City of Evanston
MINUTES
Planning & Development Committee
Monday, February 10, 2020 @ 6:45 PM
Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

COMMITTEE MEMBER PRESENT:
Ann Rainey, 8th Ward Alderman, Judy Fiske, 1st Ward Alderman, Donald Wilson, 4th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Melissa Wynne, 3rd Ward Alderman, Robin Rue Simmons, 5th Ward Alderman, and Thomas Suffredin, 6th Ward Alderman

COMMITTEE MEMBER ABSENT:

STAFF PRESENT:
Johanna Leonard, Director of Community Development, Scott Mangum, Planning & Zoning Administrator, Brian George, Assistant City Attorney, and Paul D'Agostino, Environmental Services Coordinator

I. CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN SUFFREDIN
A quorum being present, Ald. Suffredin called the meeting to order at 6:45 pm.

II. APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF JANUARY 13, 2020 PM1. Staff recommends approval of the minutes of the regular meeting of the January 13, 2020 Planning and Development Committee.
For Action

Ald. Wynne moved approval of the minutes of the regular meeting of January 13, 2020 Planning and Development Committee, seconded by Ald. Revelle. The Committee voted unanimously 6-0 to approve the minutes.

III. PUBLIC COMMENT
Doreen Price spoke in support of tree preservation and requested notification of neighbors.

Mike Nolan spoke in support of St. Athanasius' project to expand parking, improve safety, and add ADA parking spaces. They have worked with the community regarding the project.

John Labbe, 1726 Chancellor Street and owner of another property in the immediate area spoke in support of St. Athanasius’ project to increase parking and improve the property. He addressed concerns of the Zoning Board of Appeals.
IV. ITEMS FOR CONSIDERATION

P1. **Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish, to Expand Off-Street Parking in the R1 Single Family Residential District**

The Zoning Board of Appeals recommends denial and staff recommends City Council adoption of Ordinance 166-O-19 granting special use approval for an Educational Institution - Private, and Religious Institution, St. Athanasius School and Parish, to expand off-street parking at 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. in the R1 Single Family Residential District. The Zoning Board of Appeals found the proposal does not meet all of the Standards for a special use in this district, specifically, the proposed parking expansion would increase the negative cumulative impact on the surrounding residential neighborhood, and may interfere with or diminish the value of property in the neighborhood. Following the ZBA hearing, the applicant submitted a modified traffic circulation plan and parking and operations summary that will mitigate the impact on the surrounding residential neighborhood.

**For Introduction**

Paul Harvey, representing St. Athanasius, described the proposed project to reallocate parking. A traffic study has been completed and revised traffic flow has been proposed but needs to be tested.

Mike Kritzmen, consultant for the Lakota group, added that no variances are being requested and the parking is being brought into conformity with code.

Ald. Revelle recapped the work with the applicant and staff following the previous Planning and Development Committee meeting including a plan with additional stacking in the parking lot and striping adjacent to garages.

**Ald. Revelle moved an Amendment to section 2 of Ordinance to remove mention of play area construction, seconded by Ald. Wynne. The motion on the amendment was approved 7-0.**

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 3rd Ward Alderman Melissa Wynne

**Ayes:** 7th Ward Alderman Eleanor Revelle, 3rd Ward Alderman Melissa Wynne, 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 4th Ward Alderman Donald Wilson, 5th Ward Alderman Robin Rue Simmons, and 6th Ward Alderman Thomas Suffredin

**Carried 7-0 on a recorded vote**

P2. **Ordinance 3-O-20 Granting Major Zoning Relief for Parking to Retain a Basement**
Dwelling Unit at 2008 Harrison St.

The Zoning Board of Appeals and staff recommend adoption of Ordinance 3-O-20, granting major zoning relief for 4 parking spaces where 7 parking spaces are required, to allow the retention of a basement dwelling unit in the R5 General Residential District and the oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for major variations for this district.

For Introduction

Ald. Revelle noted ample parking is present on the site and the proximity to a Transit-Oriented Development area with reduced parking requirements.

Moved by 5th Ward Alderman Robin Rue Simmons
Seconded by 8th Ward Alderman Ann Rainey


Carried 7-0 on a recorded vote

P3. Ordinance 23-O-20 Amending Title 6, Cannabis Use Regulations

Plan Commission and staff recommend approval of a text amendment to the Zoning Ordinance to revise the distance requirement between cannabis dispensaries and pre-existing public or private educational institutions that are elementary, middle, or high schools, as well as establish definitions and provisions for additional cannabis uses such as cannabis growers, infusers, processing organizations, transporters, etc. within the City’s zoning districts.

For Introduction

Ald. Rainey suggested dividing the proposed separation requirements for dispensaries from schools and the location of additional cannabis-related uses. Suggested to hold the discussion of other uses such as transporter and infuser to discuss allowing in more zoning districts but is in support of change to distancing requirement for dispensaries.

Ald. Rue Simmons raised questions about State application requirements and stated in support of the amendment.

Ald. Rainey discussed the State social equity process. Director Leonard discussed the application process with the State and the City’s current distancing regulations.

Ald. Rainey moved to amend the Ordinance to only include the distancing requirement change from 750 feet to 500 feet for dispensaries, seconded by Ald. Wilson. The motion on the amendment was approved 7-0.
Moved by 6th Ward Alderman Thomas Suffredin
Seconded by 5th Ward Alderman Robin Rue Simmons

**Ayes:** 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 3rd Ward Alderman Melissa Wynne, 5th Ward Alderman Robin Rue Simmons, and 6th Ward Alderman Thomas Suffredin

Carried 7-0 on a recorded vote

P4. **Ordinance 25-O-20, Amending Title 7, Chapter 8, Section 8 “Tree Preservation”**

City staff recommends adoption of Ordinance 25-O-20 amending the Tree Preservation Ordinance (7-8-8) to apply to trees 25 inches in diameter at breast height (dbh) and larger (20 inches dbh or larger for Oak and Hickory species) on private property when improvements are proposed that are classified as new construction or those that would increase the amount of impervious surface by more than 600 square feet.

**For Introduction**
Paul D'Agostino, Environmental Services Coordinator, described proposed changes to Tree Preservation Ordinance including additional private properties covered and the reason for the tree size thresholds.

Ald. Fiske expressed concern that building additions are included. Mr. D'Agostino confirmed that additions over 600 square feet would be included.

Ald. Wynne asked about reducing the size of tree diameter covered and about tree species included. Mr. D'Agostino responded that Silver Maples can be added, but current staffing levels may not allow the review of the volume of reduced size trees. Ald. Wynne suggested revisiting in the future to reduce the size if possible.

Ald. Revelle stated that she wanted the ordinance to include pervious improvements and impervious.

Ald. Fiske asked what could be done to protect trees in the interim. Mr. D'Agostino stated this would be an enforcement issue that is challenging with existing staffing but neighbors could contact 311 to make staff aware.

Moved by 6th Ward Alderman Thomas Suffredin
Seconded by 3rd Ward Alderman Melissa Wynne

**Ayes:** 3rd Ward Alderman Melissa Wynne, 6th Ward Alderman Thomas Suffredin, 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, and 5th Ward Alderman Robin Rue Simmons

Carried 7-0 on a recorded vote

V. **ITEMS FOR DISCUSSION**
VI. ITEMS FOR COMMUNICATION

VII. ADJOURNMENT
Ald. Wynne moved to recommend adjournment of the meeting, seconded by Ald. Rue Simmons. The meeting adjourned at 7:38 pm.