MEETING MINUTES
PLAN COMMISSION
Wednesday, April 10, 2019
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Colby Lewis (Chair), Jennifer Draper, Terri Dubin, George Halik, Peter Isaac, Andrew Pigozzi

Members Absent: Carol Goddard

Staff Present: Scott Mangum, Planning and Zoning Manager

Presiding Member: Colby Lewis, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Lewis called the meeting to order at 7:05 P.M.

2. APPROVAL OF MEETING MINUTES: March 13, 2019

Commissioner Isaac made a motion to approve the minutes, seconded by Commissioner Halik. The Commission voted unanimously, 5-0, to approve the minutes of March 13, 2019.

3. NEW BUSINESS

A. Text Amendment
   Inclusionary Housing Ordinance Bonuses 19PLND-0025
   A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to revise density and parking bonuses established by the City of Evanston’s revised Inclusionary Housing Ordinance (IHO), 107-O-18.

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 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 Isaac made a motion to recommend approval of the text amendment as presented by staff. Commissioner Pigozzi seconded the motion. A roll call vote was taken and the motion passed, 6-0.**

Ayes: Draper, Dubin, Halik, Isaac, Lewis, Pigozzi
Nays:

4. OTHER BUSINESS

There was no other business

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURNMENT

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

A voice vote was taken and the motion was approved by voice vote 6-0. The meeting was adjourned at 7:16 pm.

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