MEETING MINUTES
PLAN COMMISSION
Wednesday, July 11, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Jim Ford, Seth Freeman, Kwesi Steele, Patricia Ledesma, Scott Peters (Chair), Richard Shure, Lenny Asaro, Barbara Putta, Stuart Opdycke (Associate)

Members Absent: David Galloway

Staff Present: Craig Sklenar, Ken Cox, 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 MAY 09, 2012 MEETING MINUTES

Commissioner Ford motioned for approval of the June 20, 2012 meeting minutes
Commissioner Ledesma seconded the motion.

Commissioner Freeman motioned to amend the minutes to reflect the opposition of himself and Commissioner Ledesma to the proposed zoning map amendment for the property at 2635 Crawford Avenue.
Commissioner Ledesma seconded the motion.

A voice vote was taken and the amendment was approved.

A voice vote was taken and the minutes were approved.

3. PLANNED DEVELOPMENT 12PLND-0051

Scott Gendell, representative for Gendell/WNB, LLC, developer of the proposed project, applies for a Planned Development to construct a 13,000 square foot grocery store to be operated by Trader Joe’s, on a parcel of land totaling 48,400 square feet in size. 6-10-1-9 (D-1) of the Municipal Code requires all proposed developments with a zoning lot over 30,000 square feet to apply for a Planned Development. The Plan Commission is a recommending body to the City Council. City Council is the determining body in this case.

Chairman Peters provided an introduction to the planned development process and procedures for the hearing.
Craig Sklenar, General Planner provided a staff report of the proposed Planned Development at 1211 Chicago Avenue and read into the record the documents provided by the applicant and current written public comment.

Scott Gendell, Terraco, presented to the Plan Commission their proposed planned development for 1211 Chicago to build a 13,000 sq. ft. retail structure with 81 parking spaces for the use of Trader Joe’s grocery store. The Development allowances requested by the Applicant are a 3’-9” setback on the north side of the property in lieu of a required 5’-0” setback and a 1’-0” setback on the south side of the property in lieu of a 5’-0” setback as required by section 6-10-2-8(E) of the Municipal Code.

Commissioner Asaro requested of the applicant to provide both a final traffic study instead of the included draft study to the commission and to provide testimony that addresses 6-3-5-10(D) of the Municipal Code that concerns property valuation and the development’s effect on the surrounding properties.

Citizens expressed opposition to elements of the proposed site plan and concerns about the new development in general. These items included:
- Truck deliveries and times of deliveries
- Sign lighting past store hours (would like the sign turned off at 9PM when store closes)
- Style of fence structure along the alley – would like a mason wall instead of board-on-board fencing as proposed
- Traffic issues entering/exiting the site in conjunction with two other grocery stores in near proximity
- Garbage Collection off the alley – would like collection handled on site

Citing issues that needed further refinement and the request of additional testimony, Commissioner Freeman motioned to continue the hearing to the August 8, 2012 meeting of the Plan Commission

Commissioner Ledesma seconded the motion.

A voice vote was taken. The hearing concerning case 12PLND-0051 will continue August 8, 2012 at 7PM in City Council Chambers.

4. ZONING TEXT AMENDMENT 12PLND-0036

Consideration of the proposed text amendment to the Zoning Ordinance to discuss the regulation of aquaponics.

Melissa Klotz, Zoning Planner, provided a staff report concerning the proposed text amendment to the Zoning Ordinance addressing regulations for aquaponics.

Commissioner Freeman motioned to amend the proposed definition to read: “Aquaponics: The symbiotic propagation of plans and fish in an indoor or outdoor recirculating environment that may intends result in the harvest of said plants and or fish.”

Commissioner Putta seconded the motion.
A voice vote was taken, the amendment was approved.

Commissioner Freeman motioned to approve a favorable recommendation to the City Council for the proposed zoning text amendment to provide regulations for Aquaponics

Commissioner Steele seconded the motion.

A voice vote was taken, the motion passed unanimously.

5. ZONING TEXT AMENDMENT 12PLND-0047
   Consideration of the proposed text amendment to the Zoning Ordinance to discuss the zoning regulations for residential building height and dormer size in the R1, R2 and R3 districts.

Melissa Klotz, Zoning Planner, presented proposed language for a text amendment to the zoning ordinance that would amend regulations for residential building height and dormer size in the R1, R2 and R3 districts.

Commissioner Peters expressed concern that the proposed amendment would create more legal non-conforming buildings than desired.

Citing the need for more refinement and research, Commissioner Freeman motioned to refer the matter back to the Zoning Committee of the Plan Commission to provide further review and revision.

Commissioner Putta seconded the motion.

A voice vote was taken, the motion passed unanimously. This matter will be sent back to the Zoning Committee of the Plan Commission.

6. COMMITTEE REPORTS

Craig Sklenar, General Planner, reminded commissioners that the Comprehensive Plan Subcommittee will convene Wednesday July 18, 2012 at 7:30AM.

7. ADJOURNMENT

Commissioner Ledesma motioned for adjournment
Commissioner Freeman seconded the motion.

The meeting adjourned at 10:32 P.M.

The next regular Plan Commission meeting is scheduled for WEDNESDAY, AUGUST 08, 2012 at 7:00PM in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.
Respectfully Submitted,
Craig Sklenar, AICP
General Planner, Community and Economic Development Department

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, AUGUST 08, 2012** at 7pm in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.