MEETING MINUTES
PLAN COMMISSION
Wednesday, August 8, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Jim Ford, Kwesi Steele, Patricia Ledesma, Scott Peters (Chair), Richard Shure, Lenny Asaro

Members Absent: David Galloway, Barbara Putta, Seth Freeman, Stuart Opdycke (Associate)

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 7:15 P.M.

2. APPROVAL OF JULY 11, 2012 MEETING MINUTES

Commissioner Ford motioned for approval of the July 11, 2012 meeting minutes

Commissioner Shure seconded the motion.

A voice vote was taken and the minutes were approved.

3. PLANNED DEVELOPMENT

1211 CHICAGO AVENUE (TRAIDER JOE’S)

Continued from the July 11, 2012 Plan Commission meeting - 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 re-opened the hearing asking for a staff update.

Craig Sklenar, General Planner provided a progress report concerning the issues brought forth at the previous Plan Commission hearing on July 11, 2012.
Mr. Sklenar then asked Alderman Wynne to provide an update on the neighborhood discussion of development concerns and how they were resolved. These issues included:

- An enhanced landscape plan
- An improved sound wall made of materials that will attenuate traffic noise
- A Lighting plan that would ensure lighting cuts off at property lines
- A discussion of construction hours and expectations
- A negotiated delivery hour range of 6AM to 10PM
- All garbage will be collected on site not through the alleyway
- The noise from compressor units will be abated by sound attenuation materials.
- The loading area will be fully enclosed as shown on the resubmitted site plan.

Kathy Shaw of 1224 Hinman spoke to the negotiated efforts between the neighborhood group and the developer concerning the proposed plan and supported the proposed changes.

Commissioner Ford motioned to provide the City Council with a favorable recommendation for the proposed planned development at 1211 Chicago Avenue with the following requirements:

1. That the loading dock is erected as proposed as a fully enclosed structure that will house large trucks during their delivery times.
2. That an eight feet high wall be constructed along the eastern property line and be made of materials suitable for proper sound attenuation
3. That the HVAC Compressors are properly shielded to reduce noise
4. That the hours of delivery be only between the hours of 6:00AM and 10:00PM
5. All trash collection must occur on site and at the loading dock.
6. That no access is granted to the site through the alleyway
7. That all signage lit must be turned off no more than one hour after store closing.

Commissioner Ledesma seconded the motion.

A voice vote was taken.

The motion passes unanimously.

4. ZONING TEXT AMENDMENT 12PLND-0032

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

Melissa Klotz, Zoning Planner, provided a staff report concerning the proposed establishment of a definition for Massage Establishments.

Commissioner Shure motioned to approve the proposed definition and provide a recommendation to City Council to approve this definition.

Commissioner Ledesma seconded the motion

A voice vote was taken, the motion passed 6-0.
5. COMMITTEE REPORTS

Craig Sklenar, General Planner, reminded commissioners that the Comprehensive Plan Subcommittee will convene Wednesday August 22, 2012 at 7:30AM.

6. ADJOURNMENT

Commissioner Ford motioned for adjournment
Commissioner Asaro seconded the motion.

The meeting adjourned at 8:20 P.M.

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

The next regular Plan Commission meeting is scheduled for WEDNESDAY, SEPTEMBER 12, 2012 at 7:00PM in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.