

APPROVED JUNE 10, 2009

**MINUTES
EVANSTON PLAN COMMISSION**

Wednesday, May 13, 2009 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.....Stuart Opdycke (Chair), Johanna Nyden (Vice
.....Chair), Seth Freeman, David Galloway, Charles
.....Staley, Scott Peters, Richard Shure

MEMBERS ABSENTJames Woods, Robin Schuldenfrei

ASSOCIATE MEMBERS PRESENT.....None

STAFF PRESENTSusan Guderley, Bill Dunkley, Dominic Argumedo

COURT REPORTER.....LeGrand Reporting
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I. CALL TO ORDER / DECLARATION OF QUORUM

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

II. APPROVAL OF MAY 14 MEETING MINUTES

Draft minutes from the February 11 and March 11 meetings were approved unanimously.

III. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 09 PLND-0014

Zoning Code Updates

To consider amendments to the Zoning Ordinance as part of the General Zoning Ordinance Updates, Phase 1-A:.

Group A Zoning Update Recommendations Forwarded to Plan Commission

A-1: Correct Error in B1a District Setback Requirements

Correct double negative which changes Ordinance meaning

A-2: Section 6-4-9 (Conditions for Office Use in Residential Districts)

Relocate the section to an appropriate chapter, and rename it for Clarity, also edit text to correct an omitted reference to R4a and eliminate future errors of omission

A-3: Appendices A (Use Matrix) and B (Bulk Matrix)

Include missing districts and reformat and retitle these sections for general distribution

A-4: Parking Setbacks in All Zoning Districts

Separate parking setbacks and yard requirements into sections of their own for greater clarity

A-5: Table 16-B Schedule of Minimum Off Street Parking Requirements

Move Table 16-B closer to the front of Chapter 16 and enhance its presentation

A-6: Minor Variance-Remove Minor Variance for Lot Depth

Eliminate lot depth minor variance (there is no lot depth requirement)

A-7: Section 6-15-1-8: Historic Preservation; Section 6-1-2: Intent and Purpose

Correct typographical errors that refers to the wrong section

VI. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 09 PLND-0015 **Zoning Code Updates**

To consider amendments to the Zoning Ordinance as part of the General Zoning Ordinance Updates, Phase 1-B:

Group B Zoning Update Recommendations Forwarded to Plan Commission

B-1: Establish a Car and Truck Rental Definition

B-4: Clarify Rooming House Definition

Bring Zoning definition for rooming house into conformity with property standards definition.

B-5: Establish a Guideline for Bench/Pew Seating

Establish the length of a bench/pew that constitutes a seat

B-6: Re-title Sections 6-8-2-12, 6-8-3-11, 6-8-4-11, and 6-8-6-11

Change regulations titled “Garage Door Setbacks” in Zoning Districts R1, R2, R3, and R4a to “Access to On-Site Parking”

Zoning Administrator Bill Dunkley presented the zoning ordinance update materials and recommendations of the Zoning Committee. The recommended text amendments are divided into two groups, Group A (A-1 through A-7) and Group B (B-1, B-4, B-5, and B-6). Mr. Dunkley differentiated between updates to the actual code language and updates to auxiliary documents, such as the Allowed Uses table, which are not part of the code.

Commission members requested that Item B-1, Car and Truck Rental Definition, be held for further work and discussion. Recommended language for Item B-5, Bench Pew Seating, was amended to read “Fixed Bench/Pew Seating Calculation: For fixed seating, each 18” of bench/pew shall constitute a seat in the calculation of *required parking*”. Commission members also recommended that language be added to the Use Definition table, noting “*Please refer to Chapter 18 for complete definition*”. Chair Opdycke moved to recommend approval of Items A-1 through A-7, B-4, B-5 and B-6 and read into the record the findings and standards. The motion was seconded by Member Freeman and passed unanimously. (7-0)

A verbatim transcript of the proceedings of this Plan Commission agenda item is available from the City of Evanston’s web site. The proposal and transcripts can be viewed at the Downtown Library’s 3rd floor reference desk or at the Civic Center in the Planning Division or Building & Zoning Division during business hours.

V. COMMITTEE REPORTS

There were no committee reports.

VI. ADJOURNMENT

The Plan Commission adjourned at 8:25 pm. The next regular meeting is scheduled for WEDNESDAY, JUNE 10, 2008 at 7pm in the Lorraine Morton Civic Center.

Respectfully submitted,
Susan Guderley
Planning Division