MEETING MINUTES
PLAN COMMISSION
Wednesday, September 12, 2012
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Jim Ford, Barbara Putta, Seth Freeman, Patricia Ledesma, Scott Peters (Chair), Richard Shure,

Members Absent: Kwesi Steele, David Galloway, Stuart Opdycke (Associate), Lenny Asaro

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 7:06 P.M.

2. APPROVAL OF AUGUST 8, 2012 MEETING MINUTES

Commissioner Ford motioned for approval of the August 8, 2012 meeting minutes

Commissioner Freeman seconded the motion.

A voice vote was taken and the minutes were approved.

3. ZONING TEXT AMENDMENT 12PLND-0036

Consideration of the proposed text amendment to the Zoning Ordinance to discuss zoning regulations of Neighborhood Gardens.

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

Chairman Peters opened the discussion asking for a motion concerning the proposed text amendment.

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

Commissioner Putta seconded the motion.

A voice vote was taken, the motion passed 7-0.

4. ZONING TEXT AMENDMENT 12PLND-0036
Consideration of the proposed text amendment to the Zoning Ordinance to discuss zoning regulations of Urban Farms and Rooftop Urban Farms.

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

Commissioner Freeman seconded the motion

A voice vote was taken, the motion passed 7-0.

5. ZONING TEXT AMENDMENT

Consideration of the proposed text amendment to the Zoning Ordinance to discuss zoning regulations for Residential Building Height, Dormer Size and Location, Half Stories, Accessory Structure Height, and Legal Nonconformities in the R1, R2, R3, R4 and R4a districts.

Melissa Klotz, Zoning Planner, provided a staff report concerning the proposed text amendment concerning Residential building height and bulk.

Alderman Mark Tendam, 6th Ward, spoke in favor of the proposed legislation citing that the current zoning has created concerns in his neighborhood about the overdevelopment of residential lots that were not intended for larger homes.

Resident Jeff Smith, 2724 Harrison, expressed his concerning over the proposed text amendment. His concerns included that the proposed text amendment would effectively allow third stories, that the new regulations will incentivize teardowns of currently affordable single-family homes in Evanston and will be replaced with larger structures that dwarf adjacent homes and that this could potentially have an environmental impact on the neighborhoods due to increase in power consumption and heating requirements. Mr. Smith provided to the Plan Commission a written statement that was entered into the record.

Chairman Peters requested that staff add wording into the ordinance to describe the intent of the height regulation as it pertains to the height and bulk requirements.

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

Commissioner Putta seconded the motion

A voice vote was taken, the motion passed 6-0, with Commissioner Ledesma Abstaining.

6. COMMITTEE REPORTS

Craig Sklenar, General Planner, reminded commissioners that the Comprehensive Plan Subcommittee will convene Wednesday September 19, 2012 at 7:30AM.

7. ADJOURNMENT
Commissioner Ford motioned for adjournment
Commissioner Shure seconded the motion.

The meeting adjourned at 8:30 P.M.

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

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, OCTOBER 10, 2012** at **7:00PM** in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.