MEETING MINUTES
PLAN COMMISSION
Wednesday, October 9, 2013
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

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

Members Absent: David Galloway (Associate), Kwesi Steele, Jim Ford, Stuart Opdycke (Associate), Melanie Johnson

Staff Present: Melissa Klotz, Mark Muenzer, Ken Cox

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Peters called the meeting to order at 7:08 P.M.

2. APPROVAL OF July 17, 2013 MEETING MINUTES

Commissioner Ledesma motioned for approval of the July 17, 2013 meeting minutes. Commissioner Shure seconded the motion.

A voice vote was taken and the minutes were approved 6-0.

3. TEXT AMENDMENT TO THE ZONING ORDINANCE 13PLND-0087

Specifically consider text amendments, pursuant to City Code §6-9-4, B3 Business District, to discuss the zoning regulations of parking lots as permitted and special uses.

Melissa Klotz, Interim Zoning Administrator, described the proposed text amendment as recommended by staff and the Zoning Committee of the Plan Commission.

Commissioner Freeman noted he has an issue with allowing private parking lots, and asked if there is a per-space fee payable to the City for private lots.

Chairman Peters noted the City Code states there is a $144 fee per parking space each year, providing the space is regularly occupied.

Commissioner Asaro noted the area in question is already densely built up, and it likely is not economically feasible for anyone, including the City, to demolish multiple buildings to create surface parking lots.
Chairman Peters responded that it may be economically feasible to do so because as more businesses come in, property values should go up.

Commissioner Freeman noted that it seems like bad policy. If there is a need for parking in that area, the City should make it, not rely on private market forces.

Commissioner Ledesma asked if the City could make a parking lot in this district without the text amendment, and Ms. Klotz responded yes, through a municipal exemption, thought that is generally not the desirable way to go about land use changes.

The Standards were then addressed:
1. Yes
2. Yes
3. Yes
4. Yes

Chairman Peters motioned to approve the proposed text amendment, and Commissioner Shure seconded the motion. The text amendment was recommended to City Council with unanimous approval.

4. ADJOURNMENT

Commissioner Freeman motioned to adjourn, and Commissioner Shure seconded the motion. The meeting adjourned at 7:30pm.

Respectfully Submitted,
Melissa Klotz
Interim Zoning Administrator, Community Development Department