

MINUTES

EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, AUGUST 12, 2009 / 7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

MEMBERS PRESENT Stuart Opdycke (Chair), Richard Shure, Charles Staley, Scott Peters, James Woods, Johanna Nyden, David Galloway

MEMBERS ABSENT Seth Freeman

ASSOCIATE MEMBERS PRESENT Larry Widmayer

STAFF PRESENT Craig Sklenar, Bill Dunkley, Susan Guderley, Dominick Argumedo

COURT REPORTER.....LeGrand Reporting

I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Opdycke determined that a quorum was present and began the meeting.

II. APPROVAL OF JULY 8 MEETING MINUTES

Draft minutes from June 10 were approved unanimously

**III. ZONING ORDINANCE TEXT AMENDMENTS
ZPC 09 PLND- 0056**

Zoning Code Updates

To consider amendments to the Zoning Ordinance as part of the Zoning Ordinance Strategic Improvement Program, Phase 1-C:

Group C Zoning Update Recommendations Forwarded to Plan Commission

- a. *Item C-1: Correct Omissions Relating to MXE District*
- b. *Item C-2: Townhouse Orientation*
- c. *Item C-3: Special Use Expiration*
- d. *Item C-4: Restate Standard for Variances Requiring "Minimum Necessary Change"*
- e. *Item C-5: Allow Second-Floor Additions to Existing Non-Conforming Residences to be Eligible for a Minor Variance*
- f. *Item C-6: Expand Eligibility of Certain Requirements of CSC Central Corridor Overlay Zoning District for Variance*

Discussion on Item C-6 was opened to public comment by Chairman Opdycke.

Mr. Hughes of 2518 Hertzell commented on item C-6 wanting clarification on whether the variance proposed would apply to the entire corridor.

Mr Dunkley stated that yes the variance would apply to the entire corridor and not just the specified area originally proposed.

Mr. Hughes then suggested there be an absolute variance, in that the minimums have a set absolute and can go no further below that set minimum. He spoke in his opposition to this variance proposal in that there was significant due diligence placed into the planning document and zoning language and only a few properties will be effected.

Mr. Wright spoke also in opposition of this amendment. He stated that allowing this variance would undermine the plan already approved. He felt there should be some restriction to a minimum building depth and proposed to make sure this variance was a major variance instead of a minor allowing for more scrutiny.

After comments were closed, Commissioner Woods proposed a motion to approve the staff recommendations for Item C-6 only at this point in the meeting.

Commissioner Nyden Second the motion

Motion Passed unanimously.

Discussion turned to items C-1 through C-5. No major issues were raised during these discussions, only clarification of the changes and definitions.

Commissioner Woods moved to approve items C-1 through C-5 at once.

Commissioner Shure Second the motion.

Motion Passed unanimously.

IV. ZONING ORDINANCE TEXT AMENDMENT ZPC09PLND- 0071

Text Amendment to the Zoning Ordinance: Revision to I1, I2, and I3 Zoning Districts

The Plan Commission will consider a text amendment to the zoning ordinance to remove Membership Organization and Religious Institution (>35,000 sf) from the list of permitted and special uses in the I1 "Industrial/Office" (Sections 6-14-2-2, 6-14-2-3), I2 "General Industrial" (Sections 6-14-3-2, 6-14-3-3), and I3 "General Industrial" (Sections 6-14-4-2, 6-14-4-3) districts.

Since this item was a late item set on the agenda, discussion only occurred on this agenda item. Mr. Dunkley presented the change and the background as to why this change needs to occur. Commissioner Peters spoke in favor of supporting this change and conversation was generated as to what would happen to existing institutions residing in these zones that would not longer be a conforming use.

V. EVANSTON PLAN2030

- a. CMAP GO TO 2040 Vision Workshop
- b. Subcommittee

Mr Sklenar reminded the commission that the GOTO 2040 Workshop would be taking place August 20th at the Civic Center. Due to the length of this meeting the Subcommittee decided to postpone their first meeting until September. This would allow results from the GOTO 2040 to be presented as well.

VI. COMMITTEE REPORTS

No Committee Reports.

Susan Guderley reported to the Commission that the Maple Street Streetscape will be getting underway in the next few months. This would widen the sidewalks and improve streetscape amenities along Maple from Church to Clark. Also the Library Streetscape will be replaced as soon as possible and is under design.

VII. ADJOURNMENT

Commissioner Woods moved for meeting adjournment.

Commission Staley Second.

Meeting Adjourned 8:52PM

The next regular Plan Commission meeting is scheduled for WEDNESDAY, SEPTEMBER 9, 2009 at 7pm in the Civic Center.