

**MINUTES
DOWNTOWN PLAN SUBCOMMITTEE
EVANSTON PLAN COMMISSION**

Wednesday, September 6, 2006 / 8:00 a.m.
Evanston Civic Center, Room 2404

MEMBERS PRESENT.....Lawrence Widmayer (Subcommittee Chair),
.....James Woods, Stuart Opdycke, David Galloway,
.....Diane Williams (Evmark)

STAFF PRESENTJames Wolinski, Dennis Marino, Carlos Ruiz,
.....Tracy Norfleet

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I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Widmayer called the meeting to order at 8a.m.

II. APPROVAL OF MINUTES

Minutes from the July 11, 2006 and August 8, 2006 meetings were approved.

III. AUGUST 8, 2006 FORM-BASED CODES INFORMATION SESSION: FOLLOW-UP AND NEXT STEPS

Members discussed the August 8, 2006 form based codes information session. They were generally enthusiastic about the tool, although some concerns were expressed (e.g., the examples of form based codes that were presented at the information session were not from urban settings and did not address height over six stories).

Discussion followed on where to apply form based codes: all of downtown vs. subareas (traditional, transitional, core), transit-oriented development areas, or entire city. It was noted that form based codes are being considered for West Evanston through a separate planning effort.

Members decided that they would like to begin with a downtown pilot/simulation area and retain a consultant to work on the form based code. In the meantime, public participation could begin with a meeting in late fall/early winter in which the Downtown Plan Subcommittee could present work accomplished thus far (e.g., boundary revisions, historic buildings survey) and begin a dialog with the public regarding form-based codes.

IV. DOWNTOWN DEVELOPMENT PROPOSALS

Mr. Marino stated that for the first time in several years, there are no downtown planned development proposals currently pending review.

V. DOWNTOWN NEW RESIDENTS SURVEY

Ms. Norfleet distributed a draft survey to be sent to residents of buildings that have been constructed since 2000. The idea is to gather factual information from the residents for planning purposes, such as number of occupants per unit (including children), age of occupants, number of cars, place of employment, etc. There will be space at the end for new residents to write in thoughts and suggestions for downtown, and they can attach additional sheets as needed.

VI. DOWNTOWN HISTORIC BUILDINGS SURVEY

Mr. Ruiz distributed the results of the Preservation Commission's August 29, 2006 meeting regarding its downtown building survey. At the meeting, the Preservation Commission discussed 25 buildings that were identified for potential landmark nomination consideration. Buildings were ranked 1-10, with 10 being the most likely to meet the standards for landmark designation. Buildings that received a ranking of 7 or above will be discussed further at a future meeting. The Preservation Commission will continue refining the list.

VII. SCHEDULE NEXT MEETING / ADJOURNMENT

There being no further discussion, the subcommittee adjourned. The next meeting is scheduled for Wednesday, September 27, 2006 at 8am in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division