Planning & Development Committee Meeting  
Minutes of May 12, 2014 – 7:15 p.m.  
Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, M. Muenzer, B. Newman, L. Pearson, C. Plante

PRESIDING OFFICIAL: Ald. Rainey

I. DECLARATION OF QUORUM
A quorum being present, Chair Rainey called the meeting to order at 7:22 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF APRIL 28, 2014
Ald. Fiske moved approval of the minutes of the April 28, 2014 P&D meeting, seconded by Ald. Holmes.

The Committee voted unanimously 7-0 to approve the April 28, 2014 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 56-O-14 Amending the Zoning Ordinance to Establish the Definition and Land Use Regulations for Aquaponics
The Plan Commission and City staff recommend amending the Zoning Ordinance to establish a definition and land use regulations for Aquaponics. As proposed, an aquaponics establishment would be allowed as a special use in the B, C, I and M districts.

For Introduction

Ald. Grover moved to recommend introduction of Ordinance 56-O-14, seconded by Ald. Tendam.

Chair Rainey said she has had an inquiry about aquaponics.

Mark Muenzer, Director of Community Development, said while there is not a specific proposal, there have been several inquiries from the public as to where they can locate these operations, which raise plants in water, the water is re-circulated to a fish tank and the fish create waste that is circulated back to the plants, so it is a symbiotic relationship.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 56-O-14.

(P2) Ordinance 57-O-14 Amending the Zoning Ordinance to Establish the Definition and Land Use Regulations for Micro-breweries
The Plan Commission and City staff recommend amending the Zoning Ordinance to establish a definition and land use regulations for Micro-breweries. The proposed
definition for a micro-brewery is aligned with the Class P-1 liquor license for craft-breweries limiting the production level to 30,000 barrels (930,000 gallons) per year. The amendment proposes allowing micro-breweries as a by-right permitted use in the M and I districts and as a special use in C and B districts.

For Introduction

Ald. Tendam moved to recommend introduction of Ordinance 57-O-14, seconded by Ald. Grover.

Chair Rainey said Ms. Hiltwein, who had spoken at the Administration & Public Works meeting, and had signed up to speak but was not present, had some significant recommendations.

Ald. Wynne asked, since a micro-brewery is something that does not exceed 30,000 barrels a year, what is the exact definition of a nano-brewery, to which Ald. Holmes replied they can only manufacture 2,000 barrels. Ald. Wynne suggested that the definition of a nano-brewery should be in the Ordinance as well.

Michelle Masoncup, Deputy City Attorney, said the zoning code presently does not define a nano-brewery, but that it is very small and isolated.

Ald. Wynne said her concern is if any nano-brewery moves from a small amount, such as 5,000 barrels to a larger amount, when do they become a micro-brewery? There is a ceiling stated but no floor.

Mr. Muenzer asked whether a nano-brewery should be defined in the zoning code also, to which Ald. Wynne said that it should. Mr. Muenzer said that anything above a micro-brewery (30,000 barrels) is a light manufacturing use, which will not be allowed outside of most manufacturing districts.

Chair Rainey suggested that all breweries should be special uses, no matter what district they are in. She noted that tattoo parlors and pawn shops are retail uses, which includes a very broad collection of uses. Ald. Wynne agreed.

Chair Rainey said she is committed to not making any change applying to the current applicant because they are already in the process. Ald. Holmes agreed.

Mr. Muenzer clarified that this makes any brewery, including a nano-brewery, a special use in the districts that are identified in the memo, or merit further investigation if it needs to be in the same districts, and that staff is creating a definition for nano-breweries, confirmed by Chair Rainey.

Ald. Grover said the New Hampshire licensing is for those that manufacture beer or specialty beer not exceeding 2,000 barrels and she wondered what to do with the home brewers who are well under 2,000 barrels that are just for consumption. Ald. Tendam said the IRS limit is 200 gallons per year, over which a home brewer is supposed to self support and pay taxes, so the City needs to find the suitable range.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 57-O-14 with recommended amendments: To additionally define a
micro-brewery and nano-brewery with both minimum and maximum # of gallons/barrels manufactured per year and to classify any commercial (non home-based) brewery as a special use.

(P3) Ordinance 62-O-14, Granting a Special Use for Commercial Indoor Recreation, Precision Multisport, at 2114 Jackson Avenue

The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 62-O-14 granting a special use permit for Commercial Indoor Recreation, Precision Multisport, at 2114 Jackson Avenue. The requested special use permit will allow a successful local business to remain in Evanston and utilize a currently vacant space. The applicant requests suspension of the Rules for Introduction and Action on May 12, 2014.

For Introduction and Action


At Chair Rainey’s request, Ald. Holmes read the amended hours of operation:
5:30 a.m. to 10:00 p.m. Monday through Friday
5:30 a.m. to 8:00 p.m. Saturday and Sunday

Mr. Muenzer confirmed that the applicant is in agreement with the changes in the hours of operation.

The Committee voted unanimously 7-0 to introduce and suspend the rules for Ordinance 62-O-14.

Mr. Muenzer introduced Lorrie Pearson, Planning & Zoning Administrator, who will be responsible for all of the department’s planning and zoning activity. Lorrie had been Land Development Manager at the City of Champaign, Illinois and dealt with a large university in that community. Prior to that, Lorrie had a great deal of experience working in the suburbs of Washington, D.C.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT


The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Bobbie Newman