst commissioners.

Commissioner concerns were mostly concerning the proposed site plan, stating that if it were about the site plan and not the merits of a map or text amendment they would be inclined to vote against the recommendation. Some commissioners were concerned about the rezoning of residential properties to business zones, citing that this is done rarely in the city.

Commissioner Ford motioned to provide the City Council with a favorable recommendation to amend the Zoning Ordinance that creates Subarea 6a of the Central Street Overlay District (oCSC) that would provide Drive-throughs as a Special Use.

Commissioner Steele seconded the motion.

A voice vote was taken; the motion passes 5-0.

Commissioner Ford motioned to provide the City Council with a favorable recommendation to amend the Zoning Map that would change the underlying zoning of the subject property at 2635 Crawford Avenue from an R2 Single Family Residential to a B1a Business Zoning District.

Commissioner Galloway Seconded the Motion.

A voice vote was taken; the motion passes 3-2. Commissioners Freeman and Ledesma opposed the vote, citing that they did not find the proposed map amendment met the requirements of change.

5. COMMITTEE REPORTS

Craig Sklenar, General Planner, provided the Commission with an update concerning the Comprehensive Plan Subcommittee. The Subcommittee will meet again July 18 at 7:30AM.

6. ADJOURNMENT

Commissioner Ledesma motioned for adjournment
Commissioner Steele seconded the motion.

The meeting adjourned at 10:45 P.M.

Respectfully Submitted,
Craig Sklenar, AICP
General Planner, Community and Economic Development Department
The next regular Plan Commission meeting is scheduled for **WEDNESDAY, JULY 11, 2012** at 7pm in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.