

MINUTES
EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, JUNE 10, 2009 / 7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

MEMBERS PRESENT ..... Stuart Opdycke (Chair), Seth Freeman, Richard Shure, Charles Staley, Scott Peters, Robin Schuldenfrei, James Woods

MEMBERS ABSENT .....Johanna Nyden, David Galloway

ASSOCIATE MEMBERS PRESENT ..... Larry Widmar, Albert Hunter

STAFF PRESENT ..... Susan Guderley, Craig Sklenar, Bill Dunkley

COURT REPORTER.....LeGrand Reporting

I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Opdycke determined that a quorum was present and began the meeting.

APPROVAL OF MAY 13 MEETING MINUTES

Draft minutes from May 13 were approved unanimously

COMMITTEE ASSIGNMENTS

Committee Assignments are already handed out, nothing to report.

II. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 09 PLND-0015 Zoning Code Updates

To consider amendments to the Zoning Ordinance as part of the General Zoning Ordinance Updates, Phase 1-B:

Group B Zoning Update Recommendations Forwarded to Plan Commission

The Commission deliberated the held item proposing that a new definition be added to Section 6-18-3 for Automobile and Truck Rental Establishment. Deliberation centered on distinguishing the "urban model" from the "airport model" of rental establishments, and how to permit the former as retail services while limiting the latter to only appropriate areas of the city.

It was suggested that, rather than using the number of vehicles as the means to differentiate between the two models, that the square footage of surface parking for storage of vehicles be used, since this would cover both passenger cars and trucks, or a combination of the two. A standard of 6,000 square feet was proposed, which is the equivalent of 15 parking spaces with attendant access and driveway areas. There was general agreement on this standard.

It was also proposed that the airport model be limited to the Industrial and commercial districts (except C1a) only, as a special use in all except I3, where it would be a permitted use.

It was moved and seconded that the following be recommended for adoption:

-----  
*SECTION X: That Section 6-18-3 of the Zoning Ordinance, as amended, is hereby further amended to add the following definition:*

***AUTOMOBILE AND TRUCK RENTAL ESTABLISHMENT.*** *Rental of automobiles and/or trucks, where 6,000 square feet or more of open parking space (including access, maneuvering, and driveway areas) is used for vehicle storage. Establishments using less than 6,000 square feet of open parking space for this purpose, or using covered or structured parking for this purpose, are defined as Retail Service Establishments.*

and is further amended so that the definitions of RETAIL SERVICES ESTABLISHMENT reads as follows:

***RETAIL SERVICES ESTABLISHMENT:*** *A building, property, or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "retail services establishment" shall include, but shall not be limited to, barbershops, beauty facilities, laundry and dry-cleaning establishments (plant off-premises), tailoring shops, shoe repair shops, establishments renting automobiles and/or trucks using less than 6,000 square feet of surface parking or using covered parking for vehicle storage, and the like. "Retail services establishment" shall not include tattoo facilities or any use that is otherwise listed specifically in a zoning district as a permitted or a special use.*

and that Sections 6-10-2-3, 6-10-4-3, 6-14-2-3, 6-14-3-3, of the Zoning Ordinance, as amended, are to allow Automobile and Truck Rental Establishments as a Special Use. Section 6-14-4-2 of the Zoning Ordinance, as amended, is to allow Automobile and Truck Rental Establishments as a Permitted Use.

The vote was unanimous in favor of the motion.

The Commission then considered the required Findings of Fact for amendments of Section 6-3-4-5 and voted unanimously that standard (A) regarding consistency with the General Plan was met, and that standards (B) through (D) were not applicable to the matter under consideration.

### III. COMPREHENSIVE PLAN 2010 UPDATE DISCUSSION

Discussion was presented about how the Plan Commission

### IV. COMMITTEE REPORTS

Rules - Mr Staley - Rules agreed on a number of items: Check with Sue about the items they agreed on: They want to bring those points to the next Plan Commission meeting.

### V. ADJOURNMENT

The Plan Commission adjourned at 8:00 pm. The next regular meeting is scheduled for WEDNESDAY, JULY 8, 2008 at 7pm in the Lorraine Morton Civic Center.

Submitted,

Craig D Sklenar, AICP  
General Planner  
Planning Division