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

Members Present: Colby Lewis (Chair), Peter Isaac (Vice-Chair), Terri Dubin, Carol Goddard, Andrew Pigozzi, Jane Sloss

Members Absent: Jennifer Draper, George Halik

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

Presiding Member: Chairman Lewis

1. CALL TO ORDER / DECLARATION OF QUORUM
Chair Lewis called the meeting to order at 7:00 P.M.

2. APPROVAL OF MEETING MINUTES: June 12, 2019
Chair Lewis suggested an edit to a statement he made regarding reviewing the minutes and video of the May 29, 2019 meeting. Commissioner Goddard made a motion to approve the minutes as amended, seconded by Commissioner Isaac. The Commission voted unanimously, 6-0, to approve the minutes of June 12, 2019 as amended.

3. NEW BUSINESS

A. Text Amendment
Alcohol Production Facilities 19PLND-0066
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, amending regulations relating to Craft Alcohol Production Facilities

Ms. Jones provided an overview of the proposed text amendment, emphasizing that it was brought about from recent changes to Title 3 Chapter 4 of the City Code. Those changes affect the current definition of Craft Alcohol Production Facilities which, therefore, needs revision to be in line with that section of the Code.
Chair Lewis opened the public hearing to questions from the Commission. Hearing none, he then confirmed the proposed changes proposed to the Zoning Ordinance. Ms. Jones confirmed that while additional changes were approved to Title 3 Chapter 4, the proposed text amendment addresses those changes that directly affect the Zoning Ordinance definition of the alcohol production facilities.

Chair Lewis then opened the hearing to questions, then testimony, from the public. Hearing none, he then asked for comments from the Commission.

Hearing none, the Commission then reviewed the standards for approval of text amendments and found that it met applicable standards.

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

Ayes: Dubin, Goddard, Isaac, Lewis, Pigozzi, Sloss
Nays:

B. Text Amendment
128-132 Chicago Ave (100 Chicago Ave) 19PLND-0064
Evanston Gateway, LLC, has applied for approval of a Major Adjustment to a Planned Development in order to add two dwelling units, for a total of 28 dwelling units, where office space currently exists in the proposed mixed-use building approved by Ordinance 61-O-18. No changes will be needed to the approved site development allowances.

Mr. Mangum provided an overview of the existing planned development and the proposed adjustment to add two dwelling units, one 1-bedroom and one 2-bedroom, in place of the office and event space in the originally approved development.

Chair Lewis opened the hearing up to questions from the Commission. Hearing none, he then asked if the applicant would like to speak.

Ms. Katie Janke Dale, DLA Piper and legal representative for the applicant stated that the presentation provided the necessary detail and that the proposed change allows the project to move forward. She then stated that she was available for questions.

Commissioner Pigozzi inquired as to whether or not the project was funded. Ms. Janke Dale replied that funding for the project is still being worked on, however, that is getting close to be complete.

Commissioner Isaac stated that originally office and event space was reviewed on
the 2nd floor. Where will the office space go? Ms. Janke Dale stated that those uses will likely be accommodated on the ground floor. The commercial tenant does not think they will need additional space and the change removes the initial security concerns of having residential and commercial space mix.

Chair Lewis asked if the gardening education will still exist. Ms. Janke Dale responded that it will still be a part of the ethos of the project it just won’t be on the second floor. Chair Lewis stated that the change does take care of the concern of commercial customers having access to residential floors.

Chair Lewis opened the hearing to public testimony.

Matt Rodgers stated that he was still excited for the project and it was a great move to remove the event space given the event space that will be opening down the street. Additional residences are a plus.

Alderman Rainey stated that the event space mentioned will be at the former Sherwin Williams space.

Chair Lewis opened the hearing to comments from the Commission. Commissioner Isaac stated that he sees the proposed change as a positive. Chair Lewis agreed, stating the additional residential is a plus.

Commissioner Isaac asked for clarification on what causes the need for special use standards. Mr. Mangum explained that the planned development itself is considered a special use within the zoning district. Chair Lewis added that the Commission is looking at specifically at the proposed change not the overall previously approved development.

The Commission then reviewed the standards for approval and found that the proposed adjustment meets the intent of the City’s various plans, will not have a negative effect on surrounding properties previously met standards with the original planned development’s approval.

Commissioner Isaac asked for a breakdown of how the reduced required parking was calculated. Mr. Mangum stated that 2,000 square feet of the least intensive parking use can be removed from the calculation, which is now subtracted from retail use. This created a reduction in the number of required spaces to 8. The change in dwelling units creates a need of 24 spaces. The office use was removed as were the required parking associated with it.

Commissioner Sloss made a motion to recommend approval of the major adjustment to 100 Chicago with 2 additional dwelling units. Seconded by Commissioner Goddard. A roll call vote was taken and the motion passed, 6-0.
Ayes: Dubin, Goddard, Isaac, Lewis, Pigozzi, Sloss
Nays:

4. PUBLIC COMMENT

There was no public comment.

5. 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 7:39 pm.

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