I. CALL TO ORDER / DECLARATION OF QUORUM

II. APPROVAL OF DECEMBER 12 AND DECEMBER 19 MINUTES

III. REPORT ON DECEMBER 12 EXECUTIVE COMMITTEE MEETING

IV. DISCUSSION AND ADOPTION OF RULES FOR JOINT MEETINGS

V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
   ZPC 07-06 PD&T / 07HIS-0000-0230  318-320 Dempster St.
   An application by Geoffrey Bushor, property owner, for a Planned Development and amendments to the text of the Zoning Ordinance. The subject property commonly known as 318-320 Dempster is presently located within the R1, Single Family Residential District. The applicant requests that the City grant a planned development as a form of special use including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow the condominium conversion of the property and redevelopment of the former stable in the rear of the subject property for sale as a single family detached dwelling. Generally, the proposed project has the following characteristics: a) The historic double house in the front of 318-320 Dempster is to remain as is. b) The former stable in the rear of the property is to be refurbished as a single family dwelling with covered parking. The applicant asks for a text amendment to Section 6-4-1-6 of the Zoning Ordinance to add the text: “Except when authorized as part of a planned development approved pursuant to Section 6-3-6 “Planned Developments” and involving an Evanston Designated Landmark Structure,” before the current text, and to Section 6-8-1-10(B)(a) of the Zoning Ordinance to add the text: “except when the planned development includes an Evanston Designated Landmark Structure, in which even the minimum area shall be seven thousand (7,000) square feet” following the existing text to allow more than one principal use on such a property.

VI. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
   ZPC 06-02-T  Solar Panels
   To consider amendments to Chapters 4, “General Provisions”, 18, “Definitions,” and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations regarding passive energy and conservation devices, including though not limited to amending §6-4-6-2: GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES and §6-4-6-3: ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE). The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance to address the location, size, and appearance of solar panels and other
passive energy devices in efforts to ensure their compatibility with the principal structure and the surrounding neighborhood.

VII. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

**ZPC 08-01-M 1829-1831 Simpson Street Map Amendment**

An application by Flepspace, LLC, property owner, to consider an amendment to the map of the Zoning Ordinance for the property located at 1829-1831 Simpson Street. The applicant requests that the City remove the property commonly referred to as 1829-31 Simpson from the R3 Two-Family Residential District and place it wholly within the B1 Business District. The Plan Commission will consider specific modifications and additions to the map of the Zoning Ordinance (and/or the City Code) to rezone the subject property from the R3 Two-Family Residential District to the B1 Business District or another appropriate zoning district within the Evanston Zoning Ordinance. The applicant, if successful with the map amendment request, proposes to utilize the existing building on the subject property for an artist's studio.

VIII. ADJOURNMENT

A special Plan Commission meeting is scheduled for **WEDNESDAY, JANUARY 16, 2008** at 7pm in the Civic Center. The next regular meeting is scheduled for **WEDNESDAY, FEBRUARY 13, 2008** at 7pm in the Civic Center.

**Order of agenda items is subject to change.** Information about the Plan Commission is available online at: [http://www.cityofevanston.org/plancommission](http://www.cityofevanston.org/plancommission). Questions can be directed to Tracy Norfleet, General Planner, at 847/866-2928 or tnorfleet@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Facilities Management Office at 847/866-2916 (voice) or 847/448-8052 (TDD).