MEETING MINUTES
PLAN COMMISSION
Wednesday, July 13, 2011
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

Members Present: Scott Peters (Chair), David Galloway (Vice Chair), Stuart Opdycke, Lenny Asaro, Richard Shure, Seth Freeman, Patricia Ledesma, Barbara Putta

Members Absent: Kwesi Steele

Staff Present: Dennis Marino, Craig Sklenar, Michelle Masoncup

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM
With a quorum present, Chairman Peters called the meeting to order at 7:10 P.M.

2. APPROVAL OF JUNE 08, 2011 MEETING MINUTES
Commissioner Opdycke motioned for approval of the June 08 meeting minutes

Commissioner Ledesma Seconded the motion.

A voice vote was taken and the minutes were approved as written.

3. PLANNED DEVELOPMENT
3200 Grant Street (Presbyterian Homes) 10PLND-0120

Opponent NW Evanston Neighbors requested a 60 minute presentation time versus the 20 minute presentation time allotted at the June Plan Commission meeting for closing arguments. Commissioner Ledesma motioned for a 30 minute time allotment for each side. Commissioner Opdycke seconds the motion. With unanimous approval, each presentation team is allowed up to 30 minutes for closing statements.

Presbyterian Homes presented their closing arguments first, followed by the NW Evanston Neighbors.

Commissioners began their deliberation concerning the application. Most concerns related to the proposed timeline of 15 years by the Applicant. Other concerns range from number of units to overall massing/density of the project.

Commissioner Opdycke motioned to provide a recommendation to City Council to approve the proposed planned development with the provision that the duplex on the Northeast Corner of the development be removed.
Commissioner Freeman Seconded the motion.

Commissioner Asaro motioned for an amendment to allow no more than eight years for construction of the proposed planned development.

Commissioner Shure Seconded the motion.

1 Ney, 6 Yeas, 1 Abstain

Amendment passes.

Commissioner Galloway motions to remove the requirement to remove the duplex home in the Northeast corner as a condition to the recommendation to City Council.

2 Ney, 5 Yeas, 1 Abstain

Amendment passes.

Plan Commission calls to vote the motion to approve the Planned Development application by Presbyterian Homes at 3200 Grant Street providing that construction take no longer than 8 years.

0 Ney, 7 Yeas, 1 Abstain.

Motion passes.

Plan Commission subsequently found that the application was significantly consistent with the standards for planned development.

A video transcript of this hearing maybe viewed at:

http://www.cityofevanston.org/government/agendas-minutes/agenda-minutes---plan-commission/

4. TEXT AMENDMENT  10PLND-0112
   Daycare Center-Pet

Zoning Planner Dominick Argumedo presented to the commission the text amendment changes, and gave a brief background of the ordinance.

Commissioner Galloway Motioned to approve the proposed zoning code text amendment as amended.

Commissioner Freeman Seconded the motion.

Motion passes unanimously.
5. **COMMITTEE REPORTS**

None

6. **ADJOURNMENT**

Commissioner Freeman motions to adjourn  
Commissioner Ledesma Seconded the Motion.

Meeting Adjourned at 10:38PM.

The next meeting of the Plan Commission will be **Wednesday, August 10, 2011** at 7:00 P.M., Evanston Civic Center, 2100 Ridge Avenue, Room 2200.

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