MEETING MINUTES
PLAN COMMISSION
Wednesday, March 13, 2019
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Colby Lewis (Chair), Terri Dubin, Carol Goddard, George Halik

Members Absent: Jennifer Draper, Peter Isaac, Andrew Pigozzi

Staff Present: Meagan Jones, Neighborhood and Land Use Planner
Hugh Dubose, Assistant City Attorney

Presiding Member: Colby Lewis, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Lewis called the meeting to order at 7:00 P.M.

2. APPROVAL OF MEETING MINUTES: February 13, 2019

Commissioner Halik made a correction to a statement reflected in the minutes. Chair Lewis then made a correction to a statement he made. Commissioner Goddard made a motion to approve the minutes, seconded by Commissioner Dubin. The Commission voted unanimously, 4-0, to approve the minutes of February 13, 2019 as amended.

3. NEW BUSINESS

A. Planned Development
2425 Oakton Street

HPCW, LLC, the applicant, proposes to construct a car wash facility with 20 vacuum spaces and 4 parking spaces in the I1 Industrial District and oRD Redevelopment Overlay District. The applicant seeks a site development allowance for an accessory structure that is 3 ft. away from the principal structure where 10 ft. is required. In addition, the applicant may seek and the Plan Commission may consider Site Development Allowances as may be necessary or desirable for the proposed development.

Ms. Jones provided a brief review of the proposed project, briefly describing the site and reiterating the site development allowance and the proposed public benefit.
Chair Lewis acknowledged the submission of a traffic count document (attached) from Mr. Michael Bonaguro, attorney for the gas station owners south of the project site, who submitted the request for a continuance at the previous meeting. He then invited the applicant to present any new information regarding the proposed project.

Mr. Mark Daniel, attorney for the applicant, stated that traffic count document submitted seems to be in line with the traffic study submitted by the applicant and that they have no comments presently but the applicant would like to hear what Mr. Bonaguro will present. He added that there is a representative from KLOA, Mr. Michael Werthmann, who is available to respond to traffic related questions.

Chair Lewis then opened public testimony and invited Mr. Bonaguro to speak.

Mr. Bonaguro stated he was asked to appear by the proprietor of the Shell Station south of the site. He explained that he spoke with Bill Kendra, owner of Quad Indoor Sports Dome, who provided him with the submitted traffic counts earlier that day. He expressed concerns over the timing of the applicant’s traffic impact study, adding that although the Sports Dome had been open at the time of the study, it was slow to start and fully program so the study is, therefore, out of date. He requested that a more recent report be part of the Commission’s consideration. He added that Bill Kendra stated that it appears that staff and the developer have been thoughtful about the turn-in, turn-out for the site. Mr. Bonaguro continued, stating that there is a lot of eastbound traffic turning right and that there are many trucks which miss the asphalt facility having to turnaround, turning onto private property. A more up to date study might account for that traffic.

Mr. Werthmann, who provided the counts submitted by Mr. Bonaguro, stated that an earlier study had been conducted and that the 2018 counts are comparable to original study counts. He added that there is a high Level of Service (LOS) for the road which lends itself to additional property uses. Traffic follows a 90/10 rule where there may be a few vehicles that attempt to make left turns but that this largely will not occur. It is likely that if a driver is inconvenienced by the entrance, they will opt to go somewhere else.

Chair Lewis opened up the hearing to questions and comments from the Commission. He then asked if there was a response from the applicant regarding the truck traffic and vehicle turnarounds. Mr. Werthmann responded that it is possible that it will occur; however, it is not a convenient maneuver and will likely not happen very often.

Chair Lewis then pointed out that the counts on the traffic study, vehicle traffic per peak hour, and those submitted by Mr. Bonaguro, vehicle traffic per day, vary by unit. Mr. Werthmann stated that he looked at the breakdown of the daily vehicle traffic count and found that count to be similar to what was in the applicant’s traffic impact study.

Mr. Daniel stated that Mr. Bonaguro had the ability to review the traffic study prior to the previous meeting and emphasized that the study is updated, dated January 4, 2019.
also emphasized that the previous point made about inconvenience of different vehicle maneuvers is important to note.

Mr. Bonaguro responded that what he submitted should not be seen as a complete study. He added that his clients are stating that traffic is a problem in the area and that should be taken into consideration.

Commissioner Dubin stated that traffic counts do not address the possibility of vehicle turnarounds and that cannot be predicted from the information provided.

Chair Lewis closed the public hearing and the Commission began its deliberations.

Commissioner Halik stated that there is significant vehicle stacking space on the site and does not think that will be an issue. He added that there has been discussion on eastbound traffic possibly making left turns into the property and that there will be signage installed as a deterrent to that action. Those two items make him satisfied with the project that is presented.

Chair Lewis stated that the proposed curb cuts will feed one business and inquired if the proposed use is more traffic generating than other possible uses that are permitted by the zoning code. Mr. Werthmann responded that it depends on the use; some businesses could generate more vehicle traffic, others less. Car washes are generally low traffic volume with the exception of certain days. He then pointed out that condition six of approval of the proposed development calls for further review of traffic patterns if the City sees issues arise in the future. He added that KLOA previously worked on the traffic study for the Sports Dome and is familiar with the area.

Chair Lewis added that he believes there would be some development at this site and traffic would be generated for that use at some point as well.

The Commission then reviewed the standards for approval of the Special Use and Planned Development Guidelines for the proposed development.

Commissioner Goddard made a motion to recommend approval of the planned development and conditions as presented by staff. Commissioner Dubin seconded the motion. A roll call vote was taken and the motion passed, 4-0.

Ayes: Dubin, Goddard, Halik, Lewis
Nays:

4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT
Commissioner Dubin made a motion to adjourn the meeting. Commissioner Goddard seconded the motion.

A voice vote was taken and the motion was approved by voice vote 4-0. The meeting was adjourned at 7:40 pm.

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