I. CALL TO ORDER / DECLARATION OF QUORUM

Call to order at 7:01PM

II. APPROVAL OF DECEMBER 09 MEETING MINUTES

Commissioner Shure moves for approval.
Commissioner Staley seconds the motion.
Minutes pass unanimously.

III. ZONING MAP AMENDMENT

Amendment of the zoning map as part of the implementation of the Downtown Plan Update, adopted by the City Council on February 9, 2009. The subject properties are those designated by the Downtown Plan Update to be rezoned to the proposed Residential-Downtown Transition District (RD-1, RD-2, RD-3). The identified properties are currently zoned a variety of districts.

Discussion was opened about the Zoning Map Amendment proposal that would rezone specific downtown parcels into the new Residential-Downtown Transition Districts (RD-1, RD-2, RD-3). Concerns about the arbitrary setback of 15’ and the concern of perceived up-zoning were among the major issues discussed during this time period. Staff was directed to study the set back issue and propose changes to the rules at a later date. Mr. Scott Walters from 1111 Church Street spoke on his concern of allowing new buildings to be as tall as 88 feet in the RD District. Commissioner Peters pointed out that the bonuses would allow this height but the maximum height without bonuses was more in line with what is currently the averaged density in the neighborhoods. Mr. Peters continued to point out that these new zones are not good or bad, they are just different than what is currently there and that the old zones should not be compared as a one to one equal but that they are just different ways of allowing uses within the downtown area.

Tina Paton from 1122 Emerson spoke in concern of the new zones still allowing her use of a first floor office. Mr. Dunkley explained that as long as the use was active and did not sit vacant for more than 12 months, it would still be a special use by right. Staff will continue to work on the draft of the RD districts in the Zoning Committee of the Plan Commission and will update at the February Plan Commission meeting.
IV. DOWNTOWN ZONING IMPLEMENTATION UPDATE

V. 2010 ELECTIONS OF PLAN COMMISSION OFFICERS

Committee Appointments and Nominations were finalized at this meeting. For 2010, the committees will be occupied as follows:

- Zoning Committee: James Woods – Chair
- Liaison to the Planning and Development Committee of City Council: Stuart Opdycke
- Rules Committee: Chuck Staley – Chair
- Liaison to the Economic Development Committee: Seth Freeman
- Neighborhood Planning Liaison: Al Hunter
- Comprehensive Plan Committee: Johanna Nyden – Chair
- Liaison to the Parking Committee: David Galloway

VI. EVANSTON PLAN2030 SCOPE OF WORK

Discussion was held on the Comprehensive General Plan (Evanston Plan2030) Scope of work.
Commissioner Peters motioned to approve the scope of work for Evanston Plan2030 and proceed with the study.
Commissioner Asaro Seconded the motion.
Motion passed unanimously.

VII. COMMITTEE REPORTS

No Committee Reports.

VIII. ADJOURNMENT

Commissioner Peters motioned for adjournment.
Commissioner Asaro Seconded the Motion.
Motion passed unanimously, meeting adjourned at 9:45PM

The next regular Plan Commission meeting is scheduled for WEDNESDAY, FEBRUARY 10, 2010 at 7pm in the Civic Center.

Respectfully submitted,

Craig D Sklenar, AICP
General Planner