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EVANSTON PLAN COMMISSION

09PLND-0071

1 CITY OF EVANSTON
2 PLAN COMMISSION

3 RE: 09PLND-0071. Continuation of the discussion of
4 proposed Ordinance 87-O-09 which is a proposed revision
5 to the industrial districts, the I1, I2 and I3
6 Districts.

7 Transcribed Report of Proceedings of a public
8 hearing on the above captioned matter, held September 9,
9 2009 at the Evanston Civic Center, 2100 Ridge Avenue,
10 2nd Floor, Evanston, Illinois, at 7:06 p.m. and presided
11 over by S. Opdycke, Chair.

12 PRESENT:

- 13 S. OPDYCKE, Chair
- 14 J. NYDEN, Vice Chair
- 15 C. STALEY
- 16 J. WOODS
- 17 S. FREEMAN
- 18 R. SHURE

19 STAFF:

- 20 B. DUNKLEY
- 21 C. SKLENAR

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1 those districts.

2 COMMISSIONER FREEMAN: Excuse me, real quick.

3 I didn't print the PDF. Do you guys have a copy there?

4 And I e-mailed it to May on the iPhone, I like to use
5 iPhones. If you e-mail something from Outlook, it comes
6 as win.dat and it's not a PDF file anymore. Thank you
7 very much.

8 MR. DUNKLEY: If you'll remember from our last
9 meeting here, the item was placed on the agenda as a
10 discussion only item because of a mix-up that caused it
11 to not appear on the initial agenda, and we were within
12 that 48-hour window. So, according to the Illinois Open
13 Meetings Act, we could not actually take action on that.

14 However, tonight, assuming all of you have received the
15 transcript from the previous meeting, I believe we had
16 seven members present at the last meeting and had I
17 think a good discussion on the merits of the proposal,
18 at this point I think I'd like to just turn it over for
19 continuation of discussion and hopefully for action on
20 this item.

21 Also, I'd like to just note that this is on
22 the agenda for Planning & Development Committee and City
23 Council this Monday the 14th. And so, we will actually
24 turn around minutes of this discussion and any action

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1 taken to you and over e-mail, and I hope that within the
2 next day or two you'll be able to look that over and
3 give us any corrections on those minutes. It's too
4 short a time frame to have the transcript but we hope to
5 be able to have the discussion and any action recorded
6 for the Planning & Development Committee.

7 CHAIRMAN OPDYCKE: Okay. Everybody here
8 tonight was at the last meeting and we did have --

9 COMMISSIONER FREEMAN: I was not here.

10 MR. DUNKLEY: Seth was not here.

11 CHAIRMAN OPDYCKE: You've read the transcript
12 I take it?

13 COMMISSIONER FREEMAN: I've browsed the
14 transcript through the PDF file, that's correct.

15 CHAIRMAN OPDYCKE: Okay. Is there any further
16 discussion on this item? Mr. Staley?

17 COMMISSIONER STALEY: Yes, I just want to say
18 one thing. You know, I've looked through, we did
19 discuss it and I've looked through the permitted uses in
20 these areas where we're discussing deleting it. And
21 while I have, you know, I have great faith in Mr. Segal,
22 he's an old friend, but overall I have a little concern
23 in just deleting it to make our case better. I think
24 there is an underlying basis for doing that because I

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1 think a membership organization is sort of like 'one of
2 these things is not like the other,' and it's the one
3 that's not like the other when you look through the
4 categories. If you look at the permitted uses in all
5 these districts, I don't know why membership
6 organization was ever there because it really doesn't
7 belong there.

8 So, I don't have any problem voting for it
9 because I think it is logical and there's a basis for
10 it.

11 CHAIRMAN OPDYCKE: Any other comments? Then,
12 is there, excuse me, a motion to remove the membership
13 organization and --

14 COMMISSIONER FREEMAN: You know, I wasn't here
15 for the whole conversation but I'm concerned with that,
16 that by taking it out after the fact is a -- I know that
17 it says that it can be done but I just think that it's
18 not necessarily a good thing to do.

19 CHAIRMAN OPDYCKE: You have read Mr. Segal's
20 memo?

21 COMMISSIONER FREEMAN: I have, this memo here,
22 yes.

23 CHAIRMAN OPDYCKE: Okay.

24 COMMISSIONER FREEMAN: I have. I was also, I

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1 think, the only member that voting for the zoning
2 change.

3 COMMISSIONER STALEY: No, I voted for it.

4 COMMISSIONER FREEMAN: Oh, you voted for it,
5 too?

6 COMMISSIONER STALEY: I did vote for it.

7 CHAIRMAN OPDYCKE: Any other discussion on
8 this point? Then, I would entertain a motion to remove
9 membership organization and religious institutions from
10 the list of permitted and special uses in the I1 and the
11 I2 and the I3 Districts.

12 COMMISSIONER STALEY: I would make that motion
13 since you've expressed it so well.

14 CHAIRMAN OPDYCKE: Okay. Is there a second?

15 COMMISSIONER WOODS: I would second it.

16 CHAIRMAN OPDYCKE: All those in favor, say
17 aye.

18 (Chorus of ayes.)

19 CHAIRMAN OPDYCKE: Opposed?

20 (Mr. Freeman opposed.)

21 CHAIRMAN OPDYCKE: Okay. The motion carries,
22 4 aye, 1 opposed.

23 COMMISSIONER NYDEN: Wait, 5.

24 COMMISSIONER STALEY: 5. We now have 6

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1 people.

2 CHAIRMAN OPDYCKE: Oh, I'm sorry, 5 to 1, and
3 the motion carries. And I think we need some recitation
4 of the standards as to whether they are met.

5 For text or map amendments, they must be found
6 consistent with the goals, objectives and policies of
7 the Comprehensive General Plan. I find that they are.
8 And secondly, whether the proposed text amendment will
9 have any adverse impact on the value of adjacent
10 properties. Now, that I don't think is applicable here,
11 but I do think that the --

12 COMMISSIONER FREEMAN: Why isn't it? Because
13 I personally felt that if we had approved this, I think
14 the property values in the neighborhood will have gone
15 up.

16 COMMISSIONER NYDEN: Well, this is the zoning,
17 not for the particular case.

18 COMMISSIONER FREEMAN: Okay, got it. I
19 understand. But still that impacts future, correct?
20 So, in the future if you use these zoning, if you allow
21 this type of organizations there, could that have a
22 positive impact on property values?

23 MR. DUNKLEY: Actually, much of the, a fair
24 amount of research indicates the converse, that actually

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1 allowing uses that don't further the purpose of a
2 district actually will lower the value of the properties
3 in the district. It actually makes it more difficult
4 for industrial properties to locate by having, for
5 instance, residential properties within that district,
6 or membership organizations where there are large groups
7 of people that can gather.

8 CHAIRMAN OPDYCKE: The standard is whether the
9 proposed amendment will have an adverse effect on the
10 value of adjacent properties. Personally, I don't think
11 that has any application here but --

12 COMMISSIONER FREEMAN: Well, that's why I
13 brought it up is the adjacent property, not the
14 property. So, adjacent properties, is that outside the
15 zone or within that zone?

16 COMMISSIONER WOODS: Adjacent would be
17 adjacent to a specific piece of property.

18 COMMISSIONER FREEMAN: Okay.

19 COMMISSIONER WOODS: And since --

20 MR. DUNKLEY: There are no specifically named
21 properties in a text amendment. Generally, this
22 standard is not applicable.

23 CHAIRMAN OPDYCKE: This is a text amendment.

24 COMMISSIONER NYDEN: Right, so wouldn't the

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1 adjacent properties issue be more appropriate for a map
2 amendment versus a text amendment? Because if we were
3 going to discuss the merits of that, we'd have to go and
4 look at, I mean, you just wouldn't go peruse the zoning
5 map.

6 CHAIRMAN OPDYCKE: Well, 6-3-4-5 addresses
7 both changes to text amendments and map amendments. I
8 think the standards are the same. But there is one more
9 standard which I think is applicable here, and that is
10 that the amendment, the text amendment is consistent
11 with the goals and objectives of the Comprehensive
12 General Plan. And I find that it is.

13 So, I think the standards have been met and I
14 move for approval on that particular issue. Does
15 everyone agree that those standards have been met?

16 COMMISSIONER STALEY: I'll second that.

17 MR. DUNKLEY: I believe that there is one
18 other standard and it's the public facilities, adequacy
19 of public facilities.

20 CHAIRMAN OPDYCKE: Well, I don't think that's
21 applicable, do you, Bill?

22 MR. DUNKLEY: I don't, but it wasn't stated.

23 CHAIRMAN OPDYCKE: Oh, okay, fine. That's
24 true then. I didn't think that was applicable, that's

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1 the reason I didn't read it. Okay, there is a motion to
2 approve the standards and it's been seconded. All those
3 in favor?

4 (Chorus of ayes.)

5 CHAIRMAN OPDYCKE: Opposed?

6 (No response.)

7 CHAIRMAN OPDYCKE: Motion --

8 COMMISSIONER FREEMAN: I have a question. I
9 oppose again, correct, because I opposed the first time?
10 So, I oppose.

11 CHAIRMAN OPDYCKE: Okay. So, it passes and we
12 believe that the standards have been met and the vote
13 split is 5 in favor, 1 opposed.

14 (Whereupon, the hearing on the
15 above-titled cause was
16 concluded.)

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Downtown Zoning Implementation Discussion

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CITY OF EVANSTON

PLAN COMMISSION

RE: DOWNTOWN PLAN ZONING IMPLEMENTATION. Discussion on the proposed Downtown Plan Zoning Implementation Legislative Schedule and the map of the proposed new Downtown Zoning Districts.

Transcribed Report of Proceedings of a public hearing on the above captioned matter, held September 9, 2009 at the Evanston Civic Center, 2100 Ridge Avenue, 2nd Floor, Evanston, Illinois, at 7:06 p.m. and presided over by S. Opdycke, Chair.

PRESENT:

- S. OPDYCKE, Chair
- J. NYDEN, Vice Chair
- C. STALEY
- J. WOODS
- S. FREEMAN
- R. SHURE

STAFF:

- B. DUNKLEY
- C. SKLENAR

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Downtown Zoning Implementation Discussion

1 CHAIRMAN OPDYCKE: Next item on the agenda?

2 MR. DUNKLEY: All right. The next item is
3 Item IV and it is a discussion item regarding the
4 Downtown Plan Zoning Implementation. And it's primarily
5 a walk through the proposed schedule which you received
6 an initial version of over e-mail and you should have
7 the updated and more detailed version for you to review
8 tonight. There's really just two pages. One is titled
9 Downtown Plan Zoning Implementation Legislative
10 Schedule, and that's dated 9/9, that's today, it's a
11 draft for our review. And the other is a map I'm sure
12 most of you are very familiar with, and that is of the
13 proposed new Downtown Zoning Districts with a couple of
14 important indications or amendments on that map which
15 are important to know for how we've laid or proposed to
16 lay out the schedule.

17 The schedule starts in September 9th, well,
18 that's today, with our very first item which is
19 reviewing the strategy and the project plan. It goes
20 through March, it's a fairly aggressive schedule.
21 Certainly I think we've left enough time for those items
22 that will most likely get more discussion. And it runs
23 through March and that would take us to Council at a
24 proposed date for action. And this is of course if all

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1 goes exactly right and we have no frogs that fall from
2 the sky which can always happen.

3 We have laid out a schedule that involves both
4 Plan Commission and Zoning Committee, and I think one of
5 the organizing principles here is that we're starting
6 the text amendments, first the general text amendments
7 that would apply to all of the downtown districts such
8 as the administration, the public benefits bonuses, and
9 the general sections. We're starting those first at the
10 Zoning Committee, and we are then bringing in the draft
11 of the proposed new district text in this order starting
12 with the Residential Downtown Transition Districts, then
13 the Downtown Traditional Districts, and following at the
14 end with the Downtown Core Districts.

15 I couldn't tell you specifically why that
16 order seem to make sense. We I guess maybe tried to
17 start with some of the least, the district that would
18 have the less amount of discussion. But generally a lot
19 of this has been defined through this august body
20 itself. So, I am anticipating that we'll all have a
21 good familiarity with what's being proposed and we'll be
22 able to focus just on the areas that were left for this
23 process and to respond to any new information or to
24 comments and concerns that we have through the public

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1 hearing process.

2 So, walking from top to bottom, September
3 again we have this strategy and project plan review.
4 Starting with next month's meeting, October 14th, we'd
5 like to bring right away a proposed map amendment for
6 what we're calling the orphan areas. There are two
7 areas and I'll explain what those are in just a moment.

8 And also those that are proposed for re-districting to
9 open space designation to start that off at public
10 hearing.

11 Obviously those, well, there are three parcels
12 identified for re-districting to open space. One of
13 them already is open space, it's the Park and Lake, and
14 two others, actually Fountain Square and the triangle
15 there between the university and downtown with Elgin as
16 its northern boundary and Clark as its southern
17 boundary. Those are currently designated with various
18 versions of the downtown districts, and they are
19 currently open space. So, those should be fairly
20 straightforward.

21 The two, if you'll turn to the map that was
22 handed out, you'll see in blue there are two areas, both
23 one in the north, one in the south, that have been
24 orphaned. And what I mean by that is that they are

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1 currently zoned one of the downtown districts. The
2 northern triangle there is currently zoned D2, and the
3 southern one is zoned D4. In the course of defining the
4 somewhat revised boundaries of the new downtown
5 districts, these areas are left without a new
6 designation. And we should recommend that they be re-
7 zoned to something other than the D2 or D4 that they
8 are; otherwise, we would have to leave those districts
9 in their entirety in the ordinance. I don't think that
10 was something that was anticipated.

11 So, I think it's an oversight but we will need
12 to take some action here. Generally, we would want to
13 look at re-zoning to one of the adjacent districts, and
14 in both cases I think we have good candidates based upon
15 the current uses that are located there. The northern
16 triangle that is, it's actually two parcels, only one of
17 them is improved and that's the Copycat building there.
18 It's a very traditional office building, very stately.
19 There's some real interesting possibilities for that
20 site I think we've talked about, but however, we'll have
21 that discussion its due course.

22 The southern little tail there contains
23 basically four uses. From north to south they are the
24 -- oh, I've forgotten what denomination church it is. A

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1 very attractive church and grounds on the northern end.
2 I don't -- it is. Okay. Then in the center are two
3 fairly large condominiums. And the southernmost
4 property is the Salvation Army office property. So,
5 it's a modest number of parcels but we'd like to start
6 off with those and the open space re-zonings.

7 Then, picking up later in the next week, at
8 Zoning Committee we really dive into some of the meatier
9 parts of what needs to be done. That's the
10 administration and the public benefits bonuses pieces of
11 the districts. That crosses all of the districts and
12 it's something we really should have to get started as
13 soon as possible. There are two other parts. There's
14 the definitions or the glossary that was developed. Our
15 proposal I think would be to identify the terms to
16 incorporate into the zoning ordinance definitions as we
17 go on an as-needed basis rather than adapting the entire
18 thing. So, that could be a, that amendment could really
19 grow on an as-needed basis throughout the process.

20 The other part is the urban design guidelines.
21 And I think our proposal would be whereas we currently
22 don't incorporate urban design guidelines because we
23 have no binding appearance review, we have no capability
24 for that, that we discuss on the 21st, we start off with

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1 a discussion of where do those guidelines and standards
2 belong. Should they be added to the existing planned
3 development guidelines, creating more general urban
4 design guideline structure, or if there is another
5 appropriate place? I think that would be an appropriate
6 time to make that determination.

7 But the heart of that is really the
8 administration of the downtown districts and the public
9 benefits bonuses. We'll have some input also from the
10 Preservation Committee on the facade public benefit,
11 facade improvement piece. That's been essentially
12 undefined. So, they're on notice and they will be
13 picking up that part to bring to us.

14 Okay. On November 11th, we'd like to bring
15 that, the text amendment with any recommended changes
16 through the public hearing process back to you as the
17 Plan Commission, and either take action on that or do
18 whatever is warranted. Then on the 18th, with the
19 Zoning Committee, we'd like to start with a fairly fully
20 formed RD, draft of the RD District, bring that back to
21 Plan Commission the next month along with the map
22 amendment part piece for the properties to be re-
23 districted to the RD Districts. So, as you can see,
24 we're geographically segmenting this so that we're not

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1 having to handle this all as one very large public
2 hearing. The important thing is to make sure that those
3 property owners that are proposed for re-districting
4 understand the target district, have a chance to ask
5 questions, to express any concerns that they have, and
6 bring them any new information forward.

7 That process repeats itself, first at Zoning
8 Committee, then at Plan Commission for the Downtown
9 Traditional Districts, DT1 and DT2, and then following
10 on in January, bringing up the tail end of the process
11 with the DC Districts, the Downtown Core Districts, and
12 that would continue into February with bringing on the
13 map amendment piece for the DC Districts. Part of the
14 strategy I think is, at that point, to then present all
15 of the map and text amendments throughout the process to
16 the Planning & Development Committee. They would all
17 have received a thorough hearing and thorough public
18 scrutiny, and to at that point give them the whole
19 package for their discussion and recommendation, and
20 hopefully their action.

21 Again, this is a fairly aggressive schedule.
22 I think it's important for us to come to you at Zoning
23 Committee with as fully formed a proposal as possible.
24 And so, we are planning right now to have all of the

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1 stakeholders and we've got our Law Department on deck
2 for a fair amount of work to happen. And we're just
3 putting in place all of the contributors that need to
4 weigh in, at least to get you something that is as
5 cohesive and complete as possible.

6 The work that needs to be done is primarily in
7 uses. Uses were pretty much not tackled during the
8 recommendation process. That's going to be a challenge
9 because if we are, well, we don't want to -- we want to
10 create as few nonconforming uses in a re-zoning as
11 possible and we want to avoid as many unanticipated
12 down-zonings as we can if they are not explicitly
13 warranted through the plan.

14 So, there you have it. It does involve again
15 a combination of Plan Commission and Zoning Committee.
16 It's two meetings a month and I think we'll have a good
17 solid agenda for every one of those meetings. At this
18 point, if you have any questions or anything else I can,
19 any insights I can give to you? We tried to keep it
20 fairly simple and understandable, at the same time as
21 complete as possible.

22 CHAIRMAN OPDYCKE: Johanna?

23 COMMISSIONER NYDEN: I'm wondering if there is
24 a possibility to build a month of cushion into the

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1 middle of this? Because this is very aggressive.

2 MR. DUNKLEY: It is.

3 COMMISSIONER NYDEN: And I know there will be
4 people that will come to provide comments and that could
5 run over.

6 MR. DUNKLEY: I'm hesitant to do that, just
7 from my experience. This does not preclude our adding
8 time if necessary. What I found is that if you add time
9 at the beginning, you are going to take all that time
10 and any additional time that -- I'm sorry?

11 COMMISSIONER WOODS: And then some.

12 MR. DUNKLEY: And then some. So, this is the
13 'if all goes according right on target' and everything
14 in its anticipated schedule. This is the best case. I
15 found, again, if you put a cushion in there, we use the
16 cushion and then we end up adding more on top of that.

17 COMMISSIONER NYDEN: Well, is there a way,
18 because I can see, okay, so if this goes out and people
19 look at this now and they say, okay, well, I really only
20 care about Downtown Core so I'll be sure to show up in
21 January --

22 MR. DUNKLEY: We'll not notice it until it's
23 ready to be noticed.

24 COMMISSIONER NYDEN: Okay. So, is this going

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1 to be on the website or public? Or is this sort of --

2 MR. DUNKLEY: I think this is, and I'll take
3 any recommendations you have, this is for our
4 discussion, for anticipation of the amount of work and
5 the general time frames that we think make sense. We'd
6 like some, you know, confirmation that, yes, this is a
7 reasonable way to start, however, I fully expect that
8 every project plan ever put together, a month after you
9 begin, you re-plan it.

10 COMMISSIONER NYDEN: I think this is a good
11 way of starting because it's, I mean, you have to start
12 somewhere, so I think this is good. It might be useful
13 to show like a flowchart somehow and I don't know what
14 that would look like, but just say here is what has to
15 come in the Zoning Committee and then it goes to Plan
16 Commission. Because right now the way it visually looks
17 you're looking at Plan Commission, and really that comes
18 after Zoning Committee. And so, if there is a way to
19 say, okay, well, you know, the text amendment for
20 Residential Downtown Transition is going to be here and
21 then it goes to Plan Commission. So, there's like sort
22 of a logical --

23 MR. DUNKLEY: So, sort of a three-dimensional
24 here's how things move through the process, right.

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1 COMMISSIONER NYDEN: Yes, right, and just so
2 you sort of know the order and who, I mean I know we're
3 all the same body but just so there is some kind of flow
4 or something so you understand it's a linear path.

5 MR. DUNKLEY: Yes, and that's a good idea.
6 I've thought of that but frankly it was going to take a
7 lot of, too much time to put together and I'd rather get
8 your, some kind of feedback on is this the right way to
9 go before putting in that. But that's a good idea and I
10 will have something that I think you're proposing for
11 you at our --

12 COMMISSIONER NYDEN: And maybe if there's also
13 like action taken, action to be taken, if there is then.
14 You don't have to attach dates to it but that might be
15 something that you could publish that then people could
16 follow. And there could be a star next to where we are.

17 MR. SKLENAR: Or you could fold it --

18 COMMISSIONER NYDEN: Yes, that's a very simple
19 idea.

20 MR. DUNKLEY: There you go.

21 CHAIRMAN OPDYCKE: Seth, you had a question?

22 COMMISSIONER FREEMAN: It was first about what
23 would the process be to extend. I would agree that you
24 shouldn't automatically plan to pad it, but what would

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1 the process be? And then --

2 MR. DUNKLEY: A continuation. We just
3 continue the discussion and we certainly will take
4 action when it's appropriate.

5 COMMISSIONER FREEMAN: So, continuation so
6 that if we needed to have an additional public hearing
7 that would be included as a continuation?

8 MR. DUNKLEY: Well, if you look at the way
9 this is broken out, there actually are five public
10 hearings.

11 COMMISSIONER FREEMAN: And you have two for
12 each zone except the first one, right?

13 MR. DUNKLEY: No, to the public hearing -- I'm
14 sorry.

15 COMMISSIONER FREEMAN: You've got a public
16 hearing for --

17 MR. DUNKLEY: It's more than that because
18 there are, the text amendments we would bring to Zoning
19 Committee and all the map amendments we would bring to
20 the Plan Commission.

21 COMMISSIONER WOODS: Eight public hearings.

22 MR. DUNKLEY: The public hearings, the big
23 ones are the map amendments. Those are the ones that
24 will go directly to property owners. And those are

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1 scheduled right now on our plan this way. However, as I
2 said, we will re-plan this as necessary. We can't make
3 it any shorter than this I don't believe.

4 COMMISSIONER FREEMAN: Well, I'm not asking
5 for that.

6 MR. DUNKLEY: Yes.

7 COMMISSIONER FREEMAN: Next question also is,
8 so there was a concern about, Johanna, you said about
9 posting. I'm assuming you wouldn't post the schedule
10 until you announce this to the residents that are
11 affected, correct?

12 MR. DUNKLEY: Right, right.

13 COMMISSIONER FREEMAN: They would get a letter
14 that this is happening, they shouldn't be notified just
15 by a posting on a website.

16 MR. DUNKLEY: Oh, no, no, no. No, we'll
17 follow all of the requirements of public notice that we
18 have to and then some. This schedule is for our
19 discussion. This is the long arc of this whole program
20 really. The individual property owners are going to be
21 concerned with how what we're doing here affects them.
22 And that will be done through public hearing, I'm sorry,
23 through our public notice. And property owners will
24 get, they will be sent the public notice with the

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1 hearing date and the topic of discussion. We'll also
2 post on the web all the information, the draft district
3 text as well as comparison charts for instance, and
4 whatever we feel is necessary so that they have a
5 complete understanding of what this means for them.

6 And that will be done on a, you know, as-
7 scheduled basis. I don't think it makes sense to
8 publish this whole calendar because I don't know what
9 people would do with it other than say you didn't follow
10 it, but we know we're not going to follow it.

11 COMMISSIONER FREEMAN: You shouldn't post it.
12 I was commenting that I don't think you should post
13 until, anything until those letters and notices go out,
14 correct?

15 MR. DUNKLEY: Yes. And we will be able to see
16 whether we're ready for --

17 CHAIRMAN OPDYCKE: Excuse me, Bill. Let me
18 just interrupt for a minute. Mr. Court Reporter, can
19 you pick up Mr. Freeman's comments?

20 MR. COURT REPORTER: I'm hearing him but it is
21 a bit -- if he could move his microphone closer.

22 COMMISSIONER FREEMAN: Sorry, this is not even
23 -- there you go.

24 CHAIRMAN OPDYCKE: Okay, fine, thanks. I'm

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1 sorry, Bill.

2 MR. DUNKLEY: I just really wanted to kind of
3 finish up my response by saying that we can hold off on
4 a hearing notice if we feel that it's not, we're not
5 going to be ready. Once we do make that notice though,
6 it will be on the agenda, and we'll either address it or
7 we will continue it to a date certain. Hopefully not,
8 if that is the case, hopefully it won't be any longer
9 than until the next meeting.

10 CHAIRMAN OPDYCKE: Mr. Staley?

11 COMMISSIONER STALEY: Yes. I'd like just a
12 little understanding probably from you, Bill, as to sort
13 of what's really going to happen at these meetings. I'm
14 thinking I came in sort of after the fact on the west
15 side, and when we got to the zoning when we had all of
16 these people at the hearing who basically, you know,
17 wanted to change the plan and didn't, either didn't
18 understand or did not want to understand that we were
19 trying to implement the zoning. And so, are we going to
20 have the same situation here with these categories? Or
21 what will actually happen at these? You're going to be
22 drafting, well --

23 MR. DUNKLEY: I think, as our experience is,
24 what will happen is what, it all depends on the

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1 facilitation of the process. I think if we start off
2 with clearly stated goals and the rules of participation
3 and we enforce those, I think that the process could
4 move fairly smoothly. I don't want to say that it will
5 move exactly as planned because it never does. But we
6 do have the benefit of coming in with a plan that is
7 fairly specific, and more specific than I have ever seen
8 on the elements of the zoning implementation.

9 It's usually helpful to state very
10 specifically some of the ground rules. For instance, we
11 will not re-plan because we can't change what has gone
12 through the process so very thoroughly. So, what are
13 elements of the plan that are off limits to discussion?
14 And it does, it is pretty directly affected by our
15 ability to facilitate that discussion to be able to say
16 that topic is not on the table or it is on the table
17 unequivocally while at the same time leaving enough, you
18 know, room for, you know, proper and adequate
19 discussion.

20 COMMISSIONER STALEY: Well, take for instance
21 which will be, probably the most controversial looking
22 at the history, the Downtown Core, what will be, you
23 know, what will we be deciding and what will be the kind
24 of confrontational issues in that?

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1 MR. DUNKLEY: Well, I'd say that anything that
2 is unequivocally stated in the plan is only malleable to
3 a reasonable degree. I certainly don't think that we
4 can just rewrite what is specifically in the adopted
5 plan. If that's a matter of five percent or two
6 percent, that we could probably, any reasonable person
7 would say that's, and if there is reasonable information
8 that's presented to let us believe that that change
9 would be a general public benefit and we don't want to
10 risk the wrath of those who have spent all of their
11 energy in coming to a consensus, then that might be on
12 the table.

13 CHAIRMAN OPDYCKE: I personally would like to
14 see a hard copy of what was the final draft that the,
15 the final plan that the Council approved. And I would
16 also like to see the changes from the draft that emerged
17 from the Plan Commission and the final plan that was
18 approved, because I know there were some changes.

19 MR. DUNKLEY: Yes, and that's certainly all
20 things that we can do fairly quickly. We have the
21 zoning recommendation elements of the adopted plan. I
22 really wanted to get confirmation on the schedule before
23 distributing those. I don't have enough copies, and we
24 can also make available the final Plan Commission text

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1 that was recommended for approval.

2 CHAIRMAN OPDYCKE: And what's your guess as to
3 where we're going to encounter the most friction if you
4 will?

5 MR. DUNKLEY: I wouldn't possibly even make
6 a --

7 CHAIRMAN OPDYCKE: I mean, I know Chuck
8 touched on this and --

9 MR. DUNKLEY: That's the exciting part of the
10 process, finding that out. But --

11 COMMISSIONER FREEMAN: Is the public -- I'm
12 sorry.

13 CHAIRMAN OPDYCKE: Seth? Go ahead.

14 COMMISSIONER FREEMAN: No, I was out of order.

15 MR. DUNKLEY: I think you will find elements
16 that, for instance the orphaned areas, we didn't
17 anticipate that. But when we looked at the outline of
18 the districts, lo and behold, there it was. I think
19 we'll find a few more of those. And I think we'll also
20 find areas that we didn't anticipate needing more work,
21 needing more consideration. There's always more in
22 administration. It's always the least interesting part
23 and that's really the way things happen. So, I bet
24 we're going to find a fair amount of discussion on those

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1 particular areas.

2 CHAIRMAN OPDYCKE: Mr. Woods?

3 COMMISSIONER WOODS: Bill, but going back to
4 your earlier, and this is just a follow up on something
5 you were just saying, going back to your earlier
6 comments, obviously the draft downtown plan didn't
7 address uses. So, I would imagine that that is an area
8 in particular that at this point could be open for a lot
9 of public comment and scrutiny.

10 MR. DUNKLEY: Yes, and I'm going to reserve
11 any comments on that until we go through the thorough
12 process of looking at what --

13 COMMISSIONER WOODS: Absolutely. I mean, in
14 some cases it may be slam dunk, in other cases it's
15 going to be a big issue.

16 MR. DUNKLEY: There will probably be one or
17 two instances where we get the butterflies in the
18 stomach or how are we going to handle this one.

19 COMMISSIONER WOODS: Yes. Just in terms of
20 your schedule, I'm looking at your schedule, it seems
21 very rhythmic and logical to me. Obviously you've
22 withheld votes for all full regular Plan Commission
23 meetings and you're using the Zoning Committee largely
24 for text amendment public hearings. So, I would imagine

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1 that if, in a map amendment public hearing, if we ended
2 up having to have a continuation, that will actually end
3 up getting continued for a full month. But there may be
4 a way to move other pieces ahead during that time period
5 or whatever.

6 MR. DUNKLEY: We hope to, again, have a
7 fairly, as complete as possible, draft for your
8 consideration at Zoning Committee whenever we begin a
9 new piece. And at the same time, when we got to the map
10 amendments, also have well in advance accessible
11 information with the, you know, associated documents
12 with the plain language version of here is what this
13 means available for all property owners and business
14 owners and residents that are within the targeted
15 districts. So, we hope to get as many questions and
16 concerns out of the way in advance as possible.

17 CHAIRMAN OPDYCKE: Seth, you have a question?

18 COMMISSIONER FREEMAN: Is there going to be
19 documentation for I guess prior, more than just an
20 agenda I guess, prior to these meetings as to what's on
21 the table and what's not? Because otherwise, I think
22 the public will think that everything is open.

23 MR. DUNKLEY: I thought I had an answer for
24 your question until the last part of your last

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1 statement. We'd like to have, again, the draft district
2 text or the text amendments available well and advance
3 as well as the, for both Zoning Committee and then for
4 the property owners. Now, that doesn't say --

5 COMMISSIONER FREEMAN: I guess rules of
6 engagement, rules of engagement for the public around
7 this because, you know, there was a lot of, you know,
8 effort that went into the plan and there's a lot of
9 dissent both on this Committee as well as in the public
10 with regard to the final content. And you know, so I
11 guess rules of engagement. I understand that the text
12 will be provided, but does that mean everything else is
13 off? Because you had said, you know, if there is any
14 good reason to bring, I believe you said that a few
15 minutes back that if there was any good reason to bring
16 something else in to the discussion, that we could. Do
17 we exclude, is there stuff that we exclude?

18 MR. DUNKLEY: I think there are some things
19 that can be categorically excluded. I think there are
20 others that are, you know, potentially open for
21 discussion. I'm not, at this point, really --

22 COMMISSIONER FREEMAN: You've got a lot of
23 smirks, smiles and squirming going on up here.

24 CHAIRMAN OPDYCKE: Mr. Staley?

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1 COMMISSIONER STALEY: Well, for instance, I
2 would assume that we're not going to revisit building
3 heights in implementing zoning.

4 MR. DUNKLEY: I think there was quite a lot of
5 discussion, quite a lot of discussion there. And it
6 would be hard to imagine revisiting that topic in its
7 general sense. If there was a reason for 84 versus 85
8 because of conflict with another part of the ordinance,
9 that may, we would have to resolve that. But if there
10 was I don't like 85 and I think it should be 65, we'd be
11 hard-pressed to try and to have that discussion.

12 COMMISSIONER STALEY: 65? Is that what the
13 City Council did?

14 MR. DUNKLEY: The adopted downtown plan is
15 available on the website if you all don't have copies of
16 it. So, we will certainly --

17 MR. SKLENAR: I also have copies upstairs.
18 I'll bring them down --

19 CHAIRMAN OPDYCKE: I think we need hard
20 copies.

21 COMMISSIONER FREEMAN: I want mine
22 autographed.

23 MR. DUNKLEY: By whom?

24 COMMISSIONER FREEMAN: Us. Just joking.

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1 CHAIRMAN OPDYCKE: Mr. Dunkley, do you see a
2 place for consultants in this process?

3 MR. DUNKLEY: Yes, I do. Not in the driver
4 seat but in the sidecar I think, because we do have the
5 benefit of, you know, having transcripts of the planning
6 deliberations which are great reading. But having --

7 COMMISSIONER WOODS: How big a stack would
8 that be?

9 MR. DUNKLEY: Having the ability to on demand
10 ask why this is so, we have a lot of very detailed, very
11 numerically oriented pieces of the recommendations. All
12 of the bonus formulas are expressed very precisely. And
13 if we don't understand, if it's not immediately apparent
14 why this is 0.2 versus 0.4, if we have the benefit of
15 having consultants on call to answer that question to
16 give us some insight as to why this is so, that will
17 certainly save us a lot of time.

18 CHAIRMAN OPDYCKE: You would expect, I take
19 it, to use the same consultants that we used in
20 preparing the draft plan?

21 MR. DUNKLEY: I think the benefit would be the
22 benefit of being in the process and in the development.

23 CHAIRMAN OPDYCKE: Okay. Is there any
24 discussion about that? Ms. Nyden, do you have a

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1 question?

2 COMMISSIONER NYDEN: Yes. When you say
3 sidecar, does that mean like electronically?

4 MR. DUNKLEY: Not self-powered.

5 COMMISSIONER NYDEN: Like they will be coming
6 to meetings? I mean because that's, when we were doing
7 West Evanston and we had FAR coming, it created a very
8 awkward dynamic that I don't, I think it pitted
9 residents against consultants against -- it just made
10 this weird trifecta of --

11 MR. DUNKLEY: I don't think that's, as I think
12 through the process, I don't believe that's a necessity
13 to have them right here. I think that we, Staff, should
14 know enough about why things are proposed as they are to
15 be able to explain them cogently and to work with them.
16 And we shouldn't be doing that on the fly at the public
17 hearing.

18 COMMISSIONER NYDEN: And the other thing is I
19 really would, and maybe others would disagree, encourage
20 not to have them present because I think that would send
21 the message that this is open for revisiting and
22 revising because they said it for almost two years and
23 revised it word by word for us. And if they come back
24 and we're set up in the same situation, I think it's

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1 going to look like we're ready to revise again.

2 MR. DUNKLEY: I think that is a very wise
3 comment.

4 COMMISSIONER WOODS: Bill, the format that
5 these are going to be put in for our review prior to
6 meetings, whatever, is that going to be in the form of
7 how it would ultimately appear in the zoning ordinance?

8 MR. DUNKLEY: I think we're almost, we're well
9 on our way there already.

10 COMMISSIONER WOODS: Okay. I just wanted
11 to --

12 MR. DUNKLEY: We don't want to, we're going to
13 try and keep to the format as presented as much as we
14 can because that's what you're familiar with.

15 COMMISSIONER WOODS: Sure, because obviously
16 with West Evanston we were dealing with sort of a
17 different kind of animal. It was form-based code. It
18 isn't what I would necessarily like call a zoning
19 ordinance ready document that we were looking at.

20 MR. DUNKLEY: Yes. Yes, I think it's a matter
21 of adding detail to what already exists.

22 COMMISSIONER WOODS: Yes.

23 MR. DUNKLEY: I think we've got a great start
24 and we don't want to mess up what it is that many of you

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1 are familiar with seeing. So, we'll stay with that.

2 That's an asset in this whole process.

3 CHAIRMAN OPDYCKE: When do you want to work on
4 Committee dates?

5 MR. DUNKLEY: Committee dates?

6 CHAIRMAN OPDYCKE: Zoning Committee dates.

7 MR. DUNKLEY: We plan to utilize the regularly
8 scheduled Zoning Committee date.

9 CHAIRMAN OPDYCKE: Wednesday following the
10 Plan Commission.

11 MR. DUNKLEY: If we need to add more, we could
12 do that on an as-needed basis.

13 CHAIRMAN OPDYCKE: Okay. Two hours a session,
14 is that what's sort of projected?

15 MR. DUNKLEY: I think that's the limit of
16 human endurance.

17 COMMISSIONER WOODS: The other question I have
18 is, and maybe you all can refresh my memory, we
19 implemented some rule changes.

20 MR. DUNKLEY: Correct.

21 COMMISSIONER STALEY: Oh, as the head of the
22 Rules, I'm about the only survivor I think.

23 COMMISSIONER NYDEN: Yes.

24 COMMISSIONER STALEY: And really, Susan has

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1 got the memo. We reached agreement on some very
2 sensible things that were really kind of user friendly
3 that people weren't having to wait. But nothing has
4 happened on that. I mean I probably can get, I don't, I
5 probably have the memo somewhere but we had all agreed
6 on it. But it was fairly, we hadn't agreed at this
7 level because we were talking about how much time should
8 a person have who was a representative of a group versus
9 a person who was just there representing him or herself.
10 And then we had such things as, you know, we're going to
11 bring chairs up so people didn't have to stand. And
12 then there was a chart, it was Robin, Robin and -- had
13 this kind of flow chart at the back of the room that
14 would show exactly where we were at all times and that
15 made a lot of sense.

16 COMMISSIONER WOODS: In the process, yes.

17 COMMISSIONER STALEY: So, if we can dredge
18 that up and get it up here, I think we can -- but
19 nothing has been approved.

20 COMMISSIONER WOODS: Okay. Well, the only
21 reason I brought it up was if we are going to have, and
22 personally I think it's advisable, to have limitations
23 in terms of how long a person can address the issue in a
24 public hearing, I think we need to make that known,

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1 public, available to everybody way in advance and that
2 kind of thing so that nobody is surprised and we don't
3 have other things going on or people trying to speak for
4 20 minutes.

5 COMMISSIONER NYDEN: Do we have to adopt that
6 as a --

7 COMMISSIONER WOODS: I don't know.

8 COMMISSIONER NYDEN: Do we have to --

9 COMMISSIONER STALEY: I would think so.

10 COMMISSIONER NYDEN: I think we have to amend
11 our rules because we have rules.

12 COMMISSIONER STALEY: Yes, we do have rules.

13 COMMISSIONER WOODS: So, at the October
14 14th --

15 COMMISSIONER STALEY: Who's on that Committee?

16 COMMISSIONER NYDEN: That would just be you.

17 COMMISSIONER WOODS: A committee of one.

18 COMMISSIONER STALEY: We did it already. We
19 just have to find the memo.

20 COMMISSIONER NYDEN: So, can we act on it for
21 the October 14th meeting and then --

22 COMMISSIONER WOODS: Let's get that on the
23 agenda.

24 COMMISSIONER NYDEN: We can roll right into --

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1 COMMISSIONER WOODS: Right.

2 MR. DUNKLEY: Yes, I believe you can --

3 MR. SKLENAR: -- on the new rules.

4 COMMISSIONER NYDEN: Yes, I think so.

5 CHAIRMAN OPDYCKE: This wouldn't be an action
6 item, would it? For the 14th, is that what we're
7 talking about, an action item?

8 MR. SKLENAR: We'd be able to introduce it,
9 we'd have to introduce it officially.

10 MR. DUNKLEY: This is, you can control your
11 own rules.

12 COMMISSIONER NYDEN: Yes, I think we can.

13 MR. DUNKLEY: But you do have to vote on it.

14 COMMISSIONER NYDEN: I think we have to just
15 notice.

16 COMMISSIONER WOODS: Right.

17 COMMISSIONER NYDEN: That we're going to be
18 altering the rules at the Plan Commission. Yes.

19 CHAIRMAN OPDYCKE: You know, on this subject,
20 I've got to say that I am personally opposed to having
21 prescribed limitations on public comment. As Chair, for
22 example, I would survey the citizens in attendance and
23 get some sense of how many there are, how hot the issues
24 are, and make a determination based on that as to how

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1 much time should be allotted each person, rather than
2 saying everybody gets three minutes or five minutes or
3 ten minutes or whatever it is. I think that is a
4 function of the Chair, but that's my personal view on
5 this particular subject. I know the City Council has a
6 different approach to it but --

7 MR. DUNKLEY: One thing I can offer is there
8 are the perennial time comment topics which I think
9 after a certain point become just reiteration, and the
10 one that comes to mind off the top of my head is I never
11 got noticed. I never knew, you never told me what's
12 going on. And we'd like to circumvent -- not circumvent
13 but to provide information as quickly as possible on
14 that topic by having all of the notices available here
15 at the public hearing, having a fact sheet on what we
16 are required to do as far as making public notice and
17 have all of the mailing lists available as well, and
18 probably even to have a staff member available so that
19 when the question comes up we can refer them immediately
20 for action to that staff member who can then research
21 their question in the entryway because that does end up
22 being a repetitive comment and it's one that is just too
23 easy to make.

24 CHAIRMAN OPDYCKE: But is it the consensus

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1 among the Plan Commission members that we should put
2 this on the agenda for the 14th of October?

3 COMMISSIONER NYDEN: Yes, I'm fine with that.
4 And I mean I don't, I think then we can talk about chair
5 discretion. I mean, I think that there are, we've all
6 observed instances where there is somebody who has never
7 come to a meeting before who has, you know, legitimately
8 two pages to speak and they speak slowly and they speak,
9 you know, they've gone over their allotted time and they
10 say I have one paragraph left and you say okay, finish
11 it. I mean, there's, I think nobody here, I don't have
12 a problem with extending the time. I mean, yes.

13 COMMISSIONER WOODS: Extension at the chair's
14 discretion.

15 COMMISSIONER NYDEN: Yes.

16 COMMISSIONER WOODS: Or further limitation at
17 the chair's discretion.

18 COMMISSIONER NYDEN: Right.

19 CHAIRMAN OPDYCKE: So, we'll put it on the
20 14th. Does that meet with everyone's approval? Okay.

21 COMMISSIONER WOODS: I just want to, I mean,
22 personally I'd like, you know, some sort of guide so
23 that there isn't a general assumption that I can come
24 and speak as long as I want.

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1 COMMISSIONER NYDEN: Yes.

2 COMMISSIONER WOODS: Which I think in a lot of
3 cases has been the case.

4 COMMISSIONER NYDEN: And some people take
5 advantage of the lack of our time limits as an
6 opportunity to filibuster on a particular issue. So, I
7 would welcome the opportunity to make those times
8 shorter.

9 CHAIRMAN OPDYCKE: Mr. Freeman?

10 COMMISSIONER FREEMAN: I don't have a problem
11 adding this to the 14th. I do have a question. Since
12 you have graciously created a schedule for us going out
13 through next year, how many hours do each, for each one
14 of these meetings do these take up? Is it the entire
15 meeting? Is it an hour of the meeting? Is it two hours
16 of the meeting? And what happens to other business?

17 COMMISSIONER STALEY: There is no other
18 business.

19 MR. DUNKLEY: Well, there actually is and
20 we've identified some of it in the next meetings.

21 COMMISSIONER WOODS: And we just -- other
22 business, right?

23 MR. DUNKLEY: We would like to do this --

24 COMMISSIONER FREEMAN: So, does that mean we

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1 just made the 14th meeting a three, four-hour meeting
2 versus a two or three-hour meeting? So, you know, I do
3 want to understand what the impact is for actually each
4 one of these meetings because some of them will be
5 longer, but you know, there will be other items on the
6 agendas.

7 MR. DUNKLEY: I think that, for instance, the
8 administration and public benefit bonuses pieces will
9 be, those will be longer meetings. I believe the
10 others, because we have segmented them out in the text
11 amendment and map amendment portions, and by the three
12 different districts, they shouldn't be, each of them
13 should not be a two-hour discussion. But again, that
14 said, control over your agenda is your purview.

15 COMMISSIONER FREEMAN: I just would like to
16 note that we're aware of, you know, which ones of these
17 could go longer before we add additional items to
18 meeting agendas so that we don't end up with four-hour
19 and five-hour meetings. And it's not that I don't want
20 to put that time in, you know, there's only so much
21 humans can take.

22 COMMISSIONER NYDEN: Doing two meetings a
23 month, full meetings, two meetings a month at full two-
24 hour meetings, that's quite a bit of time. And for

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1 prep, I mean these aren't meetings you can just show up
2 for and have read a ten-page packet. There is quite a
3 bit of prep work I think that will go into each.

4 COMMISSIONER WOODS: Two hours is nothing.

5 MR. DUNKLEY: I have always been a proponent
6 though of, again, recognizing the limits of human
7 endurance. And sometimes a fairly hard and fast ending
8 time can have a fair amount, a good benefit in terms of
9 keeping us on topic and also having an understanding
10 that we can only put in so much without losing, without
11 our productivity going off.

12 COMMISSIONER FREEMAN: Okay, I just wanted to
13 make the point. Let's be aware of that as we add agenda
14 items.

15 MR. DUNKLEY: We haven't had many planned
16 developments.

17 COMMISSIONER WOODS: Right, and I'm assuming
18 that if by some, I guess I'll use the word miracle we
19 actually had a planned development come forward, then
20 some of this will just get pushed back.

21 CHAIRMAN OPDYCKE: But I take it there is
22 nothing in the pipeline, Mr. Dunkley?

23 MR. DUNKLEY: Planned developments, not, no.
24 The largest thing on the horizon is Presbyterian Homes.

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1 I'm not sure if that will actually be a planned
2 development.

3 CHAIRMAN OPDYCKE: Would it be in the public
4 interest to televise any of these meetings especially
5 when we get into the core areas, the downtown core
6 areas?

7 MR. DUNKLEY: I have no opinion on that.

8 CHAIRMAN OPDYCKE: Well, would you survey the
9 Council to see perhaps if they think it's in the
10 interest, or the City Manager? I mean, the Planning &
11 Development Committee is televised. So, would you
12 survey the Council?

13 MR. DUNKLEY: Certainly.

14 CHAIRMAN OPDYCKE: Okay.

15 MR. DUNKLEY: Yes, I think we can do that.

16 CHAIRMAN OPDYCKE: Anything else on this
17 agenda item? Okay.

18 MR. DUNKLEY: That is all that we have. Thank
19 you.

20 (Whereupon, the hearing on the
21 above-titled cause was
22 concluded.)

23

24

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EVANSTON PLAN COMMISSION

2040 Vision Workshop/2030 Evanston Comprehensive Plan

1 CITY OF EVANSTON

2 PLAN COMMISSION

3 RE: 2040 VISION WORKSHOP/2030 EVANSTON COMPREHENSIVE

4 PLAN. Discussion on the CMAP 2040 Vision Workshop and
5 the 2030 Evanston Comprehensive Plan.

6 Transcribed Report of Proceedings of a public
7 hearing on the above captioned matter, held September 9,
8 2009 at the Evanston Civic Center, 2100 Ridge Avenue,
9 2nd Floor, Evanston, Illinois, at 7:06 p.m. and presided
10 over by S. Opdycke, Chair.

11 PRESENT:

12 S. OPDYCKE, Chair

13 J. NYDEN, Vice Chair

14 C. STALEY

15 J. WOODS

16 S. FREEMAN

17 R. SHURE

18 STAFF:

19 B. DUNKLEY

20 C. SKLENAR

21

22

23

24

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EVANSTON PLAN COMMISSION

2040 Vision Workshop/2030 Evanston Comprehensive Plan

1 CHAIRMAN OPDYCKE: Craig? 2040 Vision
2 Workshop, Evanston Plan 2030.

3 MR. SKLENAR: I wanted to just thank everybody
4 that came to the CMAP 2040 Vision Workshop. I did
5 include in the packets a brief synopsis of all the
6 instant polling that they did at the meeting. One note
7 I would like to make is that questions 5 through 10,
8 they only ranked, they only placed numbers of
9 categories. I do have an email from CMAP, I think, I
10 don't know if I e-mailed that to you or just City Staff,
11 but it lists all those questions as well -- We had I
12 think about 36 people show up to the meeting which is
13 above normal for a CMAP meeting. So, I thank you once
14 again for getting the word out there.

15 The one thing I would like to mention on that
16 is September, in discussions with CMAP, they would like
17 to meet with City Staff to discuss on how they could
18 help us with the 2030 Comprehensive Plan in the City.
19 They do have resources available like the instant
20 polling technology and other software mapping and data,
21 and they're going to meet here at the Civic Center on
22 September 23rd with City Staff. So, if you would like
23 to join in that meeting, if you're on the Subcommittee,
24 you are more than welcome to come.

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1 COMMISSIONER NYDEN: At 2:00?

2 MR. SKLENAR: I believe it's 2:00. I will
3 confirm that tomorrow.

4 COMMISSIONER WOODS: What date again?

5 MR. SKLENAR: September 23rd, it's a
6 Wednesday.

7 CHAIRMAN OPDYCKE: Would you send us a
8 reminder, an e-mail reminder on that?

9 MR. SKLENAR: Yes, I will e-mail that. I do
10 have a few things to send you guys anyways.

11 CHAIRMAN OPDYCKE: Okay, okay. All right.

12 MR. SKLENAR: And then, if the Subcommittee is
13 still interested in meeting tonight, we could have that
14 meeting right after Plan Commission as well and start
15 discussing items for the Comprehensive Plan. I would
16 like to start drafting out a potential schedule and how
17 the public participation plan will commence forth in the
18 next year or so.

19 CHAIRMAN OPDYCKE: Okay. Who is on the
20 Subcommittee? Have we made that determination?

21 COMMISSIONER NYDEN: I think that we just
22 volunteered.

23 MR. SKLENAR: I have a list of about --

24 CHAIRMAN OPDYCKE: Did everybody volunteer?

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1 MR. SKLENAR: No, we have five, so almost
2 everybody.

3 COMMISSIONER NYDEN: Who's on it?

4 CHAIRMAN OPDYCKE: Who are those five people?

5 MR. SKLENAR: I actually forgot to bring that
6 list with me.

7 CHAIRMAN OPDYCKE: Well, I think I
8 volunteered. That would be one, Stu Opdycke would be
9 one.

10 MR. SKLENAR: There's 1, 2, 3, 4 right there.

11 CHAIRMAN OPDYCKE: Jim Woods would be two.

12 MR. SKLENAR: And Peters as well.

13 CHAIRMAN OPDYCKE: Scott Peters, Johanna
14 Nyden. Who else? Mr. Freeman, I haven't heard
15 anything.

16 COMMISSIONER FREEMAN: Yes, I don't remember
17 if I volunteered because I have like three other or two
18 other ones and that would add another date.

19 CHAIRMAN OPDYCKE: Is that a no, Mr. Freeman?

20 COMMISSIONER FREEMAN: I would like to be on
21 it, it's just that I have --

22 MR. SKLENAR: I will have to say that I hope
23 that every Plan Commission member will participate in
24 the activities but you don't have to be on the

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1 Subcommittee to participate in those activities.

2 COMMISSIONER FREEMAN: How many meetings a
3 month are there?

4 MR. SKLENAR: Right now one.

5 COMMISSIONER NYDEN: Right now we're just
6 meeting after.

7 MR. SKLENAR: Just to talk, just to prep for
8 the next year. I hope to kick it off at least January
9 or February with public meetings.

10 CHAIRMAN OPDYCKE: We'll probably have at
11 least one meeting a month, don't you think?

12 MR. SKLENAR: At least, yes.

13 CHAIRMAN OPDYCKE: Yes.

14 COMMISSIONER NYDEN: Should we adjourn and
15 meet now? As the subject --

16 COMMISSIONER FREEMAN: Yes, why don't we do
17 that?

18 CHAIRMAN OPDYCKE: Hold on, we have a couple
19 or more things on the item here, but we don't have a
20 Committee Chair either, do we?

21 MR. SKLENAR: I think we'll decide that.

22 CHAIRMAN OPDYCKE: We'll decide that, okay.

23 MR. SKLENAR: In the Subcommittee meeting.

24 CHAIRMAN OPDYCKE: All right. Then, are you

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1 finished with Agenda Item Number V for the moment?

2 MR. SKLENAR: Yes. Yes.

3 CHAIRMAN OPDYCKE: Okay. Item Number VI,
4 Committee reports. Are there any Committee reports?
5 There being none, we'll move to Item VII, adjournment.

6 MR. SKLENAR: I just have one other
7 announcement. We are in the process of selecting a
8 consultant for the West Evanston Church and Dodge
9 Streetscape Master Plan. So, that is under way right
10 now. We're hoping to select somebody in the next month
11 just for your awareness on that.

12 CHAIRMAN OPDYCKE: Is there a motion to
13 adjourn?

14 COMMISSIONER FREEMAN: Motion to adjourn.

15 CHAIRMAN OPDYCKE: Is there a second?

16 COMMISSIONER NYDEN: Second.

17 CHAIRMAN OPDYCKE: Those in favor, say aye.

18 (Chorus of ayes.)

19 CHAIRMAN OPDYCKE: Motion passes, we are
20 adjourned.

21 (Whereupon, the hearing on the
22 above-titled cause was
23 concluded at 8:03 p.m.)
24