



MINUTES

Planning & Development Committee

Monday, December 12, 2022 @ 6:15 PM

Virtual and Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers,
Room 2800

COMMITTEE MEMBER PRESENT:

Juan Geracaris, Councilmember, Eleanor Revelle, Councilmember, Melissa Wynne, Councilmember, Johnathan Nieuwsma, Councilmember, Devon Reid, Chair, Clare Kelly, Councilmember, and Bobby Burns, Councilmember

COMMITTEE MEMBER ABSENT:

STAFF PRESENT:

Sarah Flax, Interim Director of Community Development, Liz Williams, Planning and Zoning Manager, Alexandra Ruggie, Assistant City Attorney and Nicholas Cummings, Corporation Counsel

(I) CALL TO ORDER - COUNCILMEMBER REID

A quorum being present Councilmember Reid called the meeting to order at 6:16 p.m.

(II) APPROVAL OF MINUTES

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of November 14, 2022**

Staff recommend approval of the Minutes of the Regular Planning & Development Committee meeting of November 14, 2022.

Moved by Councilmember Bobby Burns

Seconded by Councilmember Melissa Wynne

Ayes: Councilmember Juan Geracaris, Councilmember Melissa Wynne, Councilmember Eleanor Revelle, Councilmember Bobby Burns, and Councilmember Devon Reid

Carried 5-0 on a recorded vote

Councilmember Kelly joined at 6:18pm.

(III) PUBLIC COMMENT

There were none.

(IV) ITEMS FOR CONSIDERATION

- P1. Ordinance 125-O-22, Major Zoning Relief to Eliminate an Existing Condition for Termination of Use upon Change in Ownership at 3101 Central Street, Lakeside Auto Repair

Moved by Councilmember Bobby Burns

Seconded by Councilmember Eleanor Revelle

Ayes: Councilmember Juan Geracaris, Councilmember Melissa Wynne,
Councilmember Eleanor Revelle, Councilmember Clare Kelly,
Councilmember Devon Reid, Councilmember Bobby Burns

Carried 6-0 on a recorded vote

- P2. Ordinance 126-O-22 approving Major Variations pursuant to City Code Section 6-3-8-10 (D) for the property located at 1453 Maple Avenue

Moved by Councilmember Melissa Wynne

Seconded by Councilmember Eleanor Revelle

Councilmember Revelle inquired about parking in areas where a reduced required amount has been granted. Liz Williams, Planning Manager with the City of Evanston, responded that staff is considering the need to look at city parking regulations because they are seeing an increasing number of applicants requesting reductions or relief from the parking standard resulting from their market feasibility studies showing a lower demand. Councilmember Revelle asked why the Land Use Commission required 15 spaces instead of 10. Ms. Williams responded that a few residents from the neighborhood were concerned with the parking demand that may be generated by this facility. Councilmember Reid asked if they must either accept or reject the Land Use Commission recommended change. Ms. Williams noted that the ordinance for consideration includes the department's recommendation of 10 parking stalls and there is a whereas clause that notes the Land Use Commission recommendation of 15 parking stalls. Nicholas Cummings, Corporation Counsel, reviewed that the ordinance recitals must include the Land Use Commission process and recommendation and the language of the ordinance may be different based on staff recommendation.

Councilmember Nieuwsma joined at 6:26pm.

Ayes: Councilmember Juan Geracaris, Councilmember Melissa Wynne,
Councilmember Jonathan Nieuwsma, Councilmember Eleanor Revelle,
Councilmember Clare Kelly, Councilmember Bobby Burns,
Councilmember Reid

Nayes:

Carried 7-0 on a recorded vote

- P3. Ordinance 128-O-22 Granting a Special Use Permit for a Convenience Store at 321 Howard Street in the B3 Business District

Moved by Councilmember Bobby Burns

Seconded by Councilmember Juan Geracaris

Ayes: Councilmember Juan Geracaris, Councilmember Melissa Wynne,
Councilmember Jonathan Nieuwsma, Councilmember Eleanor Revelle,
Councilmember Clare Kelly, Councilmember Bobby Burns,
Councilmember Reid

Nayes:

Carried 7-0 on a recorded vote

(V) ITEMS FOR DISCUSSION

There were none.

(VI) ITEMS FOR COMMUNICATION

There were none.

(VII) ADJOURNMENT

Councilmember Burns adjourned the meeting at 6:29 p.m.

Respectfully submitted,

Amy Ahner, AICP, Planning Consultant
Liz Williams, Planning & Zoning Manager