

**MINUTES
DOWNTOWN PLAN COMMITTEE
EVANSTON PLAN COMMISSION**

Tuesday, December 12, 2006 / 6:30 p.m.
Rotary International, 1560 Sherman Avenue, Third Floor

MEMBERS PRESENT.....Larry Widmayer (Chair), James Woods, Diane
.....Williams (Evmark), Stu Opdycke, David Galloway

STAFF PRESENTJames Wolinski, Dennis Marino, Tracy Norfleet

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I. DECEMBER PUBLIC MEETING

Mr. Al Hunter, Plan Commission Chair, welcomed the attendees and introduced the members of the Downtown Plan Committee. Mr. Larry Widmayer, Downtown Plan Committee Chair, stated that the purpose of tonight's meeting is to provide an update on the Downtown Plan Committee's work since its formation earlier this year and to formally engage the public in downtown planning. He also provided an overview of the format of tonight's meeting, specifically, a presentation followed by an open session for public comment. The presentation was then given:

- Mr. Dennis Marino, Planning Division Director, provided an overview of downtown history from 1989 to the present, as well as plans and policies that pertain to downtown.
- Ms. Diane Williams, Executive Director of Evmark and a Downtown Plan Committee member, provided an overview of Evmark and the 2004 Downtown Visioning process.
- Mr. Larry Widmayer, Downtown Plan Committee Chair, then provided an overview of the Downtown Plan Committee's work since its formation earlier this year.
- Mr. Jim Woods, Downtown Plan Committee member, described next steps. Specifically, the 1989 Downtown Plan will be revised in the coming year, with a public process and several ongoing and new projects expected to contribute to this effort:

An open session for public comment then followed. Points raised for Committee consideration included:

- **Committee Tasks**
 - **Mapping**
 - Include northeast block in transitional state
 - North traditional area
 - Expand south to include whole block
 - **Form Based Code/Zoning**
 - Relationship between transitional/form based coding
 - Fear of what happens between now and when plan is put in place
 - **Survey of New Residents**
 - Inclusive survey

- **Public Participation**
 - Condo owner wants to be involved – outreach to condos – partnership
 - Include us
 - Aggressive outreach
 - Evmark Board of Directors should reflect diversity – residents (2 to be added)
 - Everyone’s neighborhood

- **Transportation Infrastructure and Management**
 - **Transit Improvements**
 - Show CTA/Metra corridor
 - Improve other viaducts
 - Metra viaduct – Maple & Church (remove part of viaduct?)
 - **Sidewalk Improvements**
 - Bad sidewalk condition
 - Need more funding for maintenance of sidewalks
 - Sidewalk widening
 - Minimize obstacles on sidewalks
 - Sidewalk width cut by sidewalk cafes
 - **Traffic and Street Infrastructure**
 - Traffic study and planned improvements
 - **Multi-Modal Issues**
 - Pedestrian and bicycle safety

- **Development**
 - **Scale**
 - Transition from transitional areas to historic districts
 - Fear of canonization
 - Peaks/Valleys of development scale reflects current reality
 - **Appearance**
 - Architectural integrity
 - Balance: traditional/new

- **Retail Market**
 - **Business Needs**
 - Sufficient population to generate market support for business
 - **Customer Needs**
 - Survey surrounding communities – attract retail customers for Evanston businesses
 - **Existing Mix**
 - More national retailers especially clothing and other areas
 - Too many banks, service uses, ground floor

- **Ideas for Consideration**
 - Independent business priority – character
 - Downtown retail Historic District
 - Tax incentives and credits

- **Open Space**
 - Future of Fountain Square
 - Need for public space beyond Fountain Square

- **Environmental Concerns**
 - Environmental impact
 - Noise, air, greening

II. SCHEDULE NEXT MEETING / ADJOURNMENT

There being no further discussion, the meeting adjourned. The next regular meeting is scheduled for Wednesday, January 17, 2007 at 8am in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division