

APPROVED MINUTES

EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, OCTOBER 14, 2009 / 7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

MEMBERS PRESENT Stuart Opdycke (Chair), Charles Staley, Johanna Nyden, Seth Freeman, David Galloway

MEMBERS ABSENT James Woods, Richard Shure, Scott Peters

STAFF PRESENT..... Craig Sklenar, Dominick Argumedo

COURT REPORTER..... LeGrand Reporting

I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Opdycke calls the meeting to order

II. APPROVAL OF SEPTEMBER 9 MEETING MINUTES

Commissioner Nyden motioned to continue approval of the September 9 minutes to the November 11 meeting to allow time for revisions to the notes.

Commissioner Staley second.

Approved unanimously.

III. GROUP D ZONING UPDATE RECOMMENDATIONS

Specify Standards for Authorization of Restoration of Non-complying Structures in the Case of Major Damage or Destruction

Mr. Argumedo reviewed the standards for authorization of a restoration of a non-complying structure in the case of major damage or destruction. This will be in the form of a rebuild letter from the City. This letter is often needed for refinancing of buildings that are non-compliant currently. Lenders are asking for this letter to ensure that the investment can retain as is on site should any major damage happen. Mr. Argumedo goes on to explain that the standards for this letter will primarily fall in line with the standards for accepting a variance. One major addition to this standard is that the new structure must not have a significant adverse effect upon the values or enjoyment of adjoining properties.

Discussion pursued of whether or not the word enjoyment was too subjective. Mr. Argumedo pointed out that this verbiage is consistent with the language used in describing the qualifications of a major variance.

“The requesting variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.”

Commissioner Opdycke motioned to approve the text amendments.

Commissioner Staley Second.
Approved unanimously.

IV. DOWNTOWN ZONING IMPLEMENTATION UPDATE

Mr. Argumedo gave an update to the process for the zoning implementation. There was discussion on meeting dates of the Zoning Committee and Plan Commission and whether or not to move those dates due to the upcoming holiday season. Members felt that the dates provided were adequate.

V. EVANSTON PLAN2030

- a. *ULI Community Action Grant*
- b. *Subcommittee*

Mr Sklenar presented the application to the ULI Community Action Grant that he submitted on behalf of the City in October to the Urban Land Institute. The Subcommittee met following adjournment of the Plan Commission.

VI. COMMITTEE REPORTS

- a. *Rules Committee Report*

Mr. Sklenar presented the memo and suggestions that the Rules Committee had organized from their last meeting. It was decided that Commissioner Staley and Mr. Sklenar would write a motion to be presented at the November 11 meeting pertaining to the public participation component of the memo. Discussion that proceeded was about how much a singular citizen versus a citizen group versus a special presentation should be given for comment. It was decided that 5 minutes was long enough for an individual and that 20 minutes was the maximum for citizen groups. Special presentations would have to be given to City Staff the week prior of a Plan Commission meeting so that it can be placed on the Agenda as an item for discussion.

VII. ADJOURNMENT

Commissioner Nyden motions for adjournment
Commissioner Staley Seconds.
Approved unanimously.
Meeting adjourned 8:11PM

The next regular Plan Commission meeting is scheduled for WEDNESDAY, NOVEMBER 11, 2009 at 7pm in the Civic Center.

Respectfully submitted,
Craig D Sklenar, AICP
Planning Division