

**MINUTES
EVANSTON PLAN COMMISSION**

Wednesday, April 9, 2008 / 7:00 p.m.
Evanston Civic Center, Room 2404

MEMBERS PRESENT.....James Woods (Chair), Stuart Opdycke (Vice
.....Chair), Coleen Burrus, Seth Freeman, David
.....Galloway, Johanna Nyden, Robin Schuldenfrei,
.....Charles Staley

MEMBERS ABSENT None

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer, Albert Hunter

STAFF PRESENTSteven Drazner, Dennis Marino, Carlos Ruiz,
.....Tracy Norfleet

COURT REPORTER.....LeGrand Reporting

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I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Woods determined that a quorum was present and began the meeting.

II. APPROVAL OF MARCH 12 MEETING MINUTES

Draft minutes from the March 12 meeting were approved unanimously.

III. INTRODUCTION OF NEW MEMBER – SETH FREEMAN

The Plan Commission Chair introduced new Member Seth Freeman, who grew up in Evanston where his father was Chairman of the Physics Department at Northwestern. He has a Bachelors degree in Business Administration from the University of Illinois Chicago and 25 years experience in business insights/intelligence and product management. He moved back to Evanston with his family six years ago.

IV. CONTINUATION – DRAFT DOWNTOWN PLAN AND ZONING RECOMMENDATIONS

The Downtown Plan Committee of the Plan Commission has been leading a downtown planning process. Residents, businesses, institutions, and other property owners have participated throughout the process and have provided their ideas for the future of downtown. A draft downtown plan has been prepared by Duncan Associates and their partners The Lakota Group, 180 Degrees Design Studio, Goodman Williams Group, and KLOA. The draft is now ready for Plan Commission consideration and citizen comment. The anticipated meeting format is below.*

- A. Additional Comments / Questions
- B. Plan Commission Discussion

** The draft plan and supplemental information are available online at www.cityofevanston.org/downtown. Hard copies of the draft plan may be viewed at the following locations: Evanston Public Library, 1703 Orrington Ave., third floor Reference Desk; North Branch Library, 2026 Central St.; South Branch Library, 949 Chicago Ave. The plan can also be viewed between 8:30 a.m. to 5 p.m. at the City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.*

Mr. John Kennedy, a representative of the Evanston Coalition for Responsible Development, gave a presentation titled "Economic Implications of the Proposed Zoning of 42-50 Stories: Will Evanston Benefit?" Discussion followed.

Mr. Jordan Cramer, Preservation Commission Chair, and Mr. Carlos Ruiz, Preservation Coordinator, then presented the revisions to objective 2 of the draft downtown plan. Background information about architectural character, the National Register's criteria for evaluation, and the Preservation Tax Credit Program was also provided. Discussion followed.

The consultants then presented an electronic version of the draft downtown plan that showed the changes made to the map (Figure 6A) at the last meeting. Members reviewed and refined these changes. Chair Woods then summarized changes to the text from the last meeting. There being no further revisions, Members proceeded to discuss and revise Section 7, Zoning Critique and Recommendations (pages 63-69). As agreed at the last meeting, Members held issues in which they did not reach consensus for further discussion at a future meeting. Refer to the transcript for the detailed discussion and wording of changes to the draft document. Due to lack of time, the matter was continued to Wednesday, May 14, 2008 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission agenda item is available from the City of Evanston's web site. The proposal and transcripts can be viewed at the Downtown Library's 3rd floor reference desk or at the Civic Center in the Planning Division or Building & Zoning Division during business hours.

V. ADJOURNMENT

The Plan Commission adjourned at 11:15pm. The next regular meeting is scheduled for WEDNESDAY, MAY 14, 2008 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division