MEETING MINUTES
PLAN COMMISSION
Wednesday, March 8, 2017
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Jim Ford (Chair), Simon Belisle, Terri Dubin, Carol Goddard, Peter Isaac, Colby Lewis, Andrew Pigozzi, Jolene Saul

Members Absent: Patrick Brown

Associate Members Present: none

Associate Members Absent: Scott Peters

Staff Present: Meagan Jones, Neighborhood and Land Use Planner
Scott Mangum, Planning and Zoning Administrator

Presiding Member: Jim Ford, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Ford called the meeting to order at 7:04 P.M. and introduced Jolene Saul, who was recently appointed to the Plan Commission.

2. APPROVAL OF MEETING MINUTES: January 11, 2017

Commissioner Goddard requested a change to the minutes reflecting that the Northwestern parking lot site is key to the North Downtown Planning Area. Commissioner Lewis made a motion to approve the minutes from January 11, 2017 with the suggested change. Commissioner Goddard seconded the motion.

A voice vote was taken and the minutes were approved, 8-0.

3. NEW BUSINESS

A. PLANNED DEVELOPMENT 17PLND-0011

831 Emerson Street
Tim Anderson, CA/Focus Evanston JV, LLC, has applied for a Planned Development with a rezoning from C1 Commercial and R5 General Residential to C1a Commercial Mixed Use and Special Use for a Convenience Store to construct a 9-story, 242-unit residential building with a 3,330 square foot ground floor commercial space and 175 parking spaces. The applicant seeks site development allowances for: number of dwelling units, building height (103 feet), floor area ratio (4.66), number of parking
spaces, 0-foot rear and side yard setbacks for open parking along the north, east, and west property lines, no landscaping buffer along the rear (north) property line, a loading berth in the front yard which is open to the sky and within 30 feet of an intersection, and reduced setback and screening for transformers located within 2 feet of a building. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Katriina McGuire provided a brief introduction of the development team for the project (which included representatives from Focus Development, CA Ventures, BkL Architecture, KLOA and The Habitat Company) after which a brief presentation with an overview of the proposed development was given by Vicky Lee (Focus) and Angela Spadoni (BkL) pointing out changes from the previous 2015 submission. Luay Aboona of KLOA highlighted traffic and pedestrian items and Tim Anderson of CA/Focus Development highlighted some of the public benefits of the project.

Chair Ford opened the hearing to Commissioner questions and comments. Questions and comments included:
- Clarification on the proposed building materials and structural type for the development.
- Questions regarding the environmental remediation of the site and storm water detention.
- Target rental audience and rental rates.
- Clarification of details for the easement on the CTA property to the west of the property.
- Considerations for the affordable housing requirement.

Chair Ford opened the hearing to questions and comments from the public. Four members of the public spoke. General questions and comments included:
- Clarification on building and parking setbacks.
- Concerns over the amount of parking provided and the location of the proposed loading area.
- A statement of support from the Sherman Gardens Board of Trustees.

Chair Ford stated that a request for continuance had been received and that the public hearing would be continued to March 22, 2017 at 7:00 PM in the Council Chambers. At that time several members of the public who signed up to speak opted to speak at the March 22nd meeting. At the request of the developer, Susan Wolan, who requested the continuance, stated that there was concern over the remediation timeline and safety measure that would be taken. She explained that she and other residents of Sherman Gardens would like to conduct further research on this aspect of the project and gather documents from their experience with remediation of the parking lot north of the proposed development site.

Commissioner Belisle moved to continue the item to March 22, 2017 at 7:00 PM in Council Chambers. The motion was seconded by Commissioner Goddard. A
voice vote was taken and the motion was approved unanimously 8-0.

B. TEXT AMENDMENT 17PLND-0015

Generators
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to establish regulations for allowed location of generators.

Ms. Jones provided a brief overview of the proposed text amendment, explaining that generators are not referenced within the zoning ordinance; however, staff uses regulations related to air conditioners when determining setbacks and other zoning related regulations.

The Commission had questions regarding the reason for initiating the text amendment and how it would apply, if at all to temporary generators. They also asked for clarification on whether this amendment would be for both commercial and residential use of generators. There was concern mentioned regarding the possible nuisances created by the use of generators and how that would be abated. Mr. Mangum stated that the subsection used for this item is a general provision that refers to all zoning districts and the idea was to place this in a section where a similar item is regulated and used with more frequency. Ms. Jones stated that there was a recent ordinance which regulates decibel levels for this type of equipment which lowered the maximum decibel level allowed.

There was a suggestion that additional information be obtained and perhaps separate the generator requirements from those of air conditioner requirements to address the questions and concerns.

Commissioner Saul made a motion to continue the text amendment in order for staff to obtain additional information and return to the Commission when ready. The motion was seconded by Commissioner Pigozzi. The motion was approved unanimously 8-0.

C. TEXT AMENDMENT 17PLND-0016

Micro-distilleries
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to amend the permitted and special uses within a number of the Business, Commercial, and Industrial Zoning Districts relating to micro-distilleries.

Ms. Jones provided a brief overview of the proposed text amendment, explaining where micro-distilleries and craft breweries were currently allowed, where these uses are currently operating within Evanston and how they are regulated.

The Commission discussed the definitions of each use, inquiring about how craft breweries and micro-distilleries are regulated outside of the zoning ordinance and if the elimination of the specific production quantity limits would lead to regulation inconsistencies in the future. Ms. Jones explained that craft breweries and micro-distilleries have production limits that align with state regulations and the City has
specific liquor license classes that further regulate these uses.

The Commissioners also discussed the necessity of eliminating the choice to include a tasting room, stating that in certain industrial districts, the inclusion may not be necessary versus in a smaller business district or downtown. Some discussion followed regarding the names for each use, specifically micro- versus craft- distillery or brewery and if the zoning titles for the uses should align with both the liquor control ordinance and state titles.

Commissioner Goddard made a motion to accept the recommendation for the proposed text amendment with the suggested provision for tasting rooms in Zoning Districts where Special Uses are required and title change to align micro-distilleries with craft-distilleries. Commissioner Lewis seconded the motion. The motion was approved unanimously by roll call vote 8-0.

4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT

Commissioner Pigozzi made a motion to adjourn the meeting. Commissioner Dubin seconded the motion.

A voice vote was taken and the motion was approved by voice call 8-0. The meeting was adjourned at 8:51 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department