

## Memorandum

To: Honorable Mayor and Members of the City Council

From: Steve Hagerty, Chair of Harley Clarke Citizens' Committee  
Members of the Harley Clarke Citizens' Committee

Subject: Harley Clarke Citizens' Committee Report to City Council

Date: June 5, 2015

### Recommended Action:

Staff recommends that City Council receive and file this report.

### Summary:

The mission of the Harley Clarke Citizens' Committee was to identify, develop, and evaluate the viability of options for the property in the context of the criteria developed by the Committee. Committee members have unanimously agreed that it will not consider any option in which the beach or access to the beach does not remain publicly owned.

Over the course of its eight meetings, the Committee solicited public participation in several ways, including: (1) through a City established email address for comments at [harleyclarkemansion@cityofevanston.org](mailto:harleyclarkemansion@cityofevanston.org), (2) public comment at each Committee meeting beginning with the Committee's second meeting, held on February 26, 2015, (3) a public workshop held on May 18, 2015 and (4) through an online survey available online from May 18 through 31, 2015. This process led to the creation of a report, in which the Committee identified five potential options for the future of the property. The attachments to this memorandum include a PowerPoint presentation summarizing the Committee's findings and survey results, position statements on how the property should be used from each non-Aldermanic member of the Committee, and other relevant information.

### Background:

On January 5, 2015, the City received notice from the Illinois Department of Natural Resources that they no longer intended to continue negotiations to lease or purchase the Harley Clarke Mansion for use by the State of Illinois' Coastal Management Program. At the January 12, 2015, the City Council requested the creation of a special committee to study the property and report back to the City Council in June 2015. The

Harley Clarke Citizens' Committee was appointed by the City Council on January 26, 2015 and held its first meeting on February 12, 2015.

Attachments:

- Presentation to City Council
- Position Statements from Committee Members

# HARLEY CLARKE CITIZEN ADVISORY COMMITTEE

Final Report

June 8, 2015



**STEVE HAGERTY** ~ Chair, Evanston Business Owner  
**LINDA DAMASHEK** ~ Evanston Parks and Lake Front Alliance  
**AMINA DIMARCO** ~ Parks & Recreation Board Member  
**JANE GROVER** ~ 7<sup>th</sup> Ward alderman  
**ANN RAINEY** ~ 8<sup>th</sup> ward alderman  
**GARRY SHUMAKER** ~ Former Preservation Commissioner  
**DAWN DAVIS-ZEINEMANN** ~ Evanston Small Business Owner

Key City Staff  
**Cindy Plante**



# GENERAL PUBLIC SENTIMENT

*We love Evanston. We love the vibrancy of the community; the character of the built structures; and the diversity that exists within this town. We even appreciate the impassioned debate that ensues over issues of significant change (although not necessarily the stress and frustration that accompanies it).*

*In the end there's a general feeling within this community that we want to "transmit this City not only not less, but greater, better, and more beautiful than it was transmitted to us."*

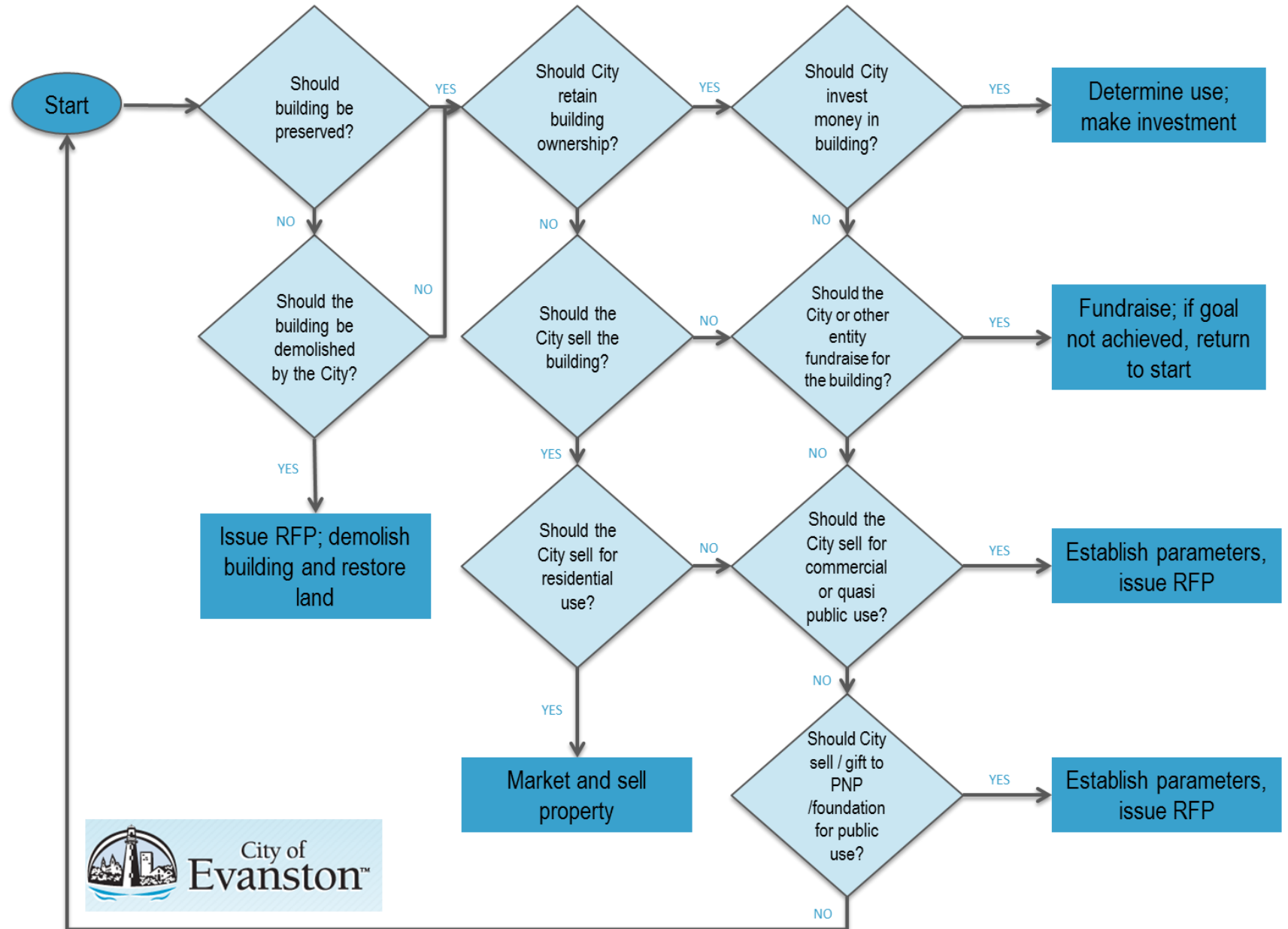
# AGENDA

- ❖ Executive Summary
- ❖ Values Matrix
- ❖ History of Harley Clarke
- ❖ Committee's Objective
- ❖ Public Engagement
- ❖ Evaluation Criteria
- ❖ Options Considered
- ❖ Summary of Options
- ❖ Community Member Presentations
- ❖ Option 2: Demolish
- ❖ Option 3: Sell, Hotel, Rest, Event
- ❖ Option 4: Sell, Residential
- ❖ Option 5: Gift
- ❖ Survey Respondents' Opinion
- ❖ Advisory Committee Opinion
- ❖ Committee Consensus
- ❖ Final Thoughts & Considerations
- ❖ Appendix

# EXECUTIVE SUMMARY

- ❖ Committee sought extensive public input – 8 public meetings, each with public comment; 4-month open public email box; May 18<sup>th</sup> Public Workshop; and community survey completed by 1,375 individuals
- ❖ We have learned **there is no consensus on what to do with the Mansion.**
- ❖ The Council must make a values determination. What value or set of values is most important relative to the Mansion and the City at-large?
- ❖ Keeping the facility public? Generating tax revenue? Restoring a Landmark Building? Creating more green space? Etc.
- ❖ The Answer ultimately lies in deciding which Option (or variation of these options) meets the value or set of values most important to the majority of Council Members

# VALUES DIAGRAM



# BRIEF HISTORY OF THE HARLEY CLARKE MANSION

- ❖ Built in 1927 by Harley Clarke but sold in 1949 to the Sigma Chi National Fraternity where it served as their headquarters until 1965.
- ❖ Property of 4.7 acres acquired by the city in 1965 for \$750,000, and leased to the Art Center in June 1965.
- ❖ Zoned R1 until 1990's when it was rezoned to OS (Open Space).
- ❖ City leased the mansion to the Evanston Art Center for \$1 per year, in agreement that the EAC would maintain interior and the city would be responsible for exterior.

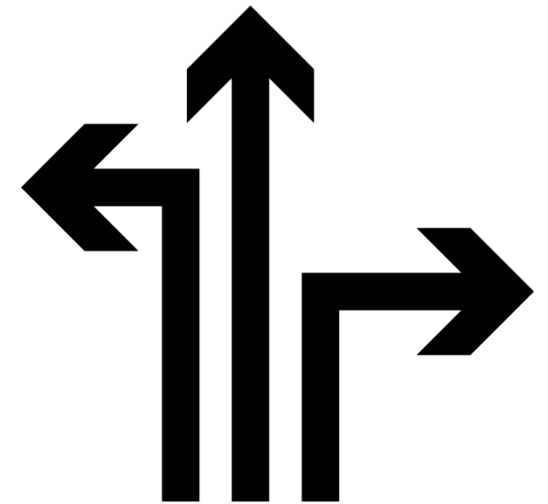




# WHERE WE'VE BEEN:

## WHAT TO DO WITH THE HARLEY CLARKE MANSION

- ❖ Col. Jennifer Pritzker, an Evanstonian with significant financial means and a record of historic preservation, offered to acquire the property (excluding the beach or access to the beach) and develop a 57-room boutique hotel with parking, a restaurant, and event space.
- ❖ The City Council voted 6-3 in July 2013 ***not*** to have the City Manager negotiate with Pritzker.
- ❖ The IL DNR expressed an interest in renovating the Mansion and converting it into office space and a Lake Michigan center. Ultimately, IDNR did not move forward due to election of a new Governor and no ownership of land/building.
- ❖ On January 12, 2015, the City Manager discussed with the Council seeking contracts to demolish the Mansion. The Council moved to create the Harley Clarke Citizens' Advisory Committee.
- ❖ On January 26th, the City Council unanimously approved the Appointees to the Committee



# THE COMMITTEE'S OBJECTIVE

To identify, develop, and evaluate the viability of options in the context of the criteria developed by the Committee.

The Committee also unanimously agreed upfront that it would consider NO option in which the beach or access to the beach was sold

# OUR OTHER OBJECTIVE...

## TO CREATE A PROCESS THAT WAS OPEN, TRANSPARENT, INCLUSIVE & RESPECTFUL

- ✓ Accepted public feedback at 1<sup>st</sup> meeting on process
- ✓ Immediately established and promoted one central email address for citizen input  
[harleyclarkemansion@cityofevanston.org](mailto:harleyclarkemansion@cityofevanston.org)
- ✓ Started our 2<sup>nd</sup> meeting with thirty minutes of Public Comment
- ✓ Closed each meeting with Public Comment
- ✓ Organized a “Town Hall” meeting on May 18, 2015
- ✓ Sought community opinion through a Survey



# PUBLIC ENGAGEMENT BY THE NUMBERS:



8

Harley Clarke Committee Meetings  
(1 Public Workshop)



75

Unique Public Commenters  
(100 total)



250

Emails sent to the Harley Clarke  
Mansion Email address



200

Public Workshop Attendees

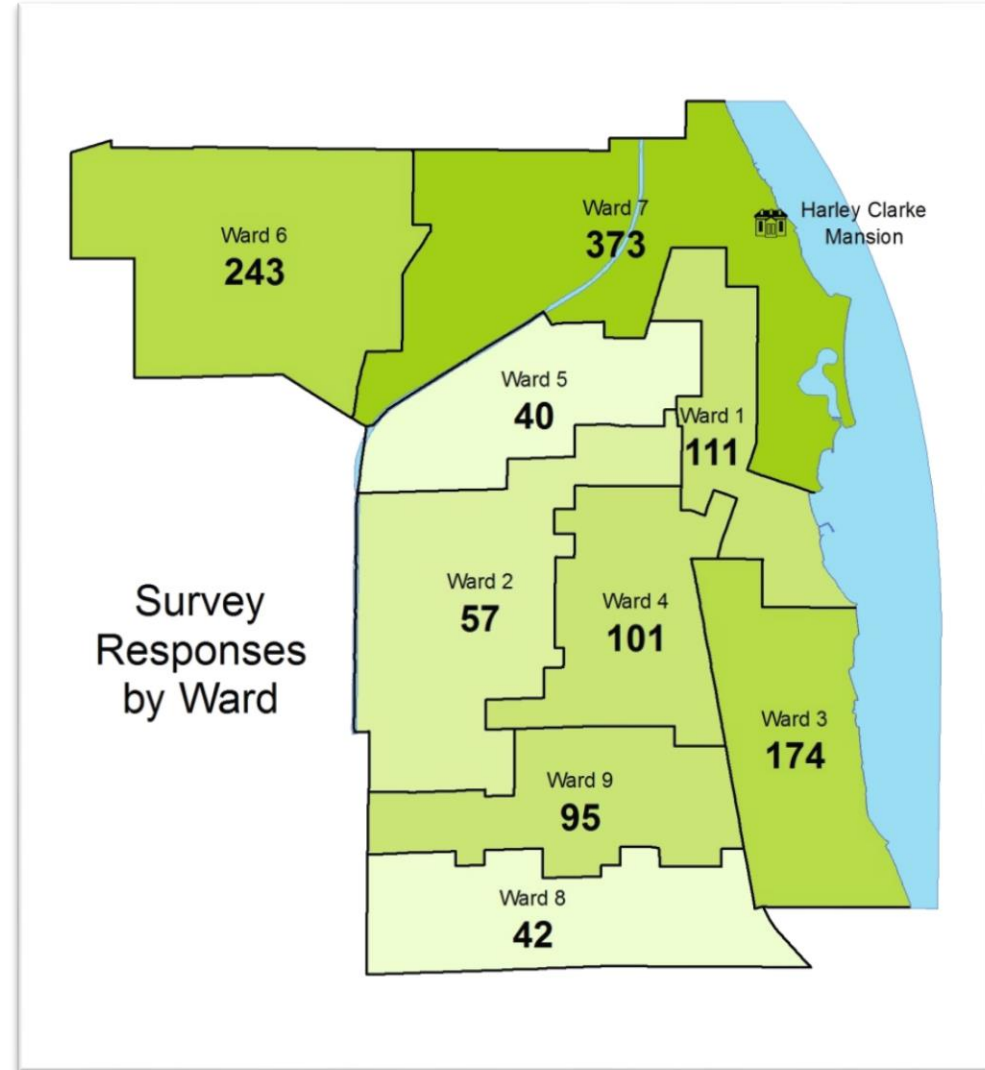
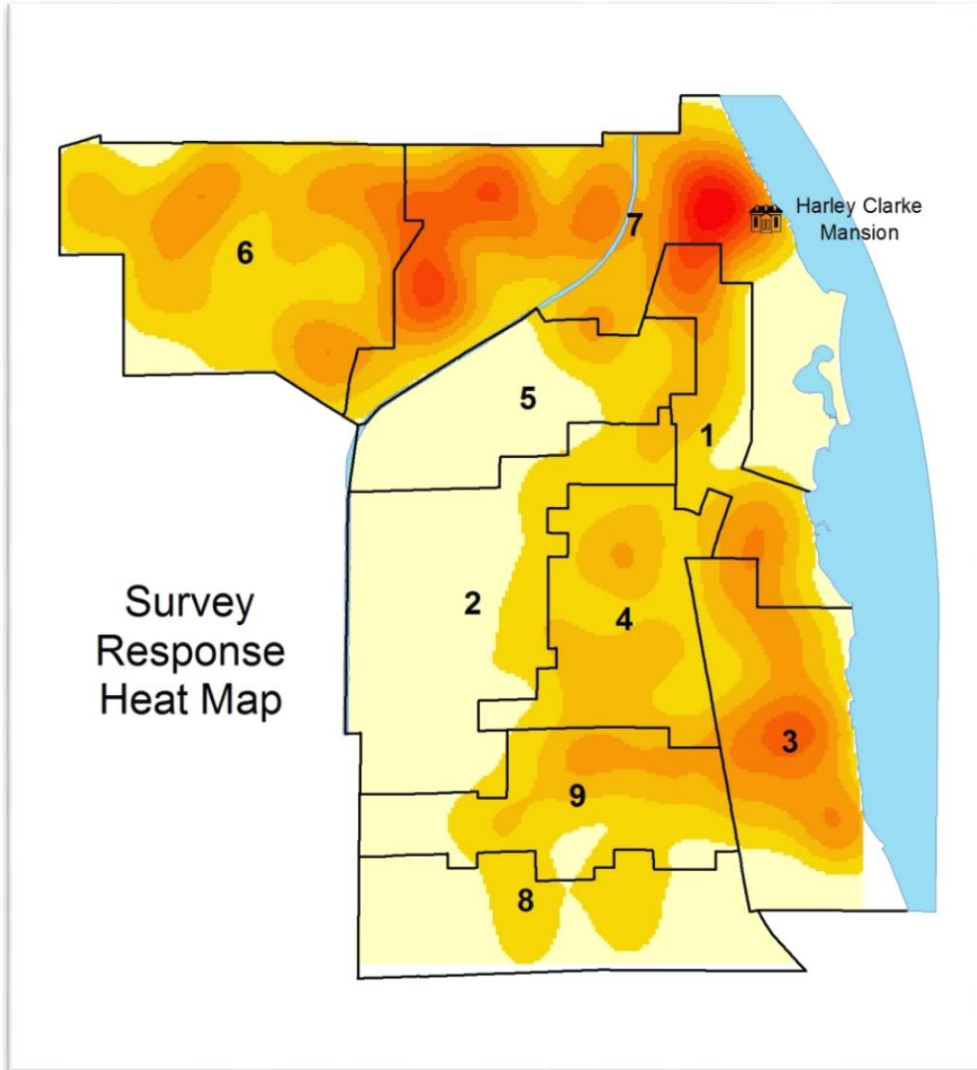


1,375

Survey Respondents



# SURVEY PARTICIPATION – MAY 18-31; N=1375



# PARTICIPANTS' OPINION

Opinion Breakdown	Survey	Public Comment	Email	Total Responses
City retain and renovate the building for public use.	529	7	38	574
City demolish the building and redevelop the site as park land.	169	4	15	188
City sell (or lease) the building and land and allow it to be renovated for a commercial use, such as a hotel or event space.	256	1	28	285
City sell the building and land and allow the site to be redeveloped under residential zoning, including senior housing.	32	0	3	35
City sell (or lease) or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use.	389	10	42	441
<b>Total</b>	<b>1375</b>	<b>21</b>	<b>126</b>	<b>1523</b>

# EVALUATION CRITERIA

The Committee developed and agreed upon **20 criteria** by which to evaluate each option. The Committee did not weigh the criteria, leaving it to the Council to pass judgement on which criteria hold more value (e.g., Preserving the Mansion vs. having more green space).



No.	Evaluation Criteria
1	Does the proposed solution require the expenditure of City funds?
2	Do alternate funding sources exist for this proposed solution?
3	Does the facility remain publicly owned?
4	Does the land remain publicly owned?
5	Does public access to the grounds remain available?
6	Does public access to the facility remain available?
7	Does the proposed solution preserve the building?
8	Does the proposed solution preserve the Jens Jensen garden?
9	Does the proposed solution generate 1-time revenue for the City?
10	Does the proposed solution generate recurring revenue for the City?
11	Does the proposed solution generate sufficient maintenance revenue?
12	Does the proposed solution require additional parking?
13	Does the proposed solution require a change in zoning?
14	Does the proposed solution increase the "green space"?
15	Does the proposed solution increase traffic?
16	Does the proposed solution increase density in the floor area?
17	Does the proposed solution meet an existing or anticipated long-term need in the community?
1	Describe how the proposed solution will be funded.
2	Describe the proposed solutions best attribute.
3	Describe the potential environmental impact(s) this solution would have.
4	Describe how the proposed solution may change the character of the neighborhood.
5	Describe how the solution is compatible with existing City planning documents.
6	Describe the Evanston population served (including size of said population) by the solution.
7	Describe how the proposed solution affects beach access.
8	If applicable, describe sources of revenue to the City from this proposed solution.
9	<b>Outstanding Question(s):</b> What is the cost for the City to repair and renovate this structure?

# OPTIONS CONSIDERED

1. City retain and renovate for public use.
2. City demolish the building and redevelop the site as park land.
3. City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space.
4. City sell the building and land, and allow the site to be redeveloped under residential zoning.
5. City sell or gift the building to an organization (PNP/Foundation) that would renovate and preserve it for public cultural and/or educational use.



*\* Note IDNR was not put forth during the public workshop because the majority of the Committee understands this option to be no longer viable. A more comprehensive list of ideas offered by the public and committee can be found in the Appendix*



# SUMMARY OF OPTIONS

No.	Evaluation Criteria	Options					
		1 Retain	2 Demo	3 Sell, Hotel	4 Sell, Residential	5 Gift	6 IDNR
1	Does the proposed solution require the expenditure of City funds?	Yes	Yes	No	No	No	Maybe
2	Do alternate funding sources exist for this proposed solution?	Uncertain	No	Yes	Yes	Yes	Yes
3	Does the facility remain publicly owned?	Yes	N/A	No	No	Maybe	Yes
4	Does the land remain publicly owned?	Yes	Yes	No	No	Maybe	Yes
5	Does public access to the grounds remain available?	Yes	Yes	Maybe	Maybe	Yes	Yes
6	Does public access to the facility remain available?	Yes	N/A	Yes	Uncertain	Yes	Yes
7	Does the proposed solution preserve the building?	Yes	No	Yes	Uncertain	Yes	Yes
8	Does the proposed solution preserve the Jens Jensen garden?	Yes	Uncertain	Maybe	Uncertain	Yes	Maybe
9	Does the proposed solution generate 1-time revenue for the City?	No	No	Yes	Yes	No	Yes (if sale)
10	Does the proposed solution generate recurring revenue for the City?	Maybe	No	Yes	Yes	Maybe	No
11	Does the proposed solution generate sufficient maintenance revenue?	No	No	N/A	N/A	N/A	N/A
12	Does the proposed solution require additional parking?	Maybe	No	Yes	Maybe	Maybe	Uncertain
13	Does the proposed solution require a change in zoning?	Maybe	No	Yes	Yes	Maybe	No
14	Does the proposed solution increase the "green space"?	No	Yes	No	No	No	No
15	Does the proposed solution increase traffic?	Maybe	Uncertain	Yes	Maybe	Maybe	Uncertain
16	Does the proposed solution increase density in the floor area?	No	No	Yes	Maybe	No	No
17	Does the proposed solution meet an existing or anticipated long-term need in the community?	N/A	Yes	Yes/No/Maybe	Maybe	Maybe	N/A

# COMMUNITY MEMBER PRESENTATIONS

Video:

[https://youtu.be/XHTD53Gg\\_3g](https://youtu.be/XHTD53Gg_3g)

Presentations can be found at:

[Presentation 1](#) (Sheila Sullivan)

[Presentation 2](#) (Peter Greene)

[Presentation 3](#) (Chris Oakley)

[Presentation 4](#) (Patrick Donnelly)



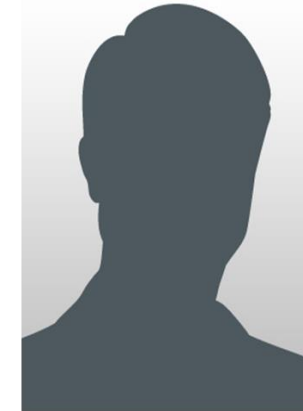
Sheila Sullivan

- ✓ 30 Year Evanston Resident
- ✓ President, Southeast Evanston Association
- ✓ Environmental & Public Health Scientist



Peter Greene

- ✓ 30 Year Evanston Resident
- ✓ 1<sup>st</sup> VP, CBRE Hotels
- ✓ 50 Years Hotel Experience
- ✓ \$2B in Hotel Activity



Chris Oakley

- ✓ 20 Year Evanston Resident
- ✓ Architect, 35 Years
- ✓ Historic Preservation, Adaptive Re-Use
- ✓ 10 Years, Director of Design



Patrick Donnelly

- ✓ Evanston Resident
- ✓ Organizer, [www.harleyclarke.com](http://www.harleyclarke.com)
- ✓ Commercial Advertising Executive Producer

*See Appendix – for entire list of attendees pros/cons*

# OPTION 1: CITY RETAINS


## AND RENOVATES MANSION FOR PUBLIC USE

### PROS

- ✓ Remains public
- ✓ Provides additional programming space.
- ✓ Character of neighborhood remains unchanged
- ✓ Reinforces the principle that parkland is for the people and not to be commercialized
- ✓ Compatible with Lakefront Plan

### CONS

- x Most likely requires significant city funding.
- x Would generate little to no revenue to maintain the building and address other more pressing human needs in the community.
- x Could require additional parking and rezoning.
- x Continues on similar path to the last 40 years expecting different result
- x City lacks financing, knowledge, and capabilities to successfully operate mansion
- x Unlikely city would be able to restore mansion to past grandeur



Preserves the building, maintains public ownership, and provides additional programming space.

# OPTION 2: CITY DEMOLISH MANSION

## REDEVELOP SITE AS PARKLAND

### PROS

- ✓ Maintains and increases public use
- ✓ Eliminates future City expenditures & liability
- ✓ Increase “green space” for free play
- ✓ Restores views of lake from Sheridan Rd.
- ✓ Creates opportunity for contiguous park campus
- ✓ Creates opportunity for more beach parking and access
- ✓ Preserves some and possibly all of the Jens Jensen Gardens
- ✓ Offers Evanston opportunity to re-envision, or develop for public use

### CONS

- x Does not preserve the building
- x Does not generate any revenue for the City
- x Loss of a local historic landmark
- x Does not meet an existing or anticipated long-term need in the community
- x Would require city funds to demolish



Offers City more park land and open programming options

# OPTION 3: SELL PROPERTY


## FOR BOUTIQUE HOTEL, EVENT SPACE, RESTAURANT

### PROS

- ✓ Generate one time revenue plus annual property, sales, hotel, and liquor taxes
- ✓ Opportunity to create a one of a kind property near Lake Michigan.
- ✓ Compatible with City's Strategic Plan
- ✓ Eliminates liability to City
- ✓ Building renovated with private (not City) funds
- ✓ Public access to the facility can remain available.

### CONS

- x Will alter character of neighborhood
- x The land & facility may no longer be public/city owned
- x Will require rezoning (affects lakefront master plan) & additional parking
- x Requires a parking solution (garage, valet, etc)
- x May be cost prohibitive "as is" for a b&b, restaurant, or event space
- x Will primarily only serve affluent; access limited to those that can pay
- x Sale may set bad precedent for other city assets
- x May increase traffic and density



Preserves the building at owner's expense; Offers some public access

# OPTION 4: SELL PROPERTY


## REDEVELOP SITE UNDER RESIDENTIAL ZONING

### PROS

- ✓ Property Renovated with private (not City) funds
- ✓ Generate one time revenue plus annual property taxes
- ✓ Eliminates liability to City
- ✓ Returns property to R-1, original zoning

### CONS

- x Loss of control of a public asset
- x Exclusive; no public accessibility; no community benefit
- x Complete loss of park space and public use
- x Increased density
- x Will require rezoning
- x Lost opportunity to create community benefit
- x Only serves the affluent
- x Sets bad precedent for other city assets



Returns the parcel to residential use, similar to rest of neighborhood


# OPTION 5: SELL OR GIFT BUILDING TO A PNP/FOUNDATION FOR RESTORATION & PUBLIC USE

## PROS

- ✓ Preserves building with donor funds (no public money)
- ✓ Eliminates liability and City Operations & Maintenance
- ✓ Building and property remain in use for public
- ✓ Provides additional programming space
- ✓ Character of neighborhood remains relatively unchanged
- ✓ Reinforces principle that parkland is for the people and not to be commercialized

## CONS

- x Large foundations did not previously express interest (e.g., Botanic Garden, Driehaus, Mitchell Museum)
- x City loses control
- x Uncertain whether community organization could raise \$3M+
- x No revenue generated if building is “gifted”
- x Risk of endangering the character of neighborhood depending on use
- x Concern that option may have an air of exclusivity
- x Increased risk because community organization may have limited to no track record
- x Issue been around for 3+ years and activists to publicly save mansion have not coalesced to fundraise

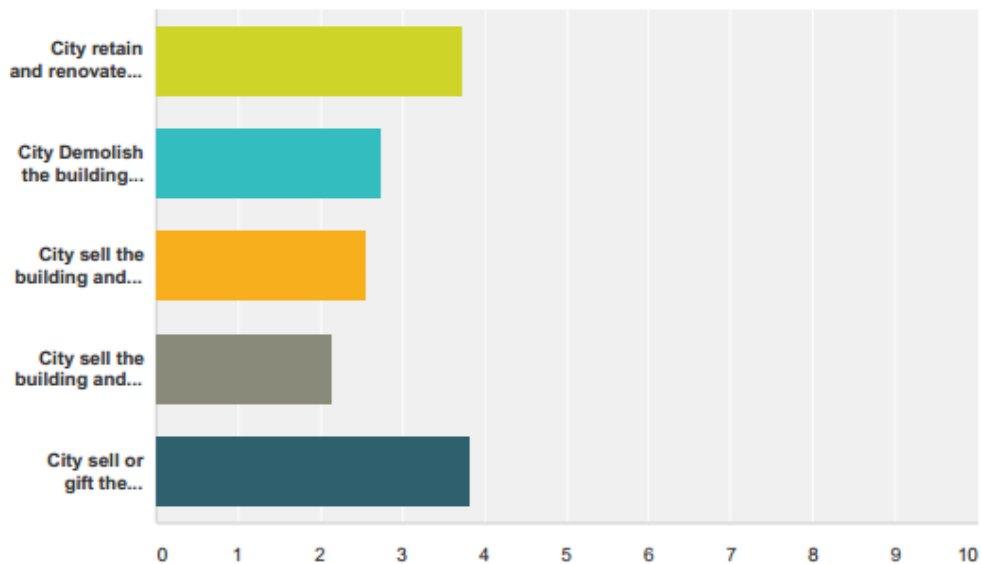


Preserves the building and creates a community cultural/education center

# SURVEY RESPONDENTS' OPINION

Q1 On a scale of 1-5 where 1 is your most preferred option, please rank each of the options identified by the committee:

Answered: 1,375 Skipped: 0



	1	2	3	4	5	Total	Score
City retain and renovate the building for public use	38.47% 529	27.93% 384	13.45% 185	9.60% 132	10.55% 145	1,375	3.74
City Demolish the building and redevelop the site as park land	12.29% 169	16.15% 222	29.89% 411	15.71% 216	25.96% 357	1,375	2.73
City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space	18.62% 256	8.00% 110	16.22% 223	24.29% 334	32.87% 452	1,375	2.55
City sell the building and land, and allow the site to be redeveloped under residential zoning, including senior housing	2.33% 32	10.18% 140	15.93% 219	43.05% 592	28.51% 392	1,375	2.15
City sell or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use	28.29% 389	37.75% 519	24.51% 337	7.35% 101	2.11% 29	1,375	3.83

- ✓ Some participants expressed concern about survey – personal information, technical errors, methodology
- ✓ Survey results indicate there is no community consensus.
- ✓ Two-thirds of respondents preferred the City either retaining the building or gifting it to a non-profit/Foundation
- ✓ Find survey results and public comments at: [CityofEvanston.org/mansion](http://CityofEvanston.org/mansion)



# HARLEY CLARKE CITIZENS' ADVISORY COMMITTEE

## CITIZEN MEMBERS PREFERENCE

No.	Option	Damashek	DiMarco	Hagerty	Shumaker	Zeinemann	Total	Score
1	City retain and renovate mansion for public use	2	2	4	4	5	5	2.6
2	City demolish the building and redevelop the site as park land	3	1	3	5	3	5	3
3	City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space	5	3	1	1	2	5	3.6
4	City sell the building and land, and allow the site to be redeveloped under residential zoning, including senior housing	4	5	5	3	1	5	2.4
5	City sell or gift the building to an organization (PNP/Foundation) that would renovate and preserve it for public cultural and/or educational use	1	4	2	2	4	5	3.4

# COMMITTEE CONSENSUS

- ✓ Unanimous Committee agreement: **never sell** the beach, nor access to it
- ✓ Generally, **Option 4** – Selling Building/Land for Residential Development – is Committee's **least** preferred option.
- ✓ Generally, the Committee feels that building's financial operation should be **self sustaining**.



# FINAL THOUGHTS & CONSIDERATIONS

- 1. Consensus:** After three years it is clear there will not be a general community agreement on what to do with the Harley Clarke Mansion. There are passionate advocates with legitimate rationale for all sides of this issue.
- 2. Cost Estimates:** There was much discussion about cost estimates. The City's, IDNR, and Pritzker's. The majority of the committee ultimately decided the estimates discussed are not viable because the Scope of Work is unclear and there was no industry standard design and cost estimate approach followed.
- 3. Expertise:** The Committee did not have the time, nor technical expertise to fully develop each option or develop cost estimates.
- 4. Lease Option:** A land-lease option could be considered under Options 3, 4, and 5.
- 5. Letters from CSNA and SEA advocating public ownership.** [Link to Letters](#)
- 6. Evanston Chamber of Commerce:** Completed a survey of members and submitted to Committee. [Link to survey.](#)
- 7. Values Decision:** Everyone's intentions are good. Everyone wants what they think is best for Evanston. Ultimately the City Council needs to decide what value or set of values related to the Mansion and the Community at-large are most important.

# OTHER IDEAS MENTIONED DURING PROCESS

- 1. Parking:** Consider converting public parcel on SE corner of Sheridan and Milburn Park 8-12 to parking for Mansion
- 2. Consolidate Park District:** Use opportunity to create a consolidated park district
- 3. Northwestern:** Gift the building to NU via a land-lease but seek agreement from NU to pay property tax.
- 4. Vivian Meier:** Convert into a Vivian Meier museum
- 5. Temporary Uses:** Laser tag; haunted house

# APPENDIX SUMMARY

## 1. Position Statements from Citizen Committee Members

- [Steve Hagerty](#)
- [Garry Shumaker](#)
- [Dawn Davis-Zeinemann](#)
- [Amina DiMarco](#)
- [Linda Damashek](#)

## 2. [Summary of Survey Data](#)

## 3. [Evanston Chamber Survey Summary](#)

## 4. [Workshop Flip Charts \(summary\)](#)

## 5. [Central Street Neighbors Ass'n Letter](#)

## 6. [Southeast Evanston Ass'n Letter](#)

## 7. [Pritzker Proposal Summary](#)

## 8. Presentations by Community Members

- [Presentation 1](#) (Sheila Sullivan)
- [Presentation 2](#) (Peter Greene)
- [Presentation 3](#) (Chris Oakley)
- [Presentation 4](#) (Patrick Donnelly)

**CITY COUNCIL SHOULD TAKE DIRECTION FROM THE SURVEY RESULTS FAVORING PUBLIC, NON-COMMERCIAL USES-**

It is very clear from the results of the Harley Clarke Citizen’s Committee (HCCC) survey ranking of the five options, that a majority of the citizens (**67%**) want the future use of the mansion and grounds to be used for **public, non-commercial purposes**. This data alone should be enough to rule out commercial and residential development of the property. Of the 67%, 38.5% of the respondents preferred Option 1 (“City retain and renovate the building for public use”) and 28.3% chose Option 5 (“City sell or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use”). An additional option, which has been referred to as Option 6, was discussed at the HCCC’s last meeting of June 1. Option 6 would allow the City to “lease the building to an organization that would renovate and preserve it for public cultural and/or educational use”.

The results of this survey corroborated my personal experiences of talking with Evanston residents of all ages, races, socioeconomic and geographical distribution. The majority of citizens want this prime community asset-- the Harley Clarke mansion, coach house, and parkland-- to remain available to citizens for community, public use. They support future uses that are compatible with the existing Open Space zoning. They do NOT want it to be privatized for commercial use (as evidenced by the low vote numbers for the hotel (19%) and residential development options (2%)). Public sentiment does not support changing the zoning to allow for- profit, commercial uses in the middle of public parkland or adjacent to, and impinging on a public resource such as the Lighthouse Beach. The City Council should honor the results of the survey conducted by its appointed HCCC and city staff and figure out how to implement the will of the citizens—their constituents.

**OPTION 6—A LEGAL VARIATION OF OPTION 5 -**

After participating in this process, my view is that the best option to implement is Option 6-- “City lease the building to an organization that would renovate and preserve it for public cultural and/or educational use”. This option is essentially Option 5 with the change that the City would lease the building, rather than selling or gifting it, to an organization that would renovate and preserve it for public cultural and/or educational use. Per the survey chart, the two highest weighted choices were also for public use. Option 5 had the highest weighted score of 3.83, with Option 1 as second choice with a weighted score of 3.74 . The HCCC Chair indicated that this proposed lease under Option 6 had merit and could be given further consideration.

**RENOVATION COSTS-**

In the process of the HCCC meetings, we learned from construction experts that the mansion is structurally sound with the foundation, walls, and roof in good condition. In addition, we had city staff share important information with us to assist in getting a clear understanding of the renovation costs involved. According to the Evanston Department of Public Works at the April 15, 2015 meeting:

Code Compliance items- Construction Costs-	\$ 170,000
“Leasable Space” items- Construction Costs-	<u>\$ 420,000</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$590,000</b>

This is a very modest cost compared to the multi- million costs about which some have speculated. This number refers to the costs required to have the interior space made “leasable”. Any other construction costs would relate to changes made by the end user for their programming needs or potential future exterior renovation costs.

**FOUNDATION ESTABLISHMENT AND RENOVATION TIMING-**

Option 5, combined with the leasing provision (i.e., Option 6) , would best be accomplished through the establishment of a legal entity (Non-Profit Foundation) to determine programming goals and begin subleasing and fundraising efforts. The focus of this option would be on ecological and historical education as well as community wide seasonal and cultural programming. It may take a year for the fundraising efforts to be completed before use specific renovation can begin, but code compliance work can and should begin sooner.

## **FINANCIALLY SELF-SUSTAINING OPERATIONS-**

My research indicates that the building can be financially self-sustaining with revenues from programming, events, and subleasing. I have visited four successful financially self-sustaining public mansions in the Chicago area and three of them have shared details of their financial operations. All have indicated that they break even in operation and maintenance costs.

### **PUBLIC USE- OPTION 1-**

While my preferred public use option is Option 5 (6), I could also support Option 1 with the City continuing to own and renovating the building for public, non-profit, community use. This option received the greatest number of survey votes- 38.5% of the total votes.

I suggest that this project would be a very good use for the first year \$1,000,000 installment payment of the "Good Neighbor Fund" from Northwestern University that Evanston will receive annually for five years. The Mayor and the President of Northwestern can meet to discuss pledging the FY 2016 funds toward the reasonable renovation needs of Harley Clarke. Additional funds could come from grants that are only available to municipalities and the public sector.

Another potential source of funds for the renovation of Harley Clarke is to reallocate the \$900,000 earmarked in the Capital Improvement Plan for the renovation of the two fog houses located next to the Lighthouse and used for Ecology Center programming. The Ecology Center programming could then operate from the larger and more desirable space in the mansion. Further, many more types of public uses throughout the entire year could also be programmed for the mansion.

I also suggest the creation of an Enterprise Fund to segregate the operating funds for the mansion from the City's General Fund to provide transparency and accountability to the taxpayers and Northwestern University.

### **DEMOLITION COSTS - OPTION 2-**

The City of Evanston Department of Buildings and Inspection provided a cost estimate for demolition of \$185,000. This was documented by several correspondences. One memo dated March 20, 2015 listed \$60,000 for soft costs and services, and another estimate on May 11, 2015 quoted \$100,000-\$125,000 for labor costs. The costs for deconstruction (where reuseable materials are separated out and the property owner is paid for them) might vary somewhat but would be in the same general ballpark. This is a modest cost to preserve the Harley Clarke property for parkland and public use.

I would choose the demolition option over any option that involves for-profit commercialization of lakefront land and building. All private, for-profit, commercial use options including a hotel, senior assisted living, or luxury residential development are totally unacceptable options as evidenced by community opposition, workshop and survey comments, and survey results.

### **FURTHERING PUBLIC POLICY-**

The City of Evanston's Comprehensive Plan identifies our community priority to maintain existing public open space and to expand parkland wherever possible. In addition, the City of Evanston's Lakefront Master Plan establishes the community's priority to keep the lakefront free from commercialization.

### **PRESERVE A PRECIOUS PUBLIC ASSET-**

This property was initially bought by the City of Evanston for the citizens of Evanston for the parkland and the beachfront. The mansion was not purchased for the benefit of a private developer or business or any such use that invariably will negatively impact the experience of the property's public uses. The public lakefront is Evanston's most valuable asset for the benefit of its citizens and it should never be privatized for the commercial profit of the few. The public value of the many and varied potential uses and public enjoyment of the mansion, its ancillary structures and the grounds far outweigh the cost figures for renovation and operation. The truth of this statement was demonstrated by the results of the citizen survey. The survey indicated that: 1) the citizens do not want the Harley Clarke property sold or leased to a commercial developer for residential or commercial uses; and 2) citizens want the city to maintain ownership of the property and/or lease it to a non-profit organization for public use in perpetuity. The Harley Clarke Citizen's Committee focused on an opinion seeking process. Therefore, recommending the citizen's choice for public use is the obvious and best recommendation that we can make to City Council.





06/03/2015

To the Council, Committee and Evanston Public:

It has been a great pleasure to serve on the Harley Clarke Citizen's Committee for a cause I am very passionate about.

The past 4 months have enlightened me as to how important this landmark is to the Evanston Community. I've learned the concerns as well as desires of our people and have tried to take all into consideration when selecting my decision.

It is very difficult to hear all possibilities in a 10 minute presentation. I felt it advantageous to explore options of interest a bit further. Research has caused me to choose Option 4 utilizing Convexity Properties.

Convexity's goal is to create a win-win scenario that will please Evanston residents and be financially feasible at no cost to the city. Their quote, "Tell us what Evanston wants... and we will do our best to make it happen".

Listed are **pros** for decision:

- **Restore the building and keep its history at no cost to the city.**
- **City owns land**
- **Minimal green space utilized**
  - The existing analysis conducted assumed an "L" shaped building addition. This hypothetical plan was chosen because it did not require additional parking; allowed the addition to stay below the height of the mansion; and allowed unchanged pedestrian access to beachfront.
  - Please note: Underground parking, if desired, would increase costs. The offset would be more senior housing units (building upward) to keep green space. If Evanston approves, this action can be taken as well.
- **Public Use**
  - Configuration could allot for Concerts (NU music students), public boutique dining ( coffee shop/cafe', restaurant), educational seminars, workshops, game nights, etc.
  - Public events would take place on 1st floor and the grounds
- **More consistent occupancy** vs. "how many occupants can we house" for a hotel structure. Allows a senior living community to be smaller, less dense, and a significantly lower impact on traffic and parking than a hotel.
- **Job creation**
  - Dependant on size and housing unit number; the minimum of 20 full-time employees plus engagement of 3rd party local services (food, real estate, housing services, etc.) typically coming from the local community would assist in running the establishment.
- **Income to city**
- **Limited traffic**
- **Long Term Management**
  - Convexity would own the building and enter into a management agreement with a best-in-class senior living management company to operate it. These management agreements are very stable and customarily structured for terms of 10 years or more. The management company would operate under its brand, not Convexity's.

- Convexity has already made contact with Mather Lifeways to determine interest in management. When timing is appropriate, Convexity would contact additional companies to find the best fit.

- **ADA Compliance**

- For the use of Senior Development, Convexity has factored into their feasibility analysis for an ADA compliant plan. Adding elevators, widening stairwells, renovating restrooms and improving wheelchair accessibility will bring the building to where it needs to be for such a plan.

- **Convexity is Ready to Go!**

- Convexity could close on the purchase of the building in as little as 30 days from City design and plan approval.

Listed **cons** for decision

- **Establishment would be a For-Profit business** possibly under the Cook County Class-L Tax Incentive. This reduction would return to regular assessment level in the 13th year of operation.
  - This is not a total con, however, it is known that the city would receive limited taxes early on. Any private use, including hotel, would likely apply for this tax incentive, which is revenue generating vs. the alternative of a public use creating expense and not generating any revenue.

If there were a choice Option 3 , Commercial/Hotel use would be a selection as well. However, inconsistency leads me to wonder if the building would be utilized enough for it's worth... even with no cost to the city. A Senior residential plan seems to bring a bit more promise; as long as it entails a portion for public use. Understand, this is the only option I would chose for residential use.

Thank you all for your time and appreciated interest in our "Mansion on the Lake".

Dawn Davis-Zeinemann  
Harley Clarke Citizen's Committee Member

**Amina DiMarco**  
**Harley Clarke Committee Member Recommendation**

I appreciate having the opportunity to serve on this committee, and to submit my recommendation for your consideration.

Based on the public input and committee evaluation, I recommend that the City demolish the mansion and convert the property to open parkland, sell all architecturally significant materials and chattel, and lease or gift the exterior Jens Jensen Gardens, coach houses and adjoining greenhouse to an entity dedicated to their preservation and renovation for economically sustainable public use.

The following priorities emerged as a result of our process:

No Sale of Parkland  
Retention of Property for Public Use  
Preservation of the Mansion and Gardens  
Minimal or No Cost to City

My recommendation addresses these priorities. It minimizes City/public expense and liability, avoids the sale of parkland and retains public domain. Limiting the lease/gift to the coach houses, greenhouse and gardens achieves several purposes. The burden of the entire estate proved to be too large for the previous lessee and the City, leading to the neglect of the gardens, coach houses and greenhouse. The coach houses and greenhouse are manageable in size. They can be operated to provide suitable programing space for public or commercial use. Additionally, the cultural relevance of the Jens Jensen Gardens exceeds that of the Harley Clarke Mansion itself.

Thank you for your time and consideration. If the City Council chooses to take the recommended approach, I am committed to volunteering my time and energy to the process and project. It was a pleasure serving on this committee, engaging with our citizenry, woking with my fellow members and Alderman Rainey and Grover.

**Harley Clarke Committee Member Ranking of Options**

- 1 - City demolish mansion, redevelop as parkland
- 2 - City retains and renovates mansion for public use
- 3 - Sell or gift building to a PNP/Foundation for restoration & public use
- 4 - Sell property for boutique hotel, event space, & restaurant
- 5 - Sell property; redevelop site under residential zoning

June 8, 2015

Dear Mayor and Members of the Evanston City Council,

After careful consideration, I have reached the conclusion that the most viable option for the Harley Clarke Mansion is for the City to sell the building and land and allow it to be renovated at the owner's expense for a publicly accessible commercial use, such as a boutique hotel, event space, and restaurant.

During the last 4 months I have witnessed firsthand how genuinely passionate people are about Evanston, the lakefront, our history, our values, and our future. I have also seen how receptive people are to having their voices heard and to being able to share their opinions and perspectives.

In the end it has become clear to me that the fate of the Mansion depends on what value or set of values one holds most important. Is it maintaining the mansion in the public trust in perpetuity? Is it preserving an old but once beautiful building? Is it creating more green space? Is it generating ongoing revenue? Is it creating jobs? These and other value-based questions must be answered in the context of the Mansion and the City at-large.

#### **The Key Question: Funding the Renovation / Re-Purposing of the Building**

Assuming the building is to be saved and not demolished, the question arises where the financial resources should come from to renovate this structure to meet an acceptable, publicly accessible function. The City? The Private Sector? Generous donors? A foundation? A new community-based organization? Equally important, does the money even exist from any of these sectors/entities to create a function of public value?

#### **General Funding Suggestions**

Those advocating for the City to retain and renovate the Mansion for public use (Option 1) believe one or more of the following statements. (1) The building can be repaired/renovated for significantly less than the figures cited in the IDNR and Pritzker proposals. (2) Revenue exists within the City's budget to renovate and maintain the building. (3) The City can find another tenant who would renovate the property and pay a market rate for its use. (4) The City can raise funds from donors for the repairs/renovation. (5) The City can raise taxes or issue a bond to generate the revenue necessary to keep this a public asset. (6) Residents can volunteer their time and talent free of charge or at significantly discounted rates to repair/renovate the mansion. (7) The renovation of the mansion can occur in phases over many years, and use apprentices from ETHS and elsewhere.

Generally, advocates for Option 1 believe that if it's not financially feasible for the City to repair/renovate under Option 1, then the City should gift (but maintain ownership through a long-term lease) the building to a non-profit or foundation, such as a community group like the Harley Clarke Revitalization Project (HCRP). If the City Council selected this Option (#5), the HCRP believes it could raise at least \$3M to repair, renovate, and repurpose the building to serve as a community cultural center, and that the building could then be self-sufficient through user and other fees.

For advocates of Options 1 and 5, the value that is most important to them is that the Harley Clarke Mansion remains forever in the public domain. In fact, many of the advocates of Option 1 and 5 would rather the building be demolished and converted into parkland than sold and converted into a publicly accessible function such as a hotel, event space, and/or restaurant. On an emotional level I think it's an appealing idea that the building

remain publicly owned and operated. However, I cannot reconcile that with the financial burden this will place on taxpayers, particularly in light of other more pressing City needs, and why we should expect a different outcome from what's occurred over the last 40 years relative to the maintenance and upkeep of the building.

### **My Position**

At some point during the debate over Harley Clarke – perhaps when the yard signs went up that said, “Parks are for People, Not for Profit” – a pervasive, yet I believe false, premise solidified in the minds of many: private development and public good cannot co-exist. As one of the participants in this process noted, “Private development and public good are not binary choices. Open minds can find reasonable compromise.” For this reason I believe the City selling the mansion and land and allowing it to be renovated for a commercial use, such as a hotel, restaurant, and event space, is just such a compromise between private enterprise and public benefits. (Note, any such sale must exclude the beach, dunes, and access to the beach; restore the Mansion and Jen Jensen gardens; contain covenants to ensure that the use of the property must be maintained even upon subsequent sale of the property; retain or expand parking for beachgoers; and limit noise and congestion for nearby neighbors. Additionally, the City Council ought to investigate a land-lease. However, a land-lease should not be non-negotiable condition.)

Assuming a reputable acquirer were to step forward, I support Option 3 because it restores the building at the expense of the owner (and not the City); the quality of restoration will likely exceed that which can be done by the City or community-based non-profit; the building's function would be publicly accessible, meaning it would be available to the public to dine, lodge, or hold an event; and it would eliminate the City's financial and legal risk associated with owning this asset. Furthermore, this solution would generate one-time revenue, plus property, sales, hotel, and liquor taxes, valuable revenue streams that could be directed to other more pressing needs in town related to education, social services, affordable housing, parks and recreation, etc. This solution is also aligned with the City's Strategic Plan agreed upon by the City Council and would create good jobs. Lastly, this solution would create a one-of-a-kind amenity on the lake, something that doesn't exist anywhere in Evanston or up the shore.

I also favor this option because the Mansion and grounds remain publicly accessible (something that would not likely occur under Option 4), and does not siphon community fundraising efforts from other worthy causes. While gifting the building to an established foundation with a track record of preservation, such as the Chicago Botanic Gardens or Driehaus, is appealing from a preservation perspective, it's unclear how likely this is given that neither entity nor similar ones responded to the City's Request for Information (RFI) in 2012.

In closing, as a participant in this process said, “We need to live in the world as it is, not as we would like it to be.” This does not mean that we shouldn't be idealistic and aspire for better, but it does mean that we can't roll back the passage of time and unburden ourselves of all the other problems, budget constraints, and prior commitments that need to be addressed in our community. Selling the mansion for a publicly accessible use, such as a boutique hotel, event space, and restaurant/café, generates many public benefits with modest sacrifice. To me, this solution seems like the realistic, sensible middle ground in this debate.

Sincerely,

Stephen H. Hagerty  
Chair, Harley Clarke Citizens' Advisory Committee

June 8, 2015

Madam Mayor and Members of City Council,

I would first like to thank you for giving me the opportunity to contribute to this process regarding the future of the Harley Clarke site and structures. I recognize and respect the many variables in this conversation, and have throughout this process taken care to keep an open mind and tried to maintain a holistic view of the impacts not just to the property but to the fabric of our community.

I appreciate the time and attention to the work you do as Aldermen and Alderwomen and I thank you for your dedication to that responsibility. I would ask that you also approach your evaluation of this body of work and the assembly of public comment included in this commissions report with the same open mind that this commission has been asked to approach the evaluation and discussion of the options for solutions.

Our charge was to evaluate and recommend viable options for the use, development or rehabilitation of this property to City Council. For the past 4 months we have collected public comment as well as captured detailed discussion as a committee as it related to the viability of most if not all of these in the context of "the options" which are described in the report before you. It is my hope that from this body of work the council and staff may craft an informed RFP for the property in the very near future. I urge the council to take the momentum of this discussion and the attention it may have gathered to solicit viable proposals from qualified parties regardless of the option council elects to pursue.

In the end I am pleased with the work done by this committee and honored to have been a part of it. It has both given voice and platform to established positions on this matter but also to many others who fall between the extremes and has now collected and recognized to many more variables for consideration.

After much reflection and many conversations with community members from many angles of this issue I come to the conclusion that the core issues at hand here are similar between the groups. We all wish to see the building and gardens preserved, we all insist that it remain an accessible part of our community and most importantly we all seek to protect its valuable and prominent role on our lakefront and in our community.

As a 2-term member of the preservation commission, I cannot place enough emphasis on the value of the historic fabric along our lakefront, Sheridan Road and throughout our community. We are surrounded by outstanding examples of architectural history and its evolution in every ward of our community. The Sheridan road corridor and lakefront represent only a snapshot of that richness. As I say that, I will also caution that this is not to say that all that is old is sacred as some might believe of broader preservation goals. I am a strong believer in preservation as an economic engine and that the continued evolution and stability of our historic fabric clearly reflects that growth and change over time. Both remain vital to local property values as well as to the identity of our community. The structures and gardens of the Harley Clarke site are valuable for many reasons. They are clearly valuable both for the physical impression they make but also for the social history they carry. When the historic district nomination was crafted

many years ago these structures and gardens are cited for their importance to the district and Evanston's broader community context. For that reason I urge council to pursue a path that respects the grandeur of the site, its significance as a local resource, and the economic benefits that may come with preservation and adaptive reuse of this property.

After much consideration I urge you to pursue option 3 in which the building, gardens and site are most likely to be preserved and renovated with the greatest care and intent. I believe that this option affords our community the greatest opportunity to mutually benefit from the value added to that property through investments, added jobs, revenue and amenities available to the general public. This option would maintain access to the site by our community for events, dining and leisure all of which remain consistent and common threads through all of our discussion with so many of our neighbors who have participated in this process.

While I remain concerned about the future of the property should any proposed endeavor fail, I urge the council to consider within the RFP for the sale of the buildings but maintain an option for a transferable long term leasehold for the land which may be more acceptable to some potential investors and in keeping with many of our community voices rather than an outright transfer of ownership for the land. I believe that many of the requirements for access and parking included in the initial RFP should be again included and perhaps refined to reflect more accurately the desire and input of the community for public use of the land and gardens surrounding the buildings. The opportunity herein to develop a public/private solution for this project and property which allows commercial development fulfilling a desired use and continued access to this property is not only a way to boost the economic growth in Evanston but also to signal to others that our community is willing to participate in the continued growth of our city.

While the record will show that my interest in option 5 was noted early in this process and I continue to see great benefit in this option I find that the funding and operational stability of such a future for the building and property is not as certain as the benefits it may offer as a conceptual solution. I would encourage council to develop an RFP for this option as a secondary solution. This RFP should incorporate strict and considered parameters for not only business plans and financing but also for alternative strategies for future stability should the initial endeavors for fundraising and project path falter. Should such an option succeed in the near term I would argue that we as a citizenry are owed as much confidence in the longevity of the plan in 5 years and beyond as we are assured at its introduction.

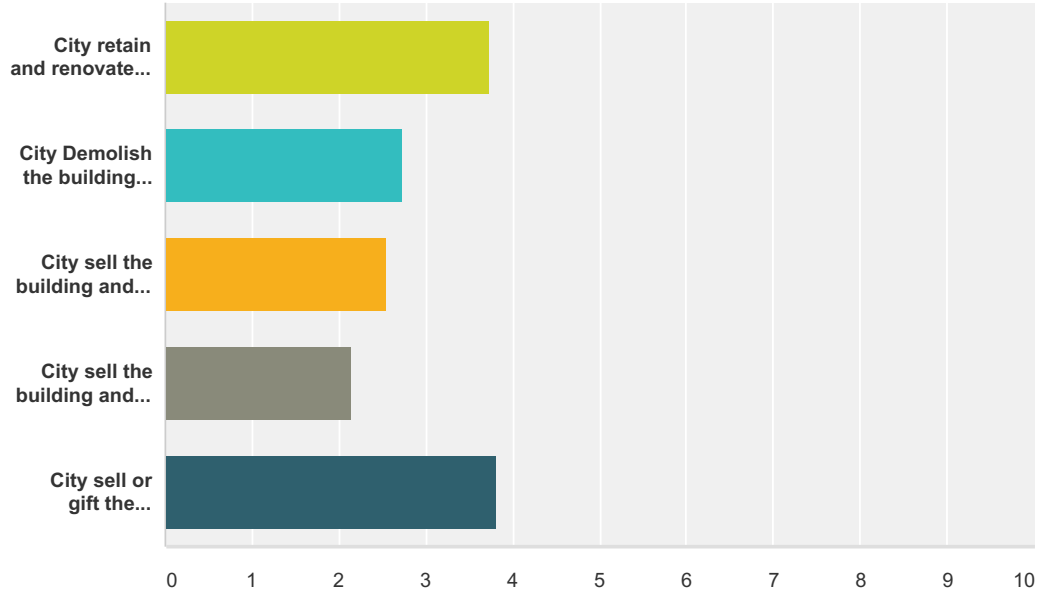
Respectfully,

Garry Shumaker

Harley Clark Citizens' Advisory Committee

**Q1 On a scale of 1-5 where 1 is your most preferred option, please rank each of the options identified by the committee:**

Answered: 1,375 Skipped: 0



	1	2	3	4	5	Total	Score
City retain and renovate the building for public use	38.47% 529	27.93% 384	13.45% 185	9.60% 132	10.55% 145	1,375	3.74
City Demolish the building and redevelop the site as park land	12.29% 169	16.15% 222	29.89% 411	15.71% 216	25.96% 357	1,375	2.73
City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space	18.62% 256	8.00% 110	16.22% 223	24.29% 334	32.87% 452	1,375	2.55
City sell the building and land, and allow the site to be redeveloped under residential zoning, including senior housing	2.33% 32	10.18% 140	15.93% 219	43.05% 592	28.51% 392	1,375	2.15
City sell or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use	28.29% 389	37.75% 519	24.51% 337	7.35% 101	2.11% 29	1,375	3.83



**Q2 Do you have any other comments, questions, or concerns?**

Answered: 702 Skipped: 673

# 2015 Harley Clarke Survey

## Q3 Who are you?

Answered: 1,375 Skipped: 0

Answer Choices	Responses	
Name	100.00%	1,375
Company	0.00%	0
Address	99.27%	1,365
Address 2	0.00%	0
City/Town	99.85%	1,373
State/Province	99.71%	1,371
ZIP/Postal Code	99.93%	1,374
Country	0.00%	0
Email Address	100.00%	1,375
Phone Number	100.00%	1,375

red option, please rank each of the options identified by the committee:					Do you have any other comments, questions, or concerns?
City retain and renovate the building for public use	City Demolish the building and redevelop the site as park land	City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space	City sell the building and land, and allow the site to be redeveloped under residential zoning, including senior housing	City sell or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use	Open-Ended Response
					My only comment is that the beauty of Evanston continue moving forward. This is a fantastic community and we must think on a global basis, yet act locally. Evanston makes the Chicagoland area richer.
3	2	4	5	1	
2	3	5	4	1	
2	5	3	4	1	
					The building is a significant asset for the city and should be treated as such. Because it is a city landmark, it would be a violation of the public trust to demolish the Harley Clarke mansion.
1	5	3	4	2	
					We must somehow find a way to preserve this architectural and historic landmark treasure.
1	3	5	4	2	
					The Evanston City Council continues to destroy the uniqueness and beauty of this city. How can you possibly even consider putting a hotel or event space, or squeezing senior housing or any kind of residences into a space that should be preserved for all the city. You've destroyed the skyline by continually allowing monstrosities to be built that don't even come close to complying with the building codes. You've made the downtown area parking situation such that I no longer want to go downtown. The city is so congested that getting from one end to the other is interminable. Every time you sell us out you say it will help lower the property taxes...and it never, ever does. Our streets are an abomination. Driving on north sheridan road is like driving in a war zone.
1	2	5	4	3	
1	3	5	4	2	
2	5	3	4	1	
1	3	5	4	2	
					The City should not allow valuable lakefront park space to be sold for residential or commercial development. This issue was debated and discussed at length last summer and the opinion of the community was clearly against this development.
3	1	5	4	2	
					The original Pritzger proposal was undoubtedly the best option. Col. Pritzger has a proven track record of respect for aesthetics and ecology and was willing to spend the millions that would be required to save the structure. Under no circumstances should this lakefront property be redeveloped with cheap looking cheek to jowl houses resembling the recent Lincoln Avenue redevelopment.
3	4	1	5	2	

					Although I've shared my preferences of what may be done with the Harley Clarke property, I haven't had a chance to read details of various proposals or review cost estimates of the various alternatives. I do have concerns about the City retaining, renovating and maintaining the building, given that I believe there are other priorities of greater need where the City should allocate its resources.
4	2	3	5	1	
					I attended the presentations. I would like to see the property rented to a hotel user for 99 years with the building undergoing a building plan similar to that presented as senior housing plus underground parking similar to that formerly presented by Jennifer Pritzger.
5	3	1	2	4	
3	5	2	4	1	
2	1	5	4	3	Lakefront property is irreplaceable. To sell it would be a crime
3	1	4	5	2	
3	5	1	4	2	
4	2	1	5	3	
3	1	5	4	2	Please not a hotel or event space! The area isn't properly built up to handle that traffic load.
					Selling the building or land for any type of private development should ABSOLUTELY not even be considered a reasonable option.
1	2	4	5	3	
3	2	5	4	1	
3	2	5	4	1	
					Options 4 and 5 as identified above are only given a number because the survey required it; these options are absolutely not acceptable under any circumstances. This land must remain in the public domain and available for perpetual use by the public. This land and building must not be placed in private hands, which includes option 3 should only be pursued if the land and building stay in the public sphere. The sale to a private entity would be a clear betrayal of the public trust for current citizens and future generations. Too much lakefront is already in private hands and as a result not accessible to the public. This treasure must be preserved and protected and not be lost to the people of Evanston or others.
1	2	5	4	3	
3	5	2	4	1	
2	5	1	4	3	

					<p>We have to go all the way to the Illinois State Beach Resort between Zion and Waukegan, Illinois to stay in a hotel with a restaurant to be able to enjoy lovely views from our bedroom and take mid-night walks on the beach with our dog a-n-d we live right here in Evanston, which also is on the lake, but we can't do that here. Make a lot of money, reduce taxes too if Evanston owned it. One could have Weddings there, restaurants, a café or too; still have public use of the beaches, lecture/conference rooms to rent, al fresco dining, a live concert stage. And, when we have a yacht club, this will also be a nice venue for them. Of course, everything must be environmentally and ecologically sound for all the air and water creatures that already call that area their home. Our (the C of E) revenue would increase and our (the home/business owners) taxes would go down.</p>
4	5	1	3	2	
1	3	5	4	2	Beach must stay public
2	4	5	3	1	
					<p>I have many concerns as a resident of over 30 years and as a librarian and literacy outreach educator. Evanston needs to preserve natural and cultural spaces for their residents and for the communities that connect with us. As we know many natural biomes come together here including savannah, woodland, sand dune, and lake shore. The building itself is partially built from fossilized dolomite rocks found here that come from when the area was a prehistoric Silurian sea. The park and beach provide beautiful natural areas for families and individuals benefit from connecting with nature. The park and picnic area is filled with visitors. Our growing generations can see our lighthouse that once saved lives. We can stand on the land where our native americans who built their homes on the natural ridge that is now Ridge Ave. benefited from the woods and lake. Social scientists and educators have long proven how important sense of place helps our city to flourish in literacy and social health.</p>
2	5	3	4	1	
					<p>I would love to see a venue for dinner and drinks and year-round evening entertainment on our lakefront. Think lovely and big, like gardens to wander, lawns with adirondaks, patios with umbrellas, firepits to enjoy a cold night. Dare I say, a marina, too. The entire adjacent Lighthouse beach, pavilion, and lighthouse should be included in a coordinated and professional design, part public, part private, part preservation. Thinking only of Harley Clarke is short sighted.</p>
3	5	2	4	1	
1	2	4	5	3	

					How about lease the building for 25 years to a resident who will renovate the mansion, operate a bed and breakfast limited to five rental rooms, operate the coach house as a bicycle cafe with a bike recycling shop for local youth and use the green house with NU students to develop vegetable farming techniques. Could also host local events.
1	3	5	4	2	
1	2	4	5	3	
					I filled out the paper survey, but I ranked two of options as "5" - option #3 hotel and option #4 senior housing. Neither of these two options is acceptable. I filling out the online survey now, because I was told that the City may not count my paper ballot with two options ranked at 5. I had read that the City planned notifying people didn't rank order each item. If my two "5"s was a problem, I did NOT receive notice from the CITY that my ballot was completed incorrectly. However, to protect my vote on this matter, I'm submitting an online survey. Finally, the deadline ought have been set for midnight which is standard practice for online submissions.
1	3	5	4	2	
					The location of this property is irreplaceable. Under no circumstances should the City of Evanston relinquish it, particularly to a private concern or person.
1	2	5	4	3	
2	3	4	5	1	
					I would have preferred not to have to include "sell the building and land" in my rankings. I do not believe that the sale of the land should be considered at all, even as a last option.
1	2	5	4	3	
					Evanston should do all possible to retain and maintain this historic residence and Jens Jensen landscaped site, as well. The Harley Clarke House and site are unique. It would be a permanent loss to the entire community, should the property be sold. Leasing or selling the building, while keeping ownership of the property/real estate would be preferable to selling the building and the real estate. We are blessed with imaginative, productive, and visionary residents who can turn dreams into reality. Everyone needs to assume responsibility for providing resources for cultural and educational opportunities for the entire community. Individuals or groups who are party to agreements/contracts are obligated to fulfill their commitments, including oversight. Let's use our resources to provide this opportunity for Evanstonians and to assure that, in the future, Evanston will continue to welcome individuals and groups to the Harley Clarke Mansion to celebrate and honor the arts, the sciences, and -- above all -- the community.
1	3	5	4	2	
3	4	1	5	2	

					All private, for profit, commercial use options ( hotel, senior living, or luxury (or any) residential ) are TOTALLY UNACCEPTABLE. The public should NOT have been required to vote for any options that were unacceptable to them in order to be able to submit their vote. This requirement negatively affects the validity of the survey.
2	3	5	4	1	
					In truth, the only acceptable option, as far as I am concerned, is renovation of the building, and its preservation for public cultural/educational use. Many Thanks.
2	4	5	3	1	
2	3	5	4	1	
					This property should be preserved for public use, and not sold off to developers for commercial use. The best outcome would be to preserve the beautiful building for a community use, but if that cannot be done, the building should be demolished and the parkland should be saved for all (the public). The property should not be put to a private for-profit use, such as a hotel, senior living or residential development. If given an option in this survey, I would not have given any vote to any of these uses.
2	3	5	4	1	
1	2	5	4	3	Option #5 is not really an awful option, from my point of view.
1	5	4	3	2	Please keep it public!!!!!!
					This is a difficult situation as I know the city has little money to renovate. Considering other needs in the city, I prefer it be sold to an organization that would renovate it and keep for public or educational uses. This of course would keep the beach and park open at all times to the public. Demolishing the building can be costly too but renovating can be done over time and could bring jobs and revenue if sold for development.
4	2	3	5	1	
1	3	5	4	2	Please keep Harley Clarke public!
1	3	5	4	2	
2	4	5	3	1	
1	2	4	5	3	
					Any acceptable option must retain adjacent park and access to beach, and healthy trees on site. Re option of selling to org. for cultural or educational use, recipient must make building safe and adhere to building codes.
2	4	5	3	1	
					I thought there was an option for the city to sell the building for commercial use but to retain rights to most of the land and beach access? My main priority is that the land be saved for public use.
1	3	4	5	2	
3	1	5	4	2	
2	3	5	4	1	

					The beach and public space are an integral part of Evanston, and I deeply hope that they will continue to be available to Evanston residents as a public--not private--experience. Especially given the challenges of parking, I hope the parking lot will continue to be accessible to Evanston residents wishing to access the beach and park. I would be willing to contribute toward any special financial campaigns/fundraising that might be necessary.
1	3	4	5	2	
2	5	1	4	3	
2	4	3	5	1	
4	5	1	2	3	
3	2	5	4	1	
1	4	5	3	2	
					Discussing how we got here would be cathartic, but not very productive. The plain fact is that HC building is in bad shape and unsafe. Given the City's financial condition and especially anticipating a loss of revenue from the state, the City cannot afford to fix it or maintain it. If private dollars are available to preserve the building and generate tax revenue, that would be ideal. Otherwise, let it go and learn some lessons.
5	4	1	2	3	
1	3	5	4	2	
4	5	1	2	3	
					Why are the 2 points that involve selling the building & land for commercial/residential even still being considered? We already covered this ground over a year ago on the failed Pritzker deal - you know the people of Evanston are against this. Why is it still being discussed? This is wrong, and feels shady on the part of the committee!
1	3	4	5	2	
					Whatever choice is made, keep surrounding land available as public land and keep public beach access.
4	5	2	3	1	
2	4	3	5	1	
					The survey is misleading as it seems to imply that options 1 rated 3, 4 and 5 are somehow acceptable to me. They are not. And why are the renovation costs so high? \$260 per square foot for all 3 phases is extremely high. See, <a href="http://www.dcd.com/pdf_files/1207analysis.pdf">http://www.dcd.com/pdf_files/1207analysis.pdf</a> . Shouldn't you know the intended use before getting quotes?
1	3	5	4	2	
					It is time to get rid of the property that is expensive to up keep and repair. Our property taxes are high enough - we don't need to increase it for a place that is not all that useful or useable.
5	1	3	2	4	
2	5	4	3	1	
					Please keep this land public and don't set a dangerous precedent by selling it!!
1	2	5	4	3	
1	2	5	4	3	
					Building and land should remain in city hands for public use.
1	3	5	4	2	
1	2	4	5	3	



					Establish an RFP open to all with broad goals and a requirement of a \$3000 nonrefundable deposit. Include in the goals certain limited requirements including public access to the lake perhaps for a fee. generally historical preservation sought and compatible with the University campus. If owned by a corporate entity 25% of the board for the project can be appointed by joint designation of the city and University. Open meetings act will not apply unless the developer is a governmental entity. Annual reports will be publically available. Only Federal law will apply to labor rights offered by the developer. Financial and tax issues to be negotiated.
5	3	1	4	2	
4	5	1	2	3	
2	3	5	4	1	
					My main concern is that this beach remain accessible and as undeveloped as it currently is. This is the only beach my family utilizes and to lose it, the look of it or its access would be very upsetting. We moved to Evanston from the city and the lakefront was one of the draws, even despite the outrageously high taxes and home prices.
1	2	5	4	3	
					Yes, thank you. All the options except the first and last option are a "5" My concerns are that anything other than preserving this historic landmark as the City treasure it is will feel like an amputation of a part of what makes this Evanston. It really is our landmark with the lighthouse. And of course complete public use access to land and beachfront. thank you.
1	3	5	4	2	
					The building is in very poor condition and would be too expensive, especially for the tax payers of Evanston, to bring back to a reasonable state of repair.
4	1	5	3	2	
					Unlikely that any organization would want to put the money into renovating the building if they don't own it, but that would be my first choice. If a CAREFULLY CHOSEN commercial business takes the building, it would be nice to have a place to eat overlooking the lake. There is no restaurant/bar in Evanston to do that. Pritzger's hotel plan would've been a good solution.
2	4	3	5	1	
					The public lakefront land in Evanston should never be sold, and remain open park space.
1	3	5	4	2	
					Turn the Mansion into an events / wedding venue. This would bring in revenue for the city, and retain a landmark. Similar to the Newberry Library in Chicago, this could become a much sought-after wedding reception hall. There could still be space for a scaled back arts center or other community activities. Do NOT demolish this landmark; turn it into a real asset.
1	5	3	4	2	

					I strongly believe the building should be renovated for educational/cultural purposes, OR taken down to be used for beach use and further prairie development. UNDER NO CIRCUMSTANCES SHOULD IT BE SOLD TO A PRIVATE COMPANY OR FOR ANY COMMERCIAL USE, INCLUDING RESIDENTIAL.
3	2	5	4	1	
1	5	2	4	3	
					historically or architecturally significant. It will quickly become an eyesore if left unoccupied; in many ways it already appears poorly maintained with obvious broken and boarded windows, a failing roof, and rusted, dingy surfaces. The interior was not well preserved and much of the original moldings and hardwoods are not fixable and must be replaced, making restoration very expensive. The grounds, however, are historically significant and can be restored and maintained affordably. The drive and parking lot are dangerous for children with a never ending flow of frustrated drivers looking for parking. Removal of the building would allow additional space for safe pedestrian walkways to the beach and an optimized traffic flow. I live directly across the street from the site and see these dangers daily. Last, consider the benefit of driving southbound on Sheridan road and seeing the lighthouse from a new perspective, no longer obscured by the crumbling manor. Evanston has a mandate to preserve and increase public lakefront parkland. Privatization runs contrary to stated Evanston goals, and restoration - not part of the city's mandate - subtracts resources from
2	1	3	5	4	
					historically or architecturally significant. It will quickly become an eyesore if left unoccupied; in many ways it already appears poorly maintained with obvious broken and boarded windows, a failing roof, and rusted, dingy surfaces. The interior was not well preserved and much of the original moldings and hardwoods are not fixable and must be replaced, making restoration very expensive. The grounds, however, are historically significant and can be restored and maintained affordably. The drive and parking lot are dangerous for children with a never ending flow of frustrated drivers looking for parking. Removal of the building would allow additional space for safe pedestrian walkways to the beach and an optimized traffic flow. I live directly across the street from the site and see these dangers daily. Last, consider the benefit of driving southbound on Sheridan road and seeing the lighthouse from a new perspective, no longer obscured by the crumbling manor. Evanston has a mandate to preserve and increase public lakefront parkland. Privatization runs contrary to stated Evanston goals, and restoration - not part of the city's mandate - subtracts resources from
2	1	3	5	4	
1	2	5	4	3	
5	1	2	3	4	
3	4	1	5	2	
1	3	5	4	2	
1	5	3	4	2	

1	3	5	4	2	
2	3	4	5	1	
2	1	5	4	3	
					I believe that public access to the beach and adjacent park area be maintained regardless of whatever the outcome is. I believe as much of the native beauty and charm of the area be respected, as the area adds priceless value to Evanston's access to BOTH peaceful places for respite in nature AND a vibrant shopping, dining, and cultural areas such as downtown, Central, Dempster, and Main Streets. Evanston's unique VALUE is in it's balance of nature and commerce.
2	3	4	5	1	
2	3	5	4	1	
1	4	5	3	2	
3	1	5	4	2	we should tear down and create a beautiful public area.
					Could city renovate for public use but also rent out a wonderful event space for weddings? Possibly lease out a high end restaurant a large North Pond cafe type restaurant in Chicago? Alternatively, attract a fitting educational association/museum/cultural entity, e. g. Great Lakes Science Museum, etc. children's science museum. Concern would be if city allowed any large annex to be built or parking structure.
1	3	4	5	2	
1	3	5	4	2	Do not let NU get their hands on it. Otherwise it is as good as gone to the community.
					The site and the building should be available to the public. It's a unique space on the lakefront of historical value and deserves preservation. A treasure for Evanston and open for public enjoyment, education, and conservation of parkland. Minimize environmental impact.
2	3	4	5	1	
5	4	1	2	3	I think Pritzkers' idea of a boutique inn with a restaurant is the best.
4	5	1	3	2	
2	5	3	4	1	
					Beach access, park must remain for residents of the area. Traffic and potential congestion should also be taken into account with choice made. I recently moved from area and will include former address below
1	4	5	3	2	
1	3	5	4	2	
					This site should remain publicly owned. There could be restaurant space leased for private entities to run. Also, this would make a great space for Evanston to build an indoor pool and gym for it's residents.
1	4	3	5	2	
2	3	5	4	1	
					the most important part is to preserve the park and beach and dune land, then the house. That beach is precious to evanston residents.
3	2	5	4	1	
					Don't sell or allow any commercial private development on or around the property. Light house beach is far too valuable an asset to even consider anything but public use.
3	1	4	5	2	
1	5	3	4	2	
1	4	5	3	2	
					Demolition ensures the land will be available for all to use for the long-term
2	1	5	4	3	

4	1	3	2	5	As with the Arts Center, a cultural organization does,nt have the where with all to maintain such a building.
1	4	5	3	2	
3	2	5	4	1	I do not believe the should or can take on the expense of renovating this bldg. However I would prefer that if the property is sold the property still remain public.
1	4	5	3	2	I really don't know the current condition of the building but it certainly seems like it is worth preserving. How about leasing the building as an option. The city should not sell off assets to greedy developers! I remember when the city wanted to sell city hall- said it was in hopeless condition, etc. Well suddenly there was a new roof and masonry repairs and we still have the asset!
3	2	4	5	1	
2	5	3	4	1	
1	2	4	5	3	
2	3	5	4	1	
2	5	1	4	3	no
1	3	5	4	2	
2	3	4	5	1	
2	1	3	5	4	
2	3	5	4	1	
1	4	5	3	2	No, thanks for asking our opinion. Keep it for the public or seniors or park. Don't even want to consider a commercial use.
5	4	1	2	3	
1	5	3	4	2	
3	5	1	4	2	I think the most important goal is to preserve the mansion in some form even though it may be necessary to do it through private use like hotel or event space which is open to the public.
2	1	4	5	3	
1	3	4	5	2	I don't have strong opinions on the ranking of what I rated as options 1 - 3 above. They all sound fine, and it depends on costs and other circumstances. The main point is that the area should remain public. What I rated as 4 and 5 (commercial and residential) I consider really bad options.
1	2	5	4	3	I think another idea is to retain & development for public use and consider razing existing building and replacing with modern structure to meet similar needs of the community ( classes meetings programs etc.
1	2	5	4	3	
1	4	3	5	2	
1	3	5	4	2	
4	3	5	1	2	
1	2	5	4	3	Whatever keeps the assets part of the city and not privatize d
1	2	4	5	3	I do not know if it is reasonable to renovate. If the cost to maintain safety and reasonable use is foolish then it needs to be declared beyond the city's resources. The land absolutely needs to remain publicly owned and use of the beach and access to the Lake must be maintained for all families now and into the future.
1	4	5	3	2	
4	5	1	3	2	
1	3	5	4	2	Evanston needs to reign in the crony capitalism and municipal corruption.

2	5	4	3	1	It is such a special place-- whatever is done, beach and park access must be maintained..
1	3	5	4	2	
2	1	5	4	3	Highest priority is to keep the site available for public use, with or without the building. Second priority, given financial constraints, is to minimize cost. Unless the building could be used as a net revenue generator while available for public use, it is probably cheapest to demolish the mansion.
5	3	2	1	4	Since this is a unique cultural part of Evanston it should be used by District 65 for the education of students.. and paid for with the District 65 budget
1	2	3	5	4	A first class dining experience on the lakefront would be lovely in a renovated building owned by the city and leased to trusted and well-known restauranters.
1	3	5	4	2	I can not endorse the last two options, as I could never accept either one. I am not happy about number 3, either, but it is better than the other two.
2	1	4	5	3	
1	3	5	4	2	The only option that I support is one that keeps the building, park, land, lighthouse and lakefront in the PUBLIC domain. Any commercial use of the beach, land, park, mansion or lighthouse is not in the best interests of Evanston residents. Chipping away at a community's history (Mansion) and natural resources (beach) will eventually destroy the reason that a community (Evanston) is so desirable and valuable in the first place. To those that say it's too expensive to renovate and preserve: get your facts and priorities straight-- preservation will maintain Evanston's heritage and pay off for years to come. No one wants to live in a city where PUBLIC lands are sold to the highest commercial bidder for a short term gain and supposed solution. I grew up in Evanston and one of it's main selling points (among many) is the lakefront. No one moves to Evanston for the hotels! To the Mayor and the Committee: have some guts and do what's right- preserve the Clarke Mansion, beach, lighthouse and park. Thank you.
4	3	1	5	2	
2	4	3	5	1	
2	3	4	5	1	
1	3	5	4	2	I am a member of St. Matthew's Episcopal Church. We have been using the property behind the mansion for our summer services for a number of years. It's very important to retain this property as park land.

					While I favor the last option of gifting the building to an organization that would renovate it for public use, I have concerns about the ability to raise the funds necessary to renovate the building. Therefore I would give the non-profit organization a specified period of time (say 2 years) to raise the funds necessary for the renovation and if it failed to meet the targeted level of funding, then choose the option of selling the building for tasteful renovation for commercial or residential use.
4	5	2	3	1	
5	4	2	1	3	
1	3	5	4	2	
					this is a difficult decision and I appreciate all the work and thought that has gone into this. As a "townie" I would hate to see the site used for a hotel or other space that would be enjoyed by a few.....
3	1	5	4	2	
					You were wrong to block Jay Pritzker's attempt to turn this into a beautiful, boutique hotel. Incredibly short-sighted and narrow minded.
5	4	1	2	3	
1	3	5	4	2	
3	2	5	4	1	
1	2	4	5	3	
1	2	5	4	3	
					I strongly support renovation with a commitment to public use. It is a gorgeous space that should be made available to the public. I strongly oppose selling for redevelopment or demolishing the property! The conservatory, the Jens Jensen gardens - it is a precious, historic resource that the public should be able to learn about and enjoy. Selling this property off for the exclusive use of the North Shore elite (sure, I'm guessing at the outcome of that option) seems contrary to Evanston values.
1	5	4	3	2	
					I thought the Round Table article about this landmark being retained by the city but utilized as an attractive, welcoming lakeside restaurant demonstrated an excellent use, as it fills a much needed niche in our available venues. .
1	5	3	4	2	
1	3	4	5	2	
2	3	4	5	1	
1	5	3	4	2	
					We should do whatever we can to keep Lighthouse Beach what it is today. I love the idea of having a place to have events but think that could and should be managed by a not-for-profit instead of the city.
2	5	3	4	1	
2	3	5	4	1	
3	2	1	4	5	
1	4	5	3	2	
4	5	1	3	2	
					My concern with my option one is cost. I can settle for my option two.
1	3	5	4	2	
1	4	5	3	2	
5	4	1	2	3	
					I only want to rank Demolish the building and develop the park land
2	1	4	5	3	
5	3	1	2	4	

					You should have allowed us to use the #5 more than once. I think several of the options should be classified as "worst idea ever!" We need to start taking care of some of these old assets. They are a large part of our history and the citizens care about our history and assets. I don't think they really care about investing and/or giving \$200,000.00 to private businesses (ie: Waffle House), we are not a bank. I think a good amount of Economic Development money should be redistributed to capital improvement projects.
1	3	4	5	2	
1	3	5	4	2	I would prefer the building be demolished and site developed as park land rather than be sold to developer for commercial use.
4	3	1	2	5	Consider sensitive and limited expansion of parking capacity designed and landscaped to minimize visual impact, reducing neighborhood parking and the need to cross Sheridan Road.
4	5	1	3	2	I like that the beach will always remain public access, but I do not feel that an more public money should be used for the building renovation, etc.
2	5	3	4	1	Restored, this building will never be an eyesore. It is a beautiful example of living, architectural history. It is a feast of design, materials, details, and period specific spaces. How many comparable, historic public buildings of this quality in and around Evanston are left to us to explore, experience and enjoy? We don't live nearby and its minimal handicapped accessibility has posed problems for our family member who uses a power wheel chair, but we are never disappointed when we visit.
4	1	5	3	2	
5	3	2	4	1	
1	2	4	5	3	Major priority: retain public access to all of the property.
2	4	5	3	1	Don't sell it to a wealthy investor who is trying to purchase the site for a fifth of its value. The site is worth at lease \$1.5 million per acre.
1	5	2	4	3	Do NOT tear down this building!!
2	1	5	4	3	I would hope that the city could continue to own this land and use it as park!!!!
2	3	5	4	1	
2	5	1	3	4	I think Evanston missed an opportunity with Col. Pritzker.
1	4	3	5	2	

					I do not feel, as a citizen, I can accurately access what is the overall best solution. In a perfect world the answer is easy: Free Evanston beaches, proper safety in place, the beach and mansion are protected for public access forever. But I am also a tax payer - and so I must allow professionals to access the balance of impact on our city budget and the gain it offers to the community. If the arts center had maintained the building as agreed 40 years ago - we would not be in this position to begin with. Common sense suggests a marriage of commercial space ( either government or not) and public lands for beach access will be the best arrangement.
5	3	2	4	1	
5	1	2	3	4	
2	1	5	4	3	
1	2	4	5	3	We need to preserve the beachfront property in Evanston
3	5	1	2	4	I would also be in favor of the original plan which had the building under a long term lease. This is strangely not on your option list. I am fine with development but not sale of the property. I think demolishing the structure is best option.
2	3	5	4	1	I am against residential and commercial zoning. Public use must be retained.
1	2	5	4	3	
2	5	3	4	1	My primary concern is the city's record of poor stewardship and believe the Clarke house and Jensen landscape is worthy of restoration and preservaton for an adaptive re-use. I believe a sixth option should have been considered for a 99 year lease.
2	1	5	4	3	Has a partnership between city and NU been considered to redevelop site for academic/public use (eg visitor center focusing on the study of the Great Lakes)?
2	4	3	5	1	Renting for commercial use such as a hotel or event space would be my 3rd choice if it were an option. Once sold there's probably no getting it back so I hope the decision made is not short-sighted. (Tearing the mansion down would be very sad - I was not sure if rezoning for residential use means it could be torn down so I made that my last choice.)
2	1	5	4	3	Parking for beach/park/and handicapped play ground is already next to impossible in nice days. Tear it down and provide more green space and more parking to enjoy the green space. Eliminate "art" installations on the lawn.
2	3	5	4	1	Having some sort of a dining establishment would be wonderful.
1	3	4	5	2	None
2	3	5	4	1	
1	3	5	4	2	
5	2	1	3	4	No.



					<p>Selling the building (and land) for ANY private purpose is NOT acceptable, be it residential or commercial. This is a breach of public trust. Our city's most important asset is the lakeshore and privatizing it goes against all citizens' best interests. Making it into a privately-run event or hotel space will mean that many will not longer have access to the lake views we once could enjoy for free, simply by visiting the EAC. This survey should also allow us to underscore which of the options are not acceptable, as ranking does not convey this. I hope the results of this survey (how many people selected each option as their #1 choice etc).will be publicly posted and distributed to all subscribers to Evanston email news blasts. We should not have to hunt on assorted web pages to locate this information. (Especially since, as taxpayers, we are funding these sorts of surveys).</p>
1	3	4	5	2	
1	3	5	4	2	
1	5	3	4	2	
					<p>The building is too special to tear down. It would be great to combine somehow with the next door Lighthouse.</p>
2	4	3	5	1	
5	4	1	2	3	
1	3	5	4	2	<p>This is a treasure that needs to be saved and used for future generations!</p>
					<p>Beach access must be preserved as public space. but I do think, with strict parameters, the building could be developed for commercial use that would benefit residents and guests alike--a restaurant, a gallery, a B&amp;B, etc. Our lovely town could benefit from a water-front restaurant and event space.</p>
4	3	1	5	2	
2	5	4	3	1	
					<p>I support the work of the Harley Clarke Citizens' Committee under the leadership of Steve Hagarty. My hope is that options will be narrowed and that further discussion, research and vetting of the top 2 or 3 options will be the next steps. I expect that while there may be some discussion fatigue, new outcomes may emerge as more focus is placed on options. On the other hand, that focus my further confirm the answers.</p>
5	4	1	3	2	

					<p>The fact that this survey forces me to even consider the sale of the land an option is offensive. I feel that selling the land should not even be considered. Simply retaining beach access is not enough to satisfy the need for public land and space. It is preferable to keep this historic landmark intact . Selling the property for commercial or residential use is likely to result in destruction of the current building . Even if the building were retained enjoyment by the general public would be significantly limited. Why isn't this building considered an historic landmark in the first place? If it is untenable to keep the building then the only acceptable alternative is return it to green space park land. I reiterate it is unacceptable to sell the property and land for commercial or residential use.</p>
1	3	5	4	2	
1	5	4	3	2	
1	3	4	5	2	
1	2	4	5	3	
					<p>If I had my way, the city would approach Pritzker and beg him to resubmit an offer and negotiate to keep the land public. It seems the process was so interested in vilifying the proposed project, few thought to negotiate what was a very interesting use of the land and building with a proposal with very deep pockets. Now we are left with these very limited and undesirable/costly alternatives.</p>
1	3	2	5	4	
1	4	5	3	2	
					<p>This survey is confusing and mixes apples and oranges by including the land for commercial developers but not for "organizations." It also doesn't include a possible lease to another entity such as a NFP. It also excludes a deal with an agency like IDNR which had considerable public support and makes sense. Finally, rank-ordering may not fairly reflect wide differences between a respondent's approval of the 5 options, and in particular may exaggerate the support for unpopular options. The surveymonkey design forces at LEAST a "4" for at least one of the commercial-development options when in reality many respondents would prefer to give that no support whatsoever. So this survey is better than nothing but it is flawed at best.</p>
2	4	3	5	1	
1	3	5	4	2	
1	5	3	4	2	
2	5	3	4	1	
					<p>I don't think we should be looking to make money here, but to preserve the building, if possible, for future use for the City. Obviously, we don't want the city to lose money so the options will need to be financially viable. If that's not possible, I would rather see a beautiful park here than a commercial building or a bunch of new houses.</p>
1	3	5	4	2	

					My main concern is the impact of this property on nearby communities. I *strongly* object to major commercialization of this area -- traffic, transient population, noise, crime, etc. -- all this will damage the beautiful part of Evanston. I don't care whether the property remains public or private; I don't care if the building itself survives (nothing special about that building); I just want to make sure it does not become a hub of unwelcome activity that would damage the nearby communities. Residential zoning is best, but no senior housing or other group housing -- single-family homes only! My top choice is turning this place into single-family housing.
3	2	5	1	4	
2	3	4	5	1	If the city sells or gifts the property to an organization, I think multiple organizations should have to pitch or draft proposals for the property that could be voted on in the public.
1	3	5	4	2	
2	3	5	4	1	
5	3	1	2	4	
					I grew up in Evanston and this building played such a huge role in my childhood. I know it's played a similar role in countless other lives as well. I want to see this beautiful building restored to a space that can be used to enrich the community's lives as it has for past generations.
2	5	3	4	1	
4	3	1	2	5	
1	5	3	4	2	
					Please do not give away our public park land especially anything near the lake. Ideation: Remove the mansion and replace it with lake front facing terrace for performing arts and community events. It would be a great place for people to sit (wheel chair accessible). You could use some of the stones from the mansion in the design.
2	1	5	4	3	
1	3	5	4	2	
1	3	5	4	2	
					Do the right thing and keep the building, refurbish it and use it as event space in the city. You can rent the coach house for a small restaurant and do events and meetings in the main building.
5	1	3	2	4	
1	4	5	3	2	
1	3	4	5	2	
2	3	4	5	1	
1	2	4	5	3	
1	3	5	4	2	
					I would like to say that selling the property commercial or redevelopment is not of any interest to me but your survey does not allow me to vote against these requests,
2	3	4	5	1	
3	2	4	5	1	
1	2	5	4	3	
3	4	1	5	2	
2	3	5	4	1	
					The Pritzker Hotel was a great idea. Really sorry the City let that one get away
3	5	1	4	2	

					<p>I was born in Evanston 60 yrs ago, Harley Clarke is part of the fabric of our community. It is a magnificent architectural gem that has graced our lakefront from my beginning. I believe we have a responsibility to protect and save HC from destruction. Other communities have been able to reinvent opportunities for reuse of their historic bldgs., i.e., Redfield House at the Grove in Glenview and the Cheney Mansion in Oak Park, both bring in considerable revenue hosting weddings, special events, etc. We, as a community are very fortunate, we have an incredible amount of parks, we truly are not in need of more green space which is the only thing we would achieve by tearing her down. Saving her and readapting the use and bringing in revenue for the city is a far greater achievement.</p>
1	5	3	4	2	
1	3	4	5	2	idvlike to see the building renovated and property remain public.
1	3	5	4	2	
2	3	5	4	1	
2	5	4	3	1	
3	2	4	5	1	
1	3	4	5	2	
1	4	3	5	2	
2	3	4	5	1	
2	5	3	4	1	
3	2	5	4	1	No
1	3	5	4	2	
1	2	4	5	3	
					<p>Although I listed selling or gifting the building to an organization that would renovate it for public use, I think this is a lofty and perhaps unrealistic option. I remain most concerned with the building itself and the costs inherent in repair and restoring the building to its former self. Frankly I do not know if this can happen without finding a private company that has the capital and desire to spend the money to repair the building. This may require a different function such as hotel where money can be made on the enterprise. But then the city will have to carefully make sure that the building is not demolished to make way for other structures.</p>
4	5	3	2	1	
2	3	4	5	1	
1	5	4	3	2	
					<p>The City should take Pritzker up on the offer to buy the building and convert it to a hotel/B&amp;B, where it will be open to the (paying) public and returned to the property tax rolls. Pritzker has done very nice renovations of other historic buildings. As a publicly owned building, it is "a solution looking for a problem" and will only continue to drain the City's resources.</p>
5	4	1	2	3	
4	5	1	2	3	
					<p>Don't know that the City needs that much recreation space. Seems like an odd retirement/senior space; poor ADA. I wish the City Council hadn't turned down Col. Pritzger (only person with enough \$\$ to do the job).</p>
3	5	4	2	1	

					I commend the group for creating option 5 (sell or gift building to an organization that would renovate and preserve). HarleyClarke.com Tremendous idea.
2	3	4	5	1	
1	3	5	4	2	
					If the building is given or sold to an organization that would renovate it for public cultural/educational use, then the City must make sure the organization has an income stream sufficient to pay the utilities and keep the building in good repair for a good number of years. All other options, with the exception of demolition, either require the City to retain the building and continue to pay its expenses or privatize it and lose the public property. These are unacceptable to me. Therefore, I see only two choices: 1) Sell or gift the building to an organization for public cultural/educational use; or 2) demolish it and develop it as open space.
3	2	5	4	1	
					How about leasing it to a Bed and Breakfast or similar situation that would rehab the building, sustain the character of the area and bring some revenue (taxes) to the city while allowing public access to the beach, dunes and lighthouse area.
2	4	3	5	1	
3	2	5	4	1	
5	1	3	4	2	
2	3	5	4	1	
					I grew up off of Orrington & still come back several times a year to enjoy Lighthouse beach & Northwestern events.
1	5	3	4	2	
					I grew up off of Orrington & still come back several times a year to enjoy Lighthouse beach & Northwestern events.
1	5	3	4	2	
					beach access and beach should not be sold under any circumstance. Neither should the sale of the land include the dunes or the adjacent Noah's playground area.
1	2	4	5	3	
1	2	3	5	4	
1	3	5	4	2	
					Please keep the lakefront for all to enjoy. We love our Lighthouse Beach and the beautiful grounds surrounding it along with the lighthouse. No commercial use.
1	2	5	4	3	
1	3	5	4	2	
1	2	5	4	3	
3	4	1	5	2	
2	1	3	5	4	
					The building can be demolished and maybe some of the cost deferred with salvage. There should be NO development of the site. This land should absolutely remain in the public domain as a park.
3	1	5	4	2	
2	5	3	4	1	
2	3	5	4	1	
5	1	4	3	2	
					Could the building and land be owned by the city, but leased out for multiple use including restaurant/banquet facility/event space? Could the city run it? I used to enjoy the Art Center. I still own a rental apartment in Evanston, but no longer live there. I kept aware of the Pritzker attempt at developing the site.
1	5	4	3	2	
3	4	2	5	1	

					I lived several years in Evanston, and I strongly feel that the land and building should and must remain public.
1	2	5	4	3	
					It's important that the building not be boarded up! Also, the city never should have allowed NU to destroy the woods and public access path just north of Clark Street beach for the pitiful sum of 75,000. And if they had to sell it should have been for a far more substantial amount that would have made it possible to renovate the Harley Clark mansion as well as have the means to cover other projects as well. More vision is needed to come up with a viable and long term solution that keeps the mansion as well as preserving the beach, the dunes and all the surrounding land.
1	5	3	4	2	
2	1	5	4	3	No
1	4	5	3	2	
1	5	3	4	2	
1	2	5	4	3	
2	1	3	5	4	
2	3	4	5	1	
					jobs, and as the alternatives all involve either expense or diverting City funds from other uses, I support selling the building to a private developer. I have not heard anyone articulate a public use that needs the building. Demolishing the building is expensive and given its location, a park is more likely to be used by our good neighbors to the north than Evanston residents. It is my understanding that Three Crowns had to expand (as operating a facility for only 50 people apparently isn't sustainable). Using the site for senior housing is unwise and unsustainable. I also wonder if the location would be desirable for senior housing. Being near the lake, the walks will be icy in the winter. It isn't near to shopping or entertainment. The residents may feel isolated. I am unaware of any organization that desires the building and could operate it without a subsidy. A boutique hotel will be an asset to the neighborhood, provide jobs, pay taxes, and keep tax dollars in Evanston. The only reason I would support demolishing the building is that it may add a modicum of traffic to the area. That said, it is only a few blocks from Northwestern's campus and I suspect the incremental traffic would not be
5	2	1	3	4	
					We live across Sheridan from Lighthouse Beach and take our son to this beach and park often. More than anything, this important community resource should be preserved for the residents, with a primary focus on the natural resources as opposed to the building. While the house was lovely in its day, it needs too much work, and as the only beach on the north side of Evanston that is publicly accessible, it is much more important to preserve that lake access for Evanston's residents. Any other use, public or private, deters from that.
2	1	5	4	3	
					City must retain ownership of the land...lease the land for say 20 years. That is why a residential use is an anathema.
3	1	4	5	2	

					I oppose any solution that rezones the property as residential or commercial and removes it from public use.
1	3	5	4	2	
					Feel strongly that the city should maintain the building and possibly lease some space for commercial use: eg. Starbucks; an upscale restaurant for evening use possible for wedding rentals. Also, using the building as a gallery for art works of Evanston residents may in fact maintain the intent of the building will allowing it to generate some revenue for the city.. Large scale commercial use or residential, including hotel, is a very unpleasant idea on the limited park land in Evanston.
1	3	4	5	2	
2	4	3	5	1	
1	3	4	5	2	
5	3	1	2	4	
1	3	5	4	2	
					The city cannot afford this white elephant. No organization should be allowed to take it over until they can show that they have the dollars to do the work.
5	1	2	3	4	
					I would demolish the current structure and redevelop a more cost effective beach access/recreational physical space on a much smaller scale for this park area.
2	1	4	5	3	
5	4	1	2	3	
1	3	5	4	2	
1	4	5	3	2	
1	5	3	4	2	
					I think it should be torn down & parts could be sold to builders etc. It would get the most use as a public park perhaps build a small cafe & beach rental concession
3	1	5	4	2	
2	3	4	5	1	
					I think this property should be renovated and used as a tourist attraction, rental space for weddings & private upscale events along with being used as a set for TV-film and photo shoots.
2	5	3	4	1	
					Senior housing is impractical there since it is not near stores or transportation
2	4	3	5	1	
					There should be no other option but these. The city should take responsibility for this significant site and do the right thing. If it can't or won't do that, I would hope some responsible organization would seize the opportunity to do the right thing -- renovate and preserve it for public cultural and/or educational use. I apparently had to check 3,4, and 5 but this is a forced option with which I do not agree--so consider my forced numbers meaningless.
1	5	3	4	2	
4	5	3	2	1	
2	4	3	5	1	
5	1	3	2	4	
1	3	5	4	2	
2	1	4	5	3	
					Keep lighthouse beach public! Of it sells, make sure there is iron clad legal language keeping lighthouse beach (as it is now) public.
5	4	1	2	3	
					Best use, no matter who owns the building would include space developed for the public to use for events/parties/gatherings, restaurant
1	5	2	4	3	

					I feel strongly that the entire property remain for public use. I also feel that the site should be rezoned to preserve this purpose and prevent other uses. The type of building renovation depends on the programming of the spaces within. What types of activities and uses have been proposed for this location? Can the mansion support sufficient revenue generating activities to pay for operations and maintenance costs, once the renovation is completed?
2	3	4	5	1	
2	3	5	4	1	
5	3	2	4	1	There is no budget for the City to retain ownership. There is hardly a budget for anything due to Rauner and Springfield.
1	5	3	4	2	It's a historical building with an ideal location. It should be a showcase for the city of Evanston. It's a shame that it has deteriorated to it's current state.
1	3	4	5	2	
1	3	4	5	2	
1	3	5	4	2	I think that the options that result in commercial or residential use, would be a serious breach of public trust.
3	2	5	4	1	The building is historic (and beautiful) but it is in a state of disrepair which will be costly to renovate. I don't want the city to lose control of this lakefront property. If redevelopment is the choice of the city and its people then we must be prudent in our decision making and be good stewards of our glorious lakefront. If we relinquish "ownership" - it's gone - can we ever regain custody - no.
3	5	4	1	2	if it is redeveloped, the architecture should be carefully monitored
1	2	5	4	3	
3	4	2	5	1	The mansion should remain available for the public to use, perhaps with a fee, but available for use. The city should sell as opposed to attempting to do this itself. Evanston has enough to do without adding the mansion to its task list.
5	4	1	2	3	Government assets should NEVER be sold to meet short term budget issues. The long term asset of public lakefront property should never be sold to private sector, period.
1	2	4	5	3	
1	3	4	5	2	
2	3	5	4	1	
1	3	5	4	2	Don't like options 3,4 or 5



					Although I ranked two so-called alternatives (4) and (5), sale and commercial use shouldn't even be on radar screen. This is an rare and precious spot that must remain publicly owned with uses that respect and protect the environment and offer opportunities for quiet learning and enjoyment. It is a travesty that the city would be considering anything else when it is handing large forgivable loans to private, profit-making corporations. There is clearly money available. If the will is there, there is a way. Let's put some substance behind the talk about a "livable" city and make the right choice.
1	3	5	4	2	
1	2	4	5	3	
2	5	1	4	3	
5	4	2	1	3	
1	2	5	4	3	
					Public lands on the lakefront are our city's best asset. Privatizing is a terrible idea.
1	2	4	5	3	
2	1	5	3	4	
					Please keep this lakefront land for public use!
1	2	5	4	3	
1	3	5	4	2	
2	5	3	4	1	
4	2	1	3	5	
					I do not believe that the City should sell the land for private residential or commercial development. I wish it had been possible not to have to rank them since I believe that it gives them unwarranted legitimacy. Selling public park land for private development is bad public policy. In a town where we have so little open space to begin with, it is hare to see how either the committee or City Council could argue with a straight face that the land is no longer needed for public use.
1	3	5	4	2	
5	4	3	2	1	
					Please keep the entire area for public use!
2	1	5	4	3	
1	3	5	4	2	
					The building and/or land must remain available to the residents of Evanston for their use and enjoyment at no cost to them as residents of the city. Public must have access to this beautiful setting by Lake Michigan!
1	3	5	4	2	

					The survey does not accurately reflect my voice, or possible others. The survey's designed so that each option must be assigned only one of the five ratings. I would have preferred to be able to select the same rating for more than one option and completely eliminate options with a NO rating as follows: 1 City retain and renovate the building for public use 2 City Demolish the building and redevelop the site as park land 5 "NO!" City sell the building and land, and allow it to be renovated for a commercial use, such as hotel or event space 5 "NO!" City sell building and land, and allow site to be redeveloped under residential zoning, including senior housing 2 City sell or gift building to an organization that would renovate and preserve it for public cultural and/or educational use. NOTE: Educational use should NOT be for Northwestern educational use.
1	2	5	4	3	
4	2	5	3	1	
1	3	2	5	4	
3	5	1	4	2	
3	5	1	4	2	DO NOT DEMOLISH THIS BUILDING! If possible, I would recommend selling the building for as much as possible and earmarking the money for the public school system in Evanston. If selling the land and developing housing is the option selected then I would recommend senior housing / affordable housing be the main focus. If demolishing the building and making a park is the option selected then I would recommend focusing the new park on the fire pit and bring in community partners like the Ecology Center and McGaw YMCA Camp Echo who both have a great deal of experience with managing these types of activities.
5	2	1	3	4	
3	5	2	4	1	
4	5	1	2	3	The reason I've listed the priorities above is due to the lack of City money - if the City had plenty of money the priorities would be different. The City should have worked with J Pritzger & allowed her to develop the building into a B&B in the first place. I believe the committee needs to make a finance based decision quickly & then the City should focus it's energy on a more important issue - the Robert Crown Community Center.
1	5	3	4	2	There are few places in Evanston as beautiful and as historic as the mansion and its neighbor the lighthouse. It is one of the few places I consistently bring visitors to Evanston. Owning a home on central street it is also a place I go to enjoy a nice evening reading a book and I used to love going to look at the art at the art center. I would love to see it used as a public building to enhance the cultural footprint of the city of Evanston.
3	5	2	4	1	
1	4	3	5	2	

					please don't sell the property. the city had the opportunity to sell or give the building to the Art Center, but declined. there is no reason to give or sell it to another entity. the building requires more repair than is affordable, and even if repaired, isn't really suitable for other than residential use or restaurant. please remove the building, maintain the Jens Jensen garden elements, and add to them.
2	1	5	3	4	
					This building should be preserved and continue use as a arts or exhibit center. It should be unified with the Grosse Point Light House as an expanded city park. It should not be privatized, though non-disruptive private events could be sponsored as an aide to support.
1	4	3	5	2	
4	5	1	3	2	
1	3	5	4	2	
2	1	5	4	3	
					Just moved here from west coast. Love parks and open spaces. Keep it public. More nature. No child left inside.
2	1	4	5	3	
2	4	3	5	1	
2	3	4	5	1	
					It's a fantastic and historic property. Would be a shame if it could not be restored and used for the public. Weddings, Art shows, etc...
1	2	4	3	5	
5	2	3	4	1	
					my first choice is contingent that the organization is not-for-profit, and its track record and mission is to provide cultural space, including music, for residents for free or at minimum cost just to cover the basic maintenance of the building. The city should partner with such organization (preferably local) and allow some tax dollars to support the undertaking.
2	4	5	3	1	
					Single-family residential development combined with public use and preservation of all or most of the architecturally significant structure would be the best outcome. The worst outcome would be to allow the building to be used as a commercial space, like a hotel or b&b. I see that as a worse outcome than losing the building, as it would cause long term damage to the surrounding community. Evanston is an essentially residential community of moderate density and it must stay that way.
3	4	5	1	2	
					We must find a way to maintain public use, even if it means mothballing the property until means can be found. Conversion to a private business or housing would constitute a mistake that will be remembered for many years. This is a precious PUBLIC asset.
1	3	5	4	2	
					The city should approach Penny Pritzker's company to initiate discussions again about it becoming a boutique hotel/B&B.
4	5	1	2	3	
					In my opinion, rejecting Colonel Pritzker's offer was very short-sighted. Please revisit this idea if it is still available. Having spent time in the building, I am concerned that it will be a constant money drain on the city if retained.
5	4	1	2	3	
1	5	4	3	2	

					The building is beautiful and should be renovated. It seems possible to do so AND to maintain it for public use. I do not want it to be commercial use. If you cannot renovate the building, please do NOT build houses on it!!
2	3	4	5	1	
1	5	3	4	2	
					Although I was intrigued by the "Foundation" option, I don't understand how it would work. What happens if the Foundation went under or didn't want to handle the mansion anymore? Would the building revert back to the City of Evanston? I am selecting this as my #2 ONLY if the City maintains ultimate control.
1	3	4	5	2	
2	3	4	5	1	
					Renovating the building for some to-be-determined use by the City. • Demolishing the building and redeveloping the site as park land. • Selling the building and allowing it to be renovated for a commercial use, such as a hotel or event space. • Selling the building and allowing the site to be redeveloped under R1 (residential) zoning. • Selling or gifting the building to an organization that would renovate and preserve it for public cultural and/or educational use. The survey does not reflect the option to Lease the building to a non-profit who would renovate and manage it. Also the Survey questions does not reflect the options reflected on the on the page for the survey
2	3	5	4	1	
					If developed for residential use, please don't segregate the "senior" housing. Create an innovative, intergenerational, affordable community, not a collection of million dollar homes (a la the Kendall property) with senior housing thrown in as a sop to older adults.
4	5	1	2	3	
3	5	2	4	1	
					Do not demolish it. Demolishing a beautiful old building made with quality materials and old growth wood is wasteful and disrespectful. The City can and should regard it as an asset and be ready to put it to good public use. It's OK if the City makes money off of renting it for weddings and events. It is NOT OK for private developers to take or be given a public asset for private profit. I am uncertain about my #2 choice b/c that was the IDNR scenario, right? I only chose that because demolition is unnecessary. However, once the City relinquishes control by selling or gifting the building, then anything could happen, right? Thus take my #2 choice under that advisement.
1	3	4	5	2	
1	3	4	5	2	
2	5	1	4	3	

					a decision not to sell the mansion to an individual who wished to turn it for a bed and breakfast. Selling for commercial use was ruled out then and it should not be an option at this point either. 2. For a past decade or so, Evanston has added huge number of residential spaces. The city planners must consider creating more open spaces, proportionately and simultaneously, for growing number of residents so we can breathe and enjoy Evanston more. However the city has not created enough needed park spaces especially in the prime lakefront area. As Evanston has been perpetually developing and collected tax revenues, we do not have to surrender this last remaining important lakefront site for \$\$\$\$\$\$. in addition, if it is turned into a park, the city does not have to share city's tight budget for up-keeping and constant maintenance as much. 3. Once it is sold for commercial use, it will change the history of the site as well as Evanston's identity. The site is next to the historical Lighthouse, why not let the Evanston residents be the beneficiaries by creating it to park. If it is sold to private developers, it means the city is selling long standing site's identity and
2	1	5	4	3	
					Only ##1 and 2 above are really acceptable. Turning over the building for commercial use is a terrible idea. Any municipality that transfers public land to private hands is, at best, incompetent and more likely a gaggle of con artists or willing participants in a criminal enterprise.
1	3	4	5	2	
					One of the reasons we moved to our neighborhood in Evanston was because of the park and beach surrounding the mansion. This precious piece of public property is critical to preserving the surrounding neighborhood as a very desirable place to live. The lakefront is the gem of this town and selling any of it to a private entity is a huge mistake and not in the best interest of Evanston residents.
1	3	4	5	2	
					Anything other than options one or two would be unacceptable to me. Having lived in Evanston and Rogers Park for 37 years witnessed the decline and loss of a formerly beautiful and peaceful town and do not expect this pattern to reverse. i would have more respect for the mayor and city council if they were just honest about their incompetence/corruption. Of course honest corruption leaves us with yet another oxymoron.
2	4	5	3	1	
					There are better uses for public funds than this. The city would be best served to attempt to work with a developer who would be willing to work with the existing structure.
5	4	1	2	3	

					I think that the best use of the building and land would be to renovate it and have it serve as a retreat center that could generate revenue for the city. The lakefront location is perfect for peaceful retreats such as yoga retreats, spiritual retreats, art retreats, couples retreats etc. The land surrounding the building should be restored to natural habitat with native plantings wherever possible. A bird sanctuary should be incorporated into the landscape if possible.
1	3	5	4	2	
					Just curious if the Museum of the American Indian would be interested in leasing/buying the Harley Clarke Mansion. It would be an ideal tenant and a logistical boon to them, due to its proximity to NU, and the campus where parents of the students usually stay. Parents of International Students would especially interested in this uniquely American bit of history.....plus it already has a council circle!! Just an idea to increase interest and visitors to the museum as well as a practical use for the land and the mansion.
1	2	4	5	3	
2	3	5	4	1	
2	3	4	5	1	
					The preservation of public parkland beneath the mansion is my foremost concern. The surest way to prevent challenges to public parkland for generations to come, is to remove the potential need for expensive building renovation and maintenance. I also I think the need for outdoor space is greater than the need for indoor space in Evanston and a worthwhile investment. If the land is rented out for private events, whether that be through a commercial venture or a non-profit organization, public access to the parkland will be restricted. I understand the mansion was donated to provide parkland, so any deviation from public use seems like it could be setting a dangerous precedent. I really appreciate how Heavanston is handling this issue and including all viewpoints - I am very happy to be given the opportunity to add my two cents. I love this city.
2	1	4	5	3	
1	3	5	4	2	

					Provided the commercial developer creates an underground parking facility so as not to compromise the existing public use, above ground parking lot, I believe the site can best be preserved as a private entity. Either a hotel, utilizing the adjacent building or an event site, linked to existing organizations on the North Shore which are willing to buy in for the site for considerations for its use. Current woodland nature of site must be preserved. No, repeat, no tax monies, including tax breaks to developers on this. If this project of renovation becomes a tax liability of Evanston residents, bulldoze the house (after taking a few photos for the historical society) and create a park. TIF funding should not, repeat, not be on the table at any point in further developments.
3	2	1	4	5	
3	5	1	4	2	
3	2	4	5	1	no
					Merge the Lighthouse tax district into the city as a whole so that the cost of any decision will be borne by all residents of the city.
3	4	5	1	2	
3	5	2	4	1	Sell or gift and RENOVATE
					I absolutely oppose selling the land. I'm frankly shocked it's even under consideration. I am strongly in favor of demolishing the building and maintaining the land as a park.
2	1	5	4	3	
					Evanston keeps adding housing, but never adds park land. Our park acreage to resident ratio is already tiny.
2	1	5	4	3	
					City should retain the land under a long-term lease but sell the mansion to someone like JN Pritzker who would do a fantastic job of renovation and repurposing of the building.
2	5	1	4	3	
					I would hate to see this beautiful building be demolished. A boutique hotel would be lovely, allow public access. There are no other hotels on the beach.
4	5	2	3	1	
3	4	5	2	1	
1	3	4	5	2	
2	5	4	3	1	
					This is a beautiful piece of property and it should remain in the city's control. The mansion is an old Evanston landmark and the grounds are gracious and lovely all year round. I spent many happy hours making artwork in that building as a child, and later as a young adult. I think it would be a terrible loss to Evanston if it were torn down, but an even worse loss if it were torn down and replaced with lesser homes or, worse, a private business. This is one of those things whose loss would be regretted long after today's stakeholders are gone. I hope it can be preserved. Please contact me if there is anything I can do to help make this happen.
1	3	5	4	2	

					as a native evanstonian ( class Of 84-oh yeah), this property has been an integral part of my life as a child through adulthood. i took art classes there, as did my children. we have class bonfires there and frequent the beach and park. this is an historic gem and very important community meeting place that could never possibly be replaced and it is quite shocking to see that selling or demolishing are even an option! for the sake of us all and retaining historical grandeur and architecture please consider it the only option as keeping it available for the future generations of evanstonians.
1	5	3	4	2	
1	4	3	5	2	I feel strongly about keeping the building on the site and I believe it should be available for some form of public use, not private.
1	4	3	5	2	Evanston will not be the same without this property, which gives it character and a fantastic gathering space. It will be more and more similar to generic suburbs if the citizens allow priceless landmarks to be demolished.
5	4	1	2	3	It would be wise to add this property to the tax roll. A hotel would be a great idea for this property as it would provide the city with a future tax stream, would attract new people to our community, and--if renovated properly--would be an asset to our lakeshore. We already--i am happy to say--have ample parks and beachfront. We also already have enough city/public use facilities.
1	4	3	5	2	
3	2	4	5	1	
1	3	5	4	2	
1	3	4	5	2	
1	4	3	5	2	
5	3	1	2	4	
1	3	5	4	2	
2	3	5	4	1	I think it is important to maintain the site for public use. I don't want to see it used for commercial or residential purposes.
1	2	5	4	3	
2	1	4	5	3	any funds received by the city for the sale or lease of the building/property should be redirected and allocated to Lake front park improvements that provide long term benefit to the residents of Evanston
2	1	5	4	3	
2	3	5	4	1	
2	3	5	4	1	If Northwestern Univ is involved in the ownership of this project they must agree to leave the property on the real estate tax roles and pay their fair share!
5	4	1	2	3	An option should be chosen that does not require the City to incur refurbishment or maintenance costs for the building. A boutique hotel or other use that would generate taxes would be the most desirable option, would not really have any significant adverse impact on neighbors, and I suspect would be supported by most residents of the City who are not immediate neighbors.



					No way should Evanston lose control of that valuable lake front land.....it is one of the cities most valuable assets and should always be open to ALL of us.....It is becoming a wild bird sanctuary, as well as butterfly garden and once that land is lost to Evanston, there will be no control of what happens there.....If the building needs to be sold, that will be sad, but the land must always belong to Evanston.....
1	2	4	5	3	
1	5	3	4	2	Keep the house and garden to support the history of Evanston. Prefer public use (Evanston business at no charge) and private use (with rental). My concern with my rankings 3 & 4 don't say anything about keeping the house and garden only that the space would be renovated or redeveloped. I would prefer the house and garden are restored and preserved.
5	3	1	2	4	The use of Evanston tax revenue to maintain/renovate the property is a poor use of funds.
5	1	3	4	2	
1	3	5	4	2	
					I think the Northshore as a whole is lacking on providing commercial uses on the lakefront. The entire Northshore would benefit from having a hotel and restaurant on the water. It would be wonderful for residents to be able to out to eat and dine with a view of our wonderful lake. Even if the City maintains the site and/or building, establishing a dining option with a view of the lake year-round would be wonderful. Perhaps there is a culinary school that would like to establish a midwest presence - perhaps the Culinary Institute of America needs a "Chicago/Midwest" headquarters putting them closer to the farmers for locally sourced products. They could even benefit with the greenhouse to grow produce on site.
2	5	1	4	3	
1	2	3	4	5	
5	2	4	3	1	

5	2	1	3	4	<p>How about reaching out to Northwestern and saying something to the effect, "We have a problem and a solution we think can benefit both of us. Here's the deal ..." The city: - Gives NU a 99 year (or 50) lease on the space - NU gets 10 parking spaces in the lot - NU gets a full liquor license for the space NU agrees to: - Remodel / rehab the building - Turn it into accommodations for their use for housing and entertaining visiting dignitaries and donors in a facility one short block from the president's house - NU's food service contractor would be obligated to set up a portion of the space as a cafe / restaurant open to the public Ingenious in it's simplicity? Everyone wins? It seems clear to me that the space as must be so far from being a break even facility as a hotel that a non-profit is going to have a very tough time no matter what crowd funding is promised. The deal above gets everyone something: - NU does the city a favor - The city gets it's open space and park protected and the remodel taken off it's books - NU gets a beautiful beachfront facility for entertaining and housing important guests</p>
2 3	1 5	5 4	4 1	3 2	<p>Evanston does not need still more housing -- and turning the land in to hotel or event space would completely change the feel of the area. Both options would damage our property value, as well as the value we personally place in living in this neighborhood. I cannot imagine what would happen to our traffic! PLEASE, PLEASE, TURN IT INTO A PARK OR RENOVATE THE EXISTING BUILDING FOR PUBLIC USE!!!!!!!</p>
2	3	5	4	1	<p>This committee has floundered terribly with respect to evaluating and comparing options. The matrix just doesn't cut it. The City has not provided adequate data when requested by the Committee and citizens, has downplayed at least 5 professionals who have universally stated that the cost to renovate provided by the City (prominently displayed on the HC website) is way too high (example - \$ 700,000 for windows???) , and has failed to include substantive information provided during citizen comment from the minutes (even refusing to correct errors in minutes when citizens have pointed them out to staff). The actions of several Committee members, including aldermen, have been disingenuous and have overstated the benefits of commercial development while understating the benefits of public options. This was no better illustrated than during the Committee's March 25, 2015 meeting.</p>

						The city cannot afford to renovate and maintain this building. The building is beautiful, adds character to our town and hence is worth preserving. Evanston does not need the park that would be created by demolishing the building.
4	3	1	5	2		
2	3	5	4	1		
5	1	4	3	2		
1	5	4	3	2		
3	2	4	5	1		
1	3	4	5	2		
						the current proposal for a community center is well thought out, doable; it preserves the mansion and insures a revenue stream; it preserves access to the beach and grounds. this should be the #1 use.
1	5	4	3	2		
1	2	5	4	3		
1	2	4	5	3		Keep it as is or tear it down for additional park space
5	2	1	3	4		
						The lakefront should belong to no one and everyone; please preserve as much of it as possible for everyone to enjoy.
1	3	4	5	2		
						This building should absolutely not be used for senior housing. If the building is sold or gifted to an organization or company the city needs to make sure that there are rules in place to make sure the building is not altered in a way that takes away from the park space.
1	4	3	5	2		
3	2	5	4	1		
3	1	4	5	2		
1	5	4	3	2		
2	1	5	4	3		
1	4	3	5	2		
						Its a beautiful building and it would be a shame to demolish it. I am proud that I am from Evanston and part of the pride is the history that it has. To demolish a bit of its history would be tragic.
1	5	4	3	2		
1	2	5	4	3		
						Preference of a non-profit organization to steward the building and property on behalf of the citizens of Evanston. Organization must be a non-profit, public charity to ensure that it is serving the public good (not private interests). A non-profit would have more flexibility than the city of Evanston. The current process by the city to determine a future use for the Mansion has demonstrated that the city is not an efficient owner / manager of the property. Any use that involves selling the building and/or land to a private company (i.e. for hotel or for residential / senior housing) is entirely out of the question. Just strike these from the list.
2	3	4	5	1		
						The buildings are beautiful and are part of Evanston's history. It would make me very sad to see them demolished.
2	5	4	3	1		
						It would be a tragedy for the city NOT to retain this beautiful asset and use it for the City of Evanston residents as has been recommended. If the council does allow this, know that there will definitely be proactive measures in the next election to REMOVE FROM OFFICE those that vote not to preserve this asset
2	5	4	3	1		
1	3	5	4	2		

					Renovating and maintaining the property by the city is too expensive a proposition in my view. Destroying the building would be a shame, it is a historic landmark. Giving it or leasing it to a not for profit for them to maintain (or rather not maintain) would be history repeating itself aka Evanston Arts Center. We do not need more parkland there. The park with the picnic bench hut just to the north already provides enough open space that is poorly maintained and an eyesore-- we don't need more of it. Residential zoning and senior housing benefits too few people in my view. Evanston sorely needs more event space, and a boutique hotel/restaurant with an Evanston discount would be something all residents could enjoy that would do justice to the grandeur of the building and surround land.
4	5	1	2	3	
1	2	4	5	3	
					With density continuing to increase beyond what Evanston can reasonably handle, I think it's important to preserve as much community and/or open space as possible, especially along the lakefront. Additionally, as the number of residents continues to increase, more people will be seeking cultural, educational, and recreational outlets within the community, and the Harley Clarke mansion can provide a space for those interests.
2	3	4	5	1	
2	3	5	4	1	
					All property should be kept public. If the building is sold or given to an organization as long as it is kept for public or educational use, that would be acceptable. I am not in favour of the city selling the building and land for either residential or commercial use. I only ranked those to complete this.
2	3	5	4	1	
2	5	3	4	1	
2	5	4	3	1	
4	3	2	5	1	
					Prefer options where city does not sell the property, except for public use.
2	3	5	4	1	
					I do not want the city to sell the building and/or land for anything but public use.
3	2	5	4	1	
					I favor a lease over a sale of the building and land. I also favor some sort of private/public partnership.
5	4	1	2	3	
					Please accept this response, not the earlier, incomplete one, just submitted in error.
2	3	5	4	1	
1	4	3	5	2	
3	2	5	4	1	
					To sell precious lakefront land for commercial or residential use violates all that Evanston stands for. This is an important location which should be maintained for the citizens of Evanston. Do not let short term financial issues guide the long term planning needs of the city.
1	2	4	5	3	
					I would like to have a nice restaurant and hotel
2	4	1	5	3	
					I think a classy, high end boutique hotel with some nice dining options would be a valued addition to our community.
4	5	1	3	2	

1	3	4	5	2	As the state and municipalities struggle with finances, staying focused on providing core services is essential. I'd prefer the city divest itself of the obligation and give it to a private entity that would generate tax revenue. Thank you for the opportunity to provide input.
5	4	1	2	3	
1	2	4	5	3	I did not want to even rank either of the options that include the City selling the land. that would be a disaster and would deprive Evanston of YET MORE lakefront. My choice would be that the City renovate the building and include (in part of the mansion, it would not require all the space) a museum for Vivian Maier.
1	4	3	5	2	
2	3	5	4	1	
4	5	1	3	2	All the options presented above, except for the demolition option, assume that there is or will be an interested party with the money to implement that option. Except for the the Pritzker proposal, no such parties have been identified so far. Thus, very few of the options seem realistic. The city should accept any option that allows the city to divest itself of the house.
2	3	5	4	1	
3	2	5	4	1	I attended the meeting last Monday night and there was no mention that our choices should be rated 1-5. Pretty outrageous if you are trying to rig the results. I simply don't trust the City on this issue: the City Manager has grossly over estimated the costs of rehab...now he wants to be a Glenview type developer and build 8 houses on the site.....no way. Our lakefront distinguishes Evanston from Rolling Meadows, Deerfield, Morton Grove. Don't mess with it.
1	4	3	5	2	Focus on arts and music
2	3	4	5	1	the land and building should be kept to be used and enjoyed by Evanston residents.
3	5	2	4	1	
4	1	3	2	5	
4	1	3	2	5	
1	4	2	5	3	Evanston sorely needs a public, outdoor swimming venue. It has always frustrated my family that we have to go to Wilmette or Skokie in the summer to swim outdoors. This is the ideal location (parking notwithstanding). The building should be renovated into a community center with space for parties, camps, weddings, etc.
4	3	1	5	2	
3	4	1	2	5	
1	3	5	4	2	
3	2	4	5	1	Private, for-profit ownership seems unlikely to be consistent with the best overall use of the site, particularly considering the neighboring properties on three sides (i.e., lighthouse to the south, public parking lot and park to the north, and dunes and beach to the east). Ownership by a NFP or continued ownership by City seems preferable.
2	5	3	4	1	

1	5	4	3	2	The city manager seemed to have decided even before there was a committee. . . .
3	2	4	5	1	I like the idea of the building being used as an event space...I think it would serve a need in Evanston, and would be a great use for this property. But, I would prefer that the city retain ownership of the land. If the city can lease the land and sell the building, I think it would serve the best interests of Evanston now and in the future.
2	5	4	3	1	
2	3	5	4	1	This is a cultural landmark as a Jensen landscape. Our film, Jens Jensen The Living Green, will premiere nationwide on PBS next Earth Day and the city of Evanston can take advantage of the publicity, and if the land is preserved as a Jensen landscape, can become part of a national conversation on forward thinking cities that keep and put nature where it can do the most good for the most people of all socio-economic backgrounds.
1	3	5	4	2	Why not have a fundraiser to help pay for the renovation costs. People could pledge money and their names could be put on a plaque at the entrance. There are many people eager to make a contribution to our wonderful town and its treasured buildings. Use this as a landmark for special occasions--like the Kenilworth Club does, for example. I hate to see such a beautiful part of Evanston's history destroyed.
2	3	4	5	1	
2	5	4	3	1	
5	4	1	2	3	The Committee has unanimously agreed that it will not consider any option in which the beach or access to the beach does not remain publicly owned. * Thank you. This is as it should be!!
3	1	4	2	5	It's a beautiful building and if a buyer can be found, it would be a great treasure to keep. Realize that is easier said than done...
2	4	5	3	1	
2	5	4	3	1	
1	5	3	4	2	
5	1	2	3	4	Do not tear it down, renovate it, don't board it up. Confer with Glenview and find out how they use the Grove.
1	5	4	3	2	I feel strongly that the mansion should not be demolished. We as a community pride ourselves in the history of this fine city and it's beautiful architecture. DO NOT TEAR THIS BUILDING DOWN AND THE HISTORY IT HOLDS.
2	3	5	4	1	I support a sustainable and sensible solution.
1	3	5	4	2	Apply for landmark status
5	3	1	4	2	It would be a perfect B&B site!
2	5	4	3	1	
2	3	4	5	1	
1	3	5	4	2	This important public amenity should NOT be sold off. It should be maintained for public use not auctioned off for private gain. Period.
2	3	4	5	1	I would like to see the city retain ownership of the land, regardless of the use of the property.
2	5	3	4	1	

					It's a beautiful building and property. Even just walking around the grounds is a joy. please don't restrict that or demolish the building!
1	5	3	4	2	
5	4	3	2	1	
4	5	3	1	2	I do not believe that the city should retain the ownership of the building.
2	3	5	4	1	
2	5	3	4	1	
2	3	5	4	1	
					The fate of this property is of concern to me, as I live in north Evanston and sometimes bike up to lighthouse beach . I'm very much in favor of not selling or gifting Harley-Clarke to a commercial entity. Pls. don't destroy the public-for-all nature of Harley-Clarke and its surrounding environment, nor board it up. Thank you.
2	3	5	4	1	
					Losing this building will be an affront to the community. It is elegant and gracious and, sitting next to the lighthouse, makes a perfect one-two entry to Evanston from the North and fine gateway to the magnificent Northwestern campus.
2	5	1	4	3	
					Evanston,with its history and its unique culture and civic identity and accomplishments, should not be diminished by short-term decisions that create permanent loss.
4	3	1	2	5	
2	5	3	4	1	
3	2	5	4	1	
3	2	5	4	1	
					I would not have voted for 3,4,5 at all if the survey would have been able to be submitted that way. None of those are actually an option I would want chosen.
2	5	3	4	1	
1	2	5	4	3	
					I give my strongest support to the option where the city sells or gifts Harley-Calrke to an organization that would renovate and preserve the building. It is imperative that it be used for public, cultural, and educational use for all Evanstonians, and not privatized or demolished.
2	5	3	4	1	
4	5	2	3	1	
2	4	1	5	3	
1	5	3	4	2	
					I want to maintain the building.
1	4	3	5	2	Set it up like The Grove in Glenview as a lake and ecology study center and wedding/event space.
					The City should NOT sell nor gift this irreplaceable lakefront property to any third party! If the survey allowed, I would have marked all of the last three items a 5. The item I marked 3 would be acceptable if it said "lease" rather than "sell or gift". The most important thing is that this property remain Property of the City of Evanston!
1	2	5	4	3	
2	5	3	4	1	
2	3	5	4	1	
1	3	5	4	2	
					Wedding Venue like cafe Bauer at Lincoln Park Zoo
3	1	5	4	2	

					How about a Public/Private partnership, much like Cafe Brauer in Lincoln Park (Chicago), to be rented out for special events, weddings, Art exhibits, etc. poss put up large tents on the front lawn for ceremonies, groundskeepers home can be used as kitchen, service area, also inside receptions with view of the lake. Could be wonderful! Also poss. Rent upstairs rooms for bridal parties, etc.
1	5	3	4	2	
1	3	5	4	2	This is an should remain a public building of at the VERY LEAST public land.
2	1	4	5	3	preserve the land for the public, to do anything else would be wrong.
3	4	1	5	2	
					This is a chance for Northwestern to give back to the community. Partner with Northwestern to help renovate the building but maintain it's purpose for public use. Inquire about allowing northwestern to research and document the history of this building/site and then display in the building I.e. a museum. Or create a ecology center educating the public about Lake Michigan and the Great Lakes. Keep park and beach public.
2	4	3	5	1	
1	5	3	4	2	
					We love Lighthouse Beach and this is our closest beach to our house - we would be DEVASTATED if it was turned into commercial use and not available to the public/Evanston residents who pay taxes and love the beachfront access.
3	1	4	5	2	
					Any privatization of the land for commercial or residential use is unacceptable to me. I think it the survey should have reflected question which allowed the option to say unacceptable.
2	3	5	4	1	
2	3	5	4	1	
1	3	5	4	2	
2	3	4	5	1	
					Seems like property that can bring in money, educate and entertain the public, and continue to add to Evanston's awesomeness.
1	3	4	5	2	
1	4	2	5	3	
					Anything would be an improvement from existing arrangement. The Art Center benefits many non Evanston residents who restrict parking and beach access for tax paying, sticker-buying residence. Meanwhile the facility has been permitted to decay without much benefit to the broader based Evanston residents.
4	5	1	3	2	
					Preserve the building's beauty, preserve public access to our lovely beaches.
2	4	5	3	1	
1	5	3	4	2	
1	3	4	5	2	
					The beach, fire pit and land should be for public use. It's one of our greatest assets and should be for everyone. I'm concerned if it goes private that it will greatly decrease enjoyment of lighthouse beach.
1	3	4	5	2	
					Best use would be getting its fair market value and being able to have revenue generated for the City of Evanston from its use such as events or hotel guests, as long as the promise to keep Lighthouse Beach as public park land is kept.
3	4	1	5	2	



5	1	3	4	2	<p>Redeveloping the land would ruin the beauty of Evanston's most unique historical property, the lighthouse and lighthouse park. I love walking through that area, with the beautiful wildflower gardens, and natural dune overlook. The Harley Clarke Mansion complements Lighthouse Park, and allows visitors to step back in time and enjoy the natural beauty of the lake shore.</p>
1	4	3	5	2	
1	5	3	4	2	A beach club would be perfect.
2	1	5	4	3	
					<p>I only like options 1 or maybe 2. In addition to preserving the land and if possible the beautiful building, I feel the priority should be to preserve the other asset there, Central Street beach, as much as possible, in particular by maintaining or slightly expanding the parking for the beach and not approving venues that will cause additional traffic congestion, noise or trash. Trash particularly concerns me because of the stinging insects that are already drawn to the area by the food/beachgoers we have now. I want access to all for the current Harley Clarke site, and so would not build hotels or senior residences, etc.</p>
1	2	5	4	3	
2	4	3	5	1	
1	4	5	3	2	
					<p>Before demo - sell all of the architectural details. Use that money to pay for park restoration. This way we are salvaging everything.</p>
2	1	5	4	3	
1	5	3	4	2	
1	2	3	5	4	
					<p>Do not allow the building to be defaced in any way. Preserve the open land. Allow public access to beaches. Do not allow any new building that does not match the architectural style of the mansion.</p>
3	5	2	4	1	
4	5	1	3	2	
					<p>The city does not have the money to renovate the building. Just because it is old doesn't mean it needs to be saved. It will sit vacant and fall into more disrepair. If it is demolished and the artifacts of value are sold the newly created park land would be an asset to the city. Green spaces are welcomed. Parking is a big issue for any reuse or new structure.</p>
5	1	4	3	2	
					<p>If done correctly, this could be a revenue generating proposition, while still allowing the public to not feel excluded. I've only been in the mansion a few times, when my kids took art classes. However I do enjoy looking at the property when going to the beach. If this commercial plan goes through, please do not take away parking places or have the developer put up high fences around the property (except while under renovation of course)</p>
3	5	1	4	2	
2	3	4	5	1	

					I worked in the Harley Clarke Mansion for the last six months as part of an intern/volunteer position for the Evanston Art Center. It is a beautiful building full of history and I would be interested to support Option 1 or 2 by donating or working on the committee/board.
1	5	4	3	2	
1	2	4	5	3	It's a perfect space for weddings and events.
					Though the building is old and beautiful, the state of disrepair is so severe that the cost to preserving it outweighs any value it would have to the public. Selling it with strong legal conditions that it always be a publicly accessible space would be an excellent alternative. Selling it for commercial use and losing the beach access, etc., would be detrimental to the public trust.
5	2	4	3	1	
2	3	5	4	1	
1	3	4	5	2	
1	5	3	4	2	
4	5	1	3	2	Retain public access to the beach but make it a hotel
5	3	1	2	4	
					Event and cultural space is what other mansion conversions do around the country. This keeps it public and open for all
2	5	3	4	1	
					I have taught art as an Evanston Art Center instructor in that beautiful space for the past 5 years. It would be sinful to demolish it.
1	5	4	3	2	
					The Harley Clarke Mansion and grounds should never be a private or commercial enterprise.
1	2	5	4	3	
2	3	5	4	1	
3	5	1	2	4	
3	5	1	2	4	
3	5	1	2	4	
2	5	3	4	1	
2	5	1	4	3	
1	2	5	4	3	
3	2	4	5	1	
2	5	4	3	1	
					I believe the only options that make sense and are achievable are 1 and 2. Neither the city nor any nonprofit should be using its resources to renovate this decaying structure. Although I understand the land is technically park land, the reality is that it is not used as a park. Selling it would not reduce the park to the north and the beach, which are used as public spaces. I believe the opponents to the Pritzker proposal did a masterful job of misrepresenting the facts of that proposal in order to generate support for turning it down. I am hopeful we have moved beyond that to make a more reasoned analysis, which says it makes no sense to spend money on the building. In fact, under options for selling the property, the buyer should have the right to demolish the building if it makes better economics for the project. So long as Lighthouse Park and Beach are not disturbed there is no loss to the community from these options and much gain.
5	4	1	2	3	
1	5	4	3	2	

					Once we lose control of our lakefront property, Evanston will never get it back. Look at the god-awful multi-floor structure/parking garage that Northwestern built right on the lakefront. And why? Because they could (and did). If we sell this land and building, anyone who owns it can do what they want to it anytime into the future. Our town and lake deserves better.
2	3	5	4	1	
4	5	1	3	2	None
2	3	5	4	1	
					In my experience, the short-term expedient of selling off public land or rights for immediate budget relief is always regretted later. And we value, and honor, those municipal figures who stood strong and kept public places public.
1	3	5	4	2	
					I think Evanston needs a destination for all the theory an enjoy.It wouldbe a thisWe have a beautiful lake frontgreat source of income instead of putting anAnother piece of property off the tax role..northwestern does a great job at that.I am a lifetime resident of Evanston. let's get out of the old days here. Make a destination for all to enjoy. I feel passionate about this opportunity.I would love to take people to a beautiful place to stay and eat.
5	3	1	2	4	
4	1	5	2	3	
1	3	5	4	2	
5	3	2	4	1	
3	2	5	4	1	
					The building is the city's responsibility. It has not been a good steward of the property to this point. Now it needs to do what it should have done all along and bring the property back to a viable use. If it cannot do this, then it needs to find someone who can. This is public space, too rare in Evanston, and needs to be maintained as such.
1	5	4	3	2	
1	5	4	3	2	nope
1	2	5	4	3	
1	2	5	4	3	
2	3	4	5	1	
1	5	2	4	3	
1	3	5	4	2	
					The five options above do not include leasing the building for a desired use; this is a major oversight
1	2	5	4	3	I want the building preseved
1	5	4	3	2	Don't want anything else built on this land. Definitely don't want it to be commercialized.
2	1	4	5	3	
					Please, please keep this prime lake front property in the hands of the city and the people of Evanston. After reviewing all of the options it seems to me very short sighted to sell to a private developer. No one even mentioned the added lake pollution when introducing more cars, exhaust, garbage etc... of a hotel with parking. Evanston prides itself as a "Green" City. A "Tree City." Please, keep this property public and preserve the beautiful natural surroundings.
1	3	5	4	2	
2	1	5	4	3	Make Northwestern university pay taxes

					Evanston should 100% preserve its lake front for public use. Would rather pay more in taxes and have more access to lake. DO NOT SELL TO PRIVATE INVESTORS! Also, Northwestern should pay taxes.
2	1	4	5	3	
1	3	5	4	2	
1	5	4	3	2	Keep Evanston at its best--people move here for trees, the lake, etc.
1	2	5	3	4	City should retain ownership and control of this lakefront property.
2	1	5	4	3	
					My first three choices are to sell the building and land south of the parking lot. I don't want the city to sell the park land north of the parking lot, the beach, or public access to the beach. Our city needs to generate income, and I think selling the building is a plausible way to do so, especially if the property is turned into a bed and breakfast, cultural/educational center, or senior housing. I do not support retaining and renovating the building. Our city needs to generate income and renovation of the building is too costly.
5	4	1	3	2	
1	5	4	3	2	Please keep it standing and accessible to all Evanston residents.
4	5	1	2	3	Make this a park. Don't give away any more of our precious lakefront land to billionaires, developers, Northwestern or any other commercial interests that are already ruining the lakefront and the city.
1	2	5	4	3	Available lake front park land is irreplaceable and too valuable an asset to sell. The house is lovely but the land is what is most important. It is part of what makes Evanston a great place to live. This property should be used by all.
5	3	4	1	2	
1	3	5	4	2	It would be great if somebody was able to donate money, so building could be kept out of private hands. It would even be a shame to see building torn down. The Evanston Art Center was actually a good use of the building.
1	5	4	2	3	It should be sold to a private family that would maintain half of the beach with public access for the resident which would allow the family a private beach. In this manner the city continues to have access the family would renovate and there should be a clause that allows for access to parking areas on the northside of the lawn. Private owners should be allowed to own the portion of the parking lot closet to the beach entrance.
1	2	4	5	3	City should maintain ownership of the land, and allow for a public/private cooperative effort that should include special event space (weddings, dining, etc.)
2	4	5	3	1	I wonder if it would it be feasible to sell the house and garden to an academic institution like Loyola University for biological sciences--study of shoreline dunes, etc. Loyola University has no shoreline dune areas (unlike Northwestern) and has growing department in environmental studies.

					City must keep ownership of land. City has a very bad track record owning and maintaining buildings - e.g. The Civic Center. Therefore, demolish the building and turn the land into a park to showcase the lighthouse and beachfront. The building is designed as a residence. It isn't suitable as a senior citizens home. Gifting or selling to a foundation lacks specificity. Developing the land- no we already have one Kendall Place in the neighborhood. The City can't operate this building now what will change in the future? Hospitality is the next best option after demolishing the building. At least there would be revenue and a place to eat. However, consider the lack of parking on all options that keep the building. There isn't enough parking today at Lighthouse beach.
4	1	2	5	3	
					I noticed in the Evanston Round Table's article that the only "con" to Options 1 and 5 listed above were the "doubt" or "belief" that not enough money could be raised. Given that NWU is now beginning to contribute \$5M per year to the Good Neighbor Fund, I don't think that will be a problem. But if that is a deterrent for the City (or bureaucratic layers clog or slow down the process prohibitively) then an organization that would preserve it for public use would be best.
2	3	4	5	1	
					The city of Evanston should resume talks with the Pritzkers. Their plan is by far the best option for all the citizens of our city. The neighbors this park are the same people who selfishly held up development of the Kendall property for years denying the city over a decade of needed property tax income. The Pritzkers plan would add value and tax income to the lakefront.
5	4	1	2	3	
3	2	4	5	1	
1	3	5	4	2	
2	5	4	3	1	Thanks for the thorough background and public input.
4	3	1	5	2	
					City should continue to own the space but rent it out for conferences and receptions. The grounds should stay open to the public. Example: Pleasant Home in Oak Park.
1	4	2	5	3	
2	1	5	4	3	
2	1	4	5	3	
					My husband and I consider our #1 and #2 choices the only two acceptable options: both preserve public access to the beach AND relieve city of any responsibility for the building. Best choice by far is to raze the structure. please do not allow commercial development
3	1	4	5	2	
2	1	5	4	3	
4	1	5	3	2	
5	3	1	2	4	

					The house and grounds are beautiful, and complement the beach and lighthouse complex neighbors. If the decision is made to destroy it, it is gone forever. Given the City's financial needs, the option to retain and renovate the building should be weighed against the option to sell it to an organization that would preserve it for public use. Thank you for spelling out the options and their pros and cons.
2	5	4	3	1	
					COE needs to recognize that the cost of restoration and sustainment is beyond what the city can afford. It was built as private property let it go back to that. The environment and access to the beach can just as easily be maintained. The city needs the tax revenue and other benefits that can come from a commercial use consistent and compatible with the area. None of the presenters appreciate the true costs. There was no reference to detailed due diligence documents. The city must recognize that no organization that is capable of investing in the restoration and sustained operations will be content with the concessions the city seems willing to currently grant. This includes a not for profit with the funds to do what people think they want with the property. It's already been turned down by the State of Illinois in an election year. Good luck.
5	2	1	4	3	
4	3	2	1	5	
					Demolishing the building and redeveloping the site as park land would appear to be the most safe and economical method of maintaining the land for ALL TO ENJOY!!!!
4	1	5	3	2	BE SURE YOU KEEP US, EVANSTON'S RESIDENTS, ARE KEPT INFORMED,,,OF WHAT IS ON THE TABLE...AND ALLOW THE CITIZENS TO VOTE ,OR BE INVOLVED IN FINAL CHOICES. ***ARE YOU AWARE THAT THE ANSWERS ON THE LAST 3 CHOICES ABOVE ARE 'fixed' ....I AM UNABLE TO LEAVE MY 5 CORRECT CHOICES. Hmmm! #5 IS (5)...and #3 is (5) but 8 times I've put it in, my answer is rejected....so my 3rd answer should be (#5)
1	4	5	3	2	
					Maintaining public beach access is vital. Ideally we would preserve, through public or private resources, the building for it's architectural significance.
1	4	2	5	3	
1	5	3	4	2	
3	1	5	4	2	
					I believe my first choice is a sound middle ground btw the city selling the property but also having the burden of total care. For the right use, I am not opposed to private use that would generate income, and, most importantly, relieve Evanston of the mansion's financial burden.
2	5	3	4	1	
2	1	4	5	3	
3	4	1	5	2	
2	4	3	5	1	
3	4	1	5	2	

					Hard to decide between the options ranked as 2, 3, and 4 above, as I am eager to see the building preserved but am completely opposed to the sale of city park land. A long-term lease would be more acceptable. In this case, the preservation of the building without significant alteration (eg, a mega-addition) must be assured. Preservation of the Jensen landscape is highly desirable.
1	3	4	5	2	
					Both the City and the Arts group have let the building go way to far for renovation. At this point renovation would be far too expensive.
2	1	5	4	3	
3	1	5	4	2	
2	5	1	4	3	
2	5	1	4	3	
1	5	4	3	2	
					I wish the city had allowed Jennifer Pritzker to buy the building. Based on the beautiful job she did at Stone Porch, I think she would have done a great job on the Mansion.
4	3	1	5	2	
5	4	1	2	3	
					Open up the budgeting decision process to more citizens - online - to see if anyone has financial wisdom or creativity that is currently not in the discussion. I realize you already have heard many people's voices. Is there a way to draw more into the conversation? A wise person has many counselors.
2	1	4	5	3	
					Sell the building, keep the land and beach. Should have accepted the Pritzker deal
5	3	1	4	2	
1	5	4	3	2	
2	3	4	5	1	
					Please preserve this visual gift to the community.
2	5	3	4	1	
					Please continue to seek public feedback
1	5	4	3	2	
5	4	1	2	3	
4	5	1	3	2	
					I visit the Harley Clarke mansion more often than any other location in Evanston. It is where I take my family for photo shoots and out-of-town guests to take their pictures with the beach and building. As I am not a shopper and rarely enter the downtown Evanston area, the mansion, as much as the beach, is one of the things I most enjoy about our city.
1	4	3	5	2	

					I favor further exploring the idea of a Vivian Maier-focused photography museum in the mansion. Her body of work would support endless exhibitions, drawing tourists and making Evanston the hub for honoring someone whose potential star-power internationally is like that of Frank Lloyd Wright. The Evanston "Perspectives" photography coop and gallery might help make it happen, along with resident-Maier-expert Richard Cahan. Together with the nearby Block Gallery, this new museum could form our own seminal lakefront museum campus, to be enjoyed by all, and bringing new visitors to Evanston. Generally, I feel that the wealth of creative suggestions for the property's use shows that the city should retain it and repurpose it. If the building itself cannot be saved, the Jens Jensen gardens should, at a minimum, be restored.
1	4	5	3	2	
2	3	4	5	1	
1	2	5	3	4	Do what you did fir notes school 40 years ago When I first moved to Evanston Does anyone remember?
					Do not sell off the building. For sure it will set a precedent no question in my mind that is the case. this is one of the most natural unblemished beaches Evanston has and so wild. 2nd to Gilson beach in Wilmette. We should try our hardest to keep it for the public use. Do not have it developed.
1	2	4	5	3	
2	5	1	3	4	
5	4	2	3	1	Difficult choices. Ultimate use should be self-supporting financially.
					mansion represents a building of important historical value to the community and if renovated properly, could offer the Evanston community a much needed venue for events. Many museums and commercial properties offer space for events. In a town with numerous not for profits, there are few venues to accommodate the annual fundraisers for the same organizations. By selling/leasing or gifting the building, but retaining ownership of the land, the city would maintain ownership of the lakefront real estate and maintain a beautiful, historically relevant building for the community to enjoy. The responsibility of repair and maintenance (and renovation) would fall to the building owner. There is no doubt that an arrangement of this type would necessitate patient, clear negotiation on the part of both the city and potential owner, but if obstacles (parking, beach access, etc.) are addressed by all parties patiently and fairly, I feel the city could avail itself of a lakefront venue for the community's enjoyment that could provide value for the perspective owner, the city and the Evanston community. I don't feel the city has the funds or expertise to maintain buildings like the Harley
3	4	2	5	1	
2	5	4	3	1	
3	4	2	5	1	No
3	1	5	4	2	We do not need another expensive hotel or resturant in Evanston. We need the dune area preserved and more beach parking.



					Under no circumstances should the city of Evanston sell any part of the Harley Clarke mansion or property!! This is one of Evanston's treasures, and it should remain so! As a life-long Evanston resident and tax payer, I expect my elected officials to listen to the voices of us Evanstonians and not make decisions based on a small minority of private interests. Preserve the Harley Clarke mansion and property for all of Evanston and for future generations to enjoy and cherish.
1	3	5	4	2	
					I've been appalled at the way the city has allowed private real estate developers to come in, building unaffordable housing without parking and providing practically zero public or affordable housing options. (Especially wealthy folks with names like Pritzker who don't actually need tax breaks). By doing so you are killing the spirit of diversity that attracts people to Evanston in the first place. Evanston is now ugly, crowded, and nearly unaffordable to average working families. Shame on the city council for allowing this.
1	2	5	4	3	
1	3	5	4	2	
4	5	1	3	2	
1	2	5	4	3	This property should remain with the city and be used for public use..
					early on in the process that (I paraphrase) "the City should not use tax payer money or resources to create an institution that competes with existing businesses." I think that's really important to keep in mind. Turning this into "event space" that competes with existing event spaces seems like a bad deal for Evanston businesses whose tax dollars we should cherish. I question it's viability as elderly housing as well. As an architect who deals with Accessibility issues constantly, I wonder how much of this building would be left after it was made fully accessible for the elderly. And why, out of all the possibilities for locating elderly housing, would you select this spot--nice view but what else? Further, does Evanston really need more elderly housing? We seem to have rather a lot. I'm in favor of the boutique hotel concept. With safeguards to protect the beach & parking, etc., but I think that would be an asset to the community as well as help with the tax base. Let's keep more of those visiting Northwestern parents in Evanston. Let's have a venue for weddings. I think that once it was up and running people would forget that there was ever any
4	5	1	2	3	Disappointed that we decided not to allow Pritzker to purchase and make into a B&B!
5	4	1	3	2	
2	5	3	4	1	Thanks for asking our opinion!
1	5	4	3	2	
2	1	5	4	3	

					I am generally an advocate of historic preservation, but Evanston already has plenty of mansions from this period-- Harley Clarke isn't even a great example. By tearing down the building, we would have an opportunity to expand the park and make it truly exceptional. It would be awful if we sold this amazing parcel of land for a short term gain.
2	1	4	5	3	
4	5	1	2	3	
					The Harley Clarke Mansion, the lighthouse, and the neighboring buildings, park lands, dunes, and beach represent one of the most beautiful and special places in Evanston. I think we should do all we can to preserve the mansion for some type of public use. If that cannot be accomplished, I would favor razing the building and redeveloping the site as park land.
1	3	5	4	2	
4	5	1	3	2	
3	2	1	4	5	
4	3	2	5	1	
					There is a great difference in preference between 1 and the rest. It is hard to rank 2, 3, 4 without more information, because critical in the ranking is the long term financial viability (and therefore value to the city) of the option.
4	5	1	2	3	
					I think the senior center is a great idea. It would be wonderful to renovate the building, and still keep the land for public use. Lighthouse Beach and the surrounding area has long been a favorite spot for our family to visit, both privately and through classes with the Ecology center. I know many others who feel the same way. Please let's preserve the little open space we have in this urban area, especially along the lake!
1	4	5	2	3	
					Harley Clarke Mansion and Jen's Jensen garden should be treasured and restored for use of the whole community.
1	5	4	3	2	
					The organization should include Northwestern and a couple of the people from the local community. I think it is lousy to turn it into a retail development. Senior housing would become too exclusive.
2	5	3	4	1	
4	2	5	3	1	
					I know it's not one of the options on the table, but have we considered the possibility of a 100 year lease to a private entity including sharing renovation costs? That would allow the city to maintain long term ownership and some level of control over usage and renovation, but still allow for private operation and the resultant tax revenue.
2	5	1	4	3	
2	5	1	4	3	
					Would love to be able to generate revenue and at the same time keep the beach access easy for Evanston residents. Love the idea of using it as an event space for people (including Evanstonians) to rent. Is a long term lease possible to keep control of the land? Weddings, fundraisers, corporate retreats. If not agreeable, second choice would be to retain for public use for the least money possible. Park land with no building.
5	2	1	4	3	

2	3	4	5	1	Lakefront land is too valuable to let go. Burnham was right. The city is perpetually in a financial bind. I recall unresolved pension issues when I was a reporter at city hall 40 years ago, and I dodge potholes and broken sidewalks daily now. So spending, other than the one-time demolition and landscaping, is also undesirable. Tip to web guru: The automatic pop-up to take the poll should not block the summary of the options. I had already seen them in the Roundtable, but wanted a refresher. The regular link, perhaps made more visible as a button, should suffice.
3	1	5	4	2	Re "gift the building" sounds like Northwestern U. may be involved. I don't want to see this building taken off the tax records.
1	5	4	2	3	
1	4	3	5	2	
2	3	4	5	1	
1	2	5	4	3	As an Etown taxpayer, homeowner etc I feel I have some ownership in our parks and Harley Clarke is not available for sale or to be used as a commercial building, hotel or otherwise. I am a sailor on Dempster and the property and building is critical to our remaining in this community. This is the property owners park and building and the city has no right to sell our parkland.
2	1	5	4	3	SELLING THE LAND WHICH IS PRICE LESS SHOULD OUT OF THE QUESTION
1	3	4	5	2	J
1	2	5	4	3	Keep it all costs. I have read the lease the city has had with the Art Center. I would like to know why the lease was not enforced. It seems that if it had we would not be in this mess. Also I have not seen the costs for rehab or tear down. I can not understand how the public can be asked to make a decision with out that
1	3	4	5	2	
1	2	5	4	3	I really think that the city should retain the property. I think that the city should try to find an Illinois art collection that needs displaying. I think that this would also be a lovely site for small wedding receptions and the like especially if a deck was added to the portion overlooking the lake. It took a long time for Lovelace Park to come about. I very much doubt that it would take that much time for the mansion to become updated and self sustaining. Basic improvements should be made to protect its integrity while a five year plan for these purposes hopefully would be feasible. The state and city are certainly in a pinch right now but that doesn't mean that Evanston should sell off one of its assets. Lighthouse Park people and the city should get together and fund raising should be done. Different non-profits could certainly use those upstairs rooms.
2	3	5	4	1	The presentation given at the end was the most adventurous and also most practical.

					Do not sell this land!!!! It should be for the public. The building can go, but the land must stay for kids to play on, families to use the beach, residents to enjoy for many many many years to come.
2	1	4	5	3	
1	5	4	3	2	
5	2	1	3	4	
					Back when the original RFP was issued seeking use ideas for Harley-Clarke, with enthusiasm by the mayor and council, a valid process ensued and considerable expense was incurred in bid response. The opposition was fierce and some assertions were incorrect and the opposition knew that, still they prevailed and swayed council and mayor to vote down the B&B bid. Since the mayor formed this committee when she was not obligated to, the committee must have a valid referendum statistically verified. No single special interest group may every again be allowed to bully the direction of the city. That has gone on for decades in Evanston.
5	4	1	2	3	
					The object of the disposal should be to maximize the financial return to the city and to minimize the continuing costs. Evanston currently has more than enough public benefit projects and expenditures for the albatross can be better used for other more pressing public needs.
4	3	2	1	5	
					Survey was difficult to figure out, and I DO NOT like my 3rd, 4th, and 5th preference at all. I don't think the survey really reflects my preferences. I would really hate to see that gorgeous, historic mansion demolished! It would be so nice to have public access to the building on a daily basis, such as when the Evanston Art Center was there...one could just stroll through the galleries, look out the beautiful windows towards the Lake! My favorite spot in Evanston...Lighthouse Beach and the Mansion! I am so glad that I had the chance to paint on the 3rd floor of the mansion, looking out on the Lake!
2	5	4	3	1	
2	3	4	5	1	
					The beach adjacent to the building is the only beach on the North Side. Selling the property puts this access at risk.
2	1	5	4	3	
2	3	4	5	1	However you do it, keep it public.
					One of my main concerns is that we preserve the look and feel of the lakefront and allow access to the beach for Evanstonians. While the idea of a beachfront bar/restaurant is appealing it just doesn't fit in that neighborhood and would bring crowding to the beach and make parking even more impossible. This is a green space/beach space and should be preserved as that.
1	3	4	5	2	
					Retaining the land for public, cultural and/or educational use should be the priority. Any commercial use would be disaster for this land and residential area.
1	2	5	4	3	

					This building should NOT be demolished. It is a graceful and historic structure on our lakefront and a building worthy of preservation. Whatever is done should also balance maximizing public parking for the beach and park.
3	5	4	2	1	
3	4	2	5	1	
4	5	2	3	1	
1	2	5	4	3	
2	5	1	4	3	
4	5	1	3	2	
2	1	5	4	3	
1	2	5	4	3	
					Selling the building to a private company such as a high-end hotelier seems to give the best chance of preserving it. I see no realistic way for either the city or a non-profit to afford the renovations and upkeep of the building, and using the site for senior housing seems like a waste of a beautiful lakefront location.
5	4	1	3	2	
					The city can not renovate or gift for public use otherwise we would have done this. No more burdens on the tax base. Public use would be great but there have been a lot of man-hours and money wasted already. Our schools are a mess and we need tax income, not more high-rises. Make sure the lighthouse is still accessible for cultural purposes.
5	4	1	2	3	
1	5	4	3	2	
					The land should never be sold; property along the lakefront is the city's most valuable asset! Please ensure this land is permanently retained & reserved for public use.
2	3	4	5	1	
1	3	4	5	2	
2	5	4	3	1	
					If it becomes affordable & feasible to renovate bldg it would be my 1st choice. My opinion is that no more of the lakefront should pass out of city's control and public use.
2	1	5	4	3	
1	5	3	4	2	
2	3	5	4	1	
1	2	5	4	3	
3	5	4	2	1	
					Taxpayers should not foot the bill! Evanston needs a good lakefront restaurant.
5	4	1	2	3	
2	1	4	5	3	
5	3	1	2	4	
					I have been an Evanston resident for over 30 years. I and 2 daughters worked for the Ecology camps and we used the fog house and areas for nature classes. I appreciate the area and the buildings as well as the Mansion and it's place in our history (art center). If feasible I would love for us to see this land and buildings stay "public use".
1	5	4	3	2	
2	5	1	3	4	
					If the city cannot find a tenant with the funds (through money-raising) to renovate this beautiful building and grounds, then by all means, it should demolish the building and redevelop the site as a beautiful park. I may be in favor of gifting the building to an organization, but it would have to be protected from ever being re-sold or re-gifted, which I am concerned would not be possible.
1	2	5	4	3	

					No comments other than under no circumstances should it be zoned for residential even senior housing. I was gratified to learn that beach or access to beach will remain publicly owned. Thanks to the committee for their work.
2	1	4	5	3	
1	4	5	3	2	
2	1	5	4	3	
4	5	3	1	2	
3	2	5	4	1	
					Should not be used for expensive/exclusive commercial or residential options.
1	4	5	3	2	
1	2	5	4	3	
1	4	2	5	3	
1	5	4	3	2	Selling is not an option.
1	3	5	4	2	
2	3	4	5	1	
4	1	3	5	2	
1	5	3	4	2	
4	5	2	3	1	
2	4	3	5	1	
					Commercializing that property will completely ruin the residential neighborhood in the surrounding area!
1	2	5	4	3	
					We should keep this space open to the public and renovate the building for various public uses. There is very little public land with lake access in this part of Evanston. Thank you for the opportunity to weigh in
1	3	4	5	2	
1	3	5	4	2	
					The lake front, and the historic buildings are one of the reasons we moved to Evanston. The light house and mansion are a beautiful landmark. The lake front should remain public. It's one of Evanston's most valuable assets. The city seems to have money to invest in businesses and tif projects and doesn't seem to make the public and park space a priority. Every year the citizens of Evanston have to come out to City Hall and protest so that parkland not be sold, ie., Chandler Newberger, the golf course, and library branches. Most citizens like and use the public spaces, it's sad the city is so eager to sell.
1	2	5	4	3	
2	5	3	4	1	
1	2	4	5	3	
					This survey should have been done when the Arts Center notified the City it was moving out. The City of Evanston desperately needs revenue. The only realistic option is to sell the building and the land. And hope that Col. Pritzker is still interested. We do not need another park on the Lake.
2	4	1	5	3	
2	3	5	4	1	
					I think that the mansion could be historically restored and that would be a great asset. It could be leased for a long term and the city wouldn't loose ownership and the restoration could be valuable to all concerned. The parking and traffic MUST be carefully regulated and planned.
3	4	2	5	1	
2	3	4	5	1	
1	3	5	4	2	

4	5	1	2	3	Should sell--would be fabulous lake front restaurant and inn. Stalling on this has been huge mistake. City profits huge from sale as well as taxes from business established there. DO NOT SELL TO NORTHWESTERN. The university has enough of our historic property and does not financially support our city (taxes)
3	5	2	4	1	My ideal use would involve a restaurant/cafe with views of the lake, and event space for rent by the public. Other uses are immaterial to me.
1	4	3	5	2	If funding were available, retention and renovation of the building by the City of Evanston for public use would be my first choice. However, as far as I am aware, neither the City nor the State of Illinois has funds for such a project. If that is the case, this option is not viable. I believe the City had a reliable private investor who would responsibly develop the building as a B & B. I believe that would have been the best option, absent available funding for the options I have listed as 1 and 2. One cannot insist on an option for which there is no funding. We need to live in the world as it is, not as we would like it to be.
2	4	3	5	1	in the May 21 Roundtable by Lori Keenan, and I am absolutely in agreement with what she says. The quotes from Burnham and Jen Jenson's grandson were eye-opening and refreshing. In an earlier letter I expressed the wish that I might someday sit in the dining room or on a newly created patio and enjoy a meal with the best view on the north shore, assuming the building would have to change hands and that an upscale B & B or boutique hotel alone might offer me this opportunity. However, reading the inspiring words of Daniel Burnham.. "Make no little plans...." and being reminded of how many talented and creative people I share our community with, creates the hope that the building may be sold or given, without the land, to an organization which would use it for the public good, hopefully including public nourishment : ) and activities to interest and benefit all. If Evanston COULD keep it and refurbish and run it as a public space, to be rented for private events, to be used for art exhibits and fairs and a restaurant it would of course top the list. But that seems to be pie in the sky. The absolute worst scenario would be privatizing the land and turning it into
1	3	5	4	2	
1	2	4	5	3	Whatever is decided about the mansion, it's essential that the land , park, beach should remain property of the city and available for public use and enjoyment.
1	2	5	4	3	
4	5	1	2	3	Every attempt should be made to try to recover the money it wasted on the EAC 40 years ago. This story could have been different if the EAC hadn't cheated Evanston taxpayers for the same period. If the city can also get an annual stream of income for the future would also be a plus.

					Although it needs renovation, it is a historic home and should not be demolished. Plenty of park land in Evanston. If it is sold to a commercial developed it should not be torn down
1	5	3	4	2	
1	5	3	4	2	
1	2	4	5	3	
3	1	5	4	2	
					Make sure that cost estimates are accurate. Do not low ball renovation costs to gain acceptance. Do it right, even if cost is high.
1	5	3	4	2	
2	1	4	5	3	
					centerpiece of a treasured public cultural landscape in Evanston. It is a rare oasis for all Evanstonians, the Grosse Point Lighthouse's nest-door neighbor and an important component of our city's public parks, open space and lakeshore. Together with landscape architect Jens Jensen's remaining designs, the original plans from the Bentley Historical Library at the University of Michigan for the Harley Clarke mansion are at our fingertips and the opportunity to restore Jensens' plantings, water features and council ring can create a magic public haven. Burnham's clarion call to not relinquish "even a single foot" of public lakefront parkland" to individual interests has an urgency today as the City Of Evanston considers zoning changes in our treasured district of Evanston to permit commercial development. Brokering a relationship between the city and a yet-to-be-determined adaptive reuse can be of value, and ensure this public gem remains public-and a significant legacy for our greater community. I strong oppose tearing Harley Clarke down. The only reason I number it as choice #3, is that the commercial options are unacceptable. Should there be talented
1	2	4	3	5	Strongly against selling off the lakefront.
1	3	4	5	2	
					Please don't sell it. This space and the land around it is a cherished and necessary space for families in the immediate area. There are so many examples from around the country that demonstrate the negative outcomes of selling their land, such as this, and regret it. Please consider the future generations of our community and preserve the land, if not the building.
2	1	4	5	3	
1	3	4	5	2	
					Thank you for inviting public comment. Our state is broke. Our property taxes are high. Consider the opportunity here to generate tax revenue in a way that brings something new and cool to Evanston. For instance: how about a restaurant overlooking the lake? Go to New Buffalo, MI, Miami, Fla., South Norwalk, CT, or San Diego, CA., and you have many options to dine on the waterfront. Evanston has none, and I'm not sure why. Even Chicago has figured this out, with a beautiful (and heavily taxed) seasonal restaurant on Oak Street Beach.
5	4	1	3	2	



					In my opinion, this building and grounds need to be used for a purpose that allows the city to retain its heritage and history as well as become a revitalized part of the city's future.
4	5	1	3	2	
3	4	1	5	2	
5	2	1	4	3	
1	3	5	4	2	
1	4	5	3	2	do NOT turn/sell this bldg. and/ or property for commercial use in any way shape or form....
2	3	5	4	1	I feel that it is the responsibility of the City Council and the Mayor to make every possible effort to keep this property in the public domain.
2	5	4	3	1	The Donnelly/Jennett plan doesn't raise a big enough endowment, and doesn't draw from a large enough catchment. The Vivian Maier Museum could afford better programs draw from a much larger catchment.
1	3	5	4	2	
2	4	5	3	1	
5	4	1	2	3	The city should never have caved to the "save the mansion" campaign before. The offer from Jennifer Pritzker was very generous
2	3	4	5	1	
4	5	2	1	3	The city should NEVER give up any lakefront land. It should be preserved for future generations to use as shared park space. It is irreplaceable. The building is not a landmark. Is is quaint, but that is about all, it should be demolished and the entire space, the footprint and the green spaces around the building could be an amazing addition to Evanston's lakefront park system.
1	3	5	4	2	It would be tragic for the city and residents to lose this unique and historic site. Completely unacceptable to even consider other use of the land. The structure is a treasure that deserves to be restored. The survey is flawed in that one is forced to rank all options. Some of those options are not ok with me but assigning a number implies that all are acceptable. One should be allowed not to vote for some or all as they see fit.
1	5	3	4	2	
1	2	5	4	3	It is also important that some public parking be available for access to the beach, selling the building and land for commercial use would likely preclude public parking. I strongly favor the continued city ownership, even if renovation is delayed until funds are available.
5	1	2	4	3	I think my # 5 should not be an option because the city should not be spending money for an ambiguous use. My # 1 I think is the only real option for the benefit of most citizens.
1	4	3	5	2	Very happy that the beach and access tot he beach remain publicly owned. Hope this includes the dune area. Thanks to those who have taken on this task.
1	2	5	4	3	
1	3	5	4	2	N/a
1	3	5	4	2	
1	3	4	5	2	

					The highest priority needs to be finding a way to preserve the park/beach area access for the community
2	3	5	4	1	protection advocate, and a lakefront protection ordinance. Supposedly Evanston has some kind of a lakefront development master plan. I attended the meeting at the Civic Center on the future of the Harley Clarke mansion. Nothing was said about how this project might fit into what an Evanston lakefront management plan would permit, at least from a planning perception, or policy perspective. Evanston has shown from its handling of Northwestern University lakefront development that it will yield the slightest pressure and allow exceptions, even when city council committees or commissions oppose them. This is a policy of accommodation, which puts even its greatest natural resource at risk. Evanston stumbles from one project to the next without sending a clear message on lakefront development standards, or a willingness to defend them. That is not management. It is not consistent management. Evanston needs a clear vision of lakefront and open space protection and stick to it. Taxpayers would appreciate it. Long-range vision tends to be a more effective management tool than stop-gap measures that cause uncertainty,
1	3	4	5	2	
2	5	3	4	1	
					I would like to see a skateboard park there for teens and tweens. And maybe a mini-fitness trail for families with youngsters, where everyone could get out and exercise, even the little tots. (kind of like what Evanston has along the lakefront south of NU, but with stuff geared for the small fry as well as for adults).
2	1	5	4	3	
					I would love to have a small restaurant or café on the site. I think that would make the lake more accessible to a lot of people. Everyone likes to eat on the water-why not have one spot to do that in our own town! I no longer go to the beach, but I would love a place to meet up with friends. It would be great to have an event space we could use for parties and/or cultural events like concerts.
1	4	3	5	2	
					Did anyone discuss having a Vivian Maier museum there? Is there ANY realization at all what a gem the Jens Jensen fountain that is on the north end of the property is? 'Sell or gift the building to an organization" does not reveal that it's a trust for the building! The question is biased by the way it is phrased....and this group has the most fleshed out plan. It's not sufficient to say that "funds can't be raised" THEY CAN.
2	5	3	4	1	
4	5	1	3	2	
1	2	4	5	3	Keep it public
3	1	2	5	4	
1	5	4	3	2	
					The hotel proposal seemed a great idea. Make sure there remains public access to the land. It could be a jewel of a boutique property.
2	5	1	4	3	
1	4	3	5	2	
2	1	5	3	4	

2	5	1	4	3	This building site overlooks the most beautiful quiet, peaceful, and secluded beach in Evanston. Whatever is done the city must make sure that the beach retains its natural quality and nature. Lighthouse Beach is a treasure. It is what people move to Evanston for and any structure that intrudes on that beauty would be a catastrophe.
1	3	5	4	2	
1	2	5	4	3	
3	2	4	5	1	I feel very strongly that this land should be available to the public.
3	4	1	5	2	I think a B&B would be the best choice. less parking than a hotel. Beach and park could still be available to public.
1	5	4	2	3	
2	3	4	5	1	
1	2	5	4	3	The City should not sell the property, unless the sale was accompanied by an irrevocable deed restriction that kept the property in perpetuity for public use by all of Evanston
1	5	2	3	4	
4	5	1	3	2	
5	4	3	1	2	I would prefer with the first 3 rated highly options that we consider a 99 yr. lease. I would like the city to ask Jennifer Pritzker to refine the boutique hotel proposal
5	2	1	3	4	
1	4	3	5	2	It would be a shame to see this beautiful building destroyed. Renovate and keep it public, if possible!
1	5	3	4	2	
5	4	2	1	3	
1	3	5	4	2	
1	3	4	5	2	I believe that any commercial use will inevitably decrease the ability of Evanstonians to enjoy the beach and park. Although the idea of a hotel or restaurant on the site is appealing, any commercial use will generate additional traffic in and out of the site, require additional parking spaces, and lead to friction between the property owner and the beachgoing public--none of which is compatible with public enjoyment of the beach and park. The only thing worse would be to permit wealthy families to monopolize this lovely site for their own exclusive homes.
1	2	5	4	3	This is a public space and should remain a public space. I'm ok w/ the city keeping it for a public use. If that is cost prohibitive then keep it as a public park space. I am wholeheartedly against any commercial development of this building. Putting a hotel on this space sickens me.
1	3	5	4	2	
3	1	5	4	2	
1	5	3	4	2	
3	5	4	2	1	
2	1	5	4	3	no
2	1	5	4	3	Evanston needs more park land- our population is increasing- perhaps a park land more accessible for seniors and handicapped; We must not allow commercial development -- too risky for so many reasons. Since more tax monies are needed with State doing what it is doing we should not add any more on going debt.

					<p>I don't think the above ranking system is appropriate. An Evanston resident should have the option of RATING each item on a 1 -5 basis in terms of how much or less he likes each idea. By forcing a resident to order these, you are forcing to potentially lie, i.e for me the 3rd and 4th options are equally bad options that on a scale of 1-5 (5 being least liked) each would receive a 5. And demolishing the building and using it as park land would come in at a 4 on a 1-5 RATING system. You should be asking us all to RATE each option and not ranking them. This feels manipulative especially since many of us only really think value one or two of the options. This is not a fair or honest measure of Evanston citizens' feelings about the Harley Clarke. We should be asked to RATE the options rather than rate them to get a more accurate measure of Evanston citizens' sentiments.</p>
1	2	5	4	3	
					<p>I really only like my options 1 and 2: I definitely prefer that the land be retained as park or for park and cultural use. I don't think the city has the money to renovate it and I really, really, really do not want to see the building sold to a developer. I grew up in Evanston and never heard the name Harley Clarke until this issue came up - so I don't have any sense of "the Harley Clarke mansion" being historically significant in the same way that the Dawes House is. And, since we have the Dawes House and the Evanston History Center, I think trying to raise funds for Harley Clarke taps the same individuals and organizations. We don't need both - and of the 2 historic houses, my money and my vote go to Dawes. So if Harley Clarke is decrepit, take it down and open up the space.</p>
3	1	5	4	2	
					<p>Absolutely no large commercial buildings on the lake! Evanston's shoreline is pristine and uncluttered - please keep it that way!</p>
2	3	5	4	1	
					<p>This is a prized public asset and should not be sold or allowed to restrict public access! Once sold, there is no return. Evanston is becoming more dense and all green space, and public space should be retained.</p>
1	3	4	5	2	
2	5	4	3	1	
1	3	5	4	2	
					<p>WHY CANT I VOTE "5" FOR ALL "SELL" OPTIONS? KEEP IT A PARK LAND! KEEP THE WOODS, BEACH FIRE PIT AND SCULPTURE YARD EITHER RENOVATE OR TEAR DOWN -- DO NOT SELL THE SITE TO ANYONE!</p>
2	1	5	4	3	
					<p>If the option "city sell building and land, and allow site to be redeveloped under residential zoning, including senior housing" had specified that the land would be used for senior housing, I would have ranked it fourth or third.</p>
1	3	4	5	2	

					The earlier proposal for a boutique hotel and restaurant should have been enthusiastically supported. It was insane to pass on that opportunity. It would have been easy to preserve access for the public.
5	4	1	2	3	
					The city should demolish the building & extend the sandy beach because this part of Evanston needs a bigger beach-- a bigger sandy beach and also picnic tables on the grass overlooking the lake with unobstructed view of lake. Lakefront property belongs to the people. In summer you could set up a simple food/beverage stand with job training for Evanston youth and/or seniors.
2	1	5	4	3	
					Tax the whole city as the Northeast Park District. Move the parcel over to the Northeast Park District and you will have on going money coming in to maintain it.
1	2	4	5	3	
2	3	5	4	1	
					Yes, My first option is the only option I wanted to vote for. The second is okay. After that, I do not want any of the remaining 3 options but the survey did not allow me to express that.
2	3	5	4	1	
					Can't imagine we'd destroy a lakefront treasure of this magnitude OR that we'd allow private development (Single family homes) on such a wonderful public space
1	4	3	5	2	
4	5	3	2	1	
					I believe that the large amount of money needed to renovate the Harley Clarke Mansion could be better spent elsewhere in the City (especially given the proposed state budget cuts), however, I don't want to see the building torn down. Since the public will retain access to the beach, I think it would be a great idea to sell the building and land and it allow it to be restored and converted into a boutique hotel or event space, especially given its proximity to Northwestern's campus.
4	5	1	3	2	
					I cannot believe we let th opportunity we had previously get away. Our taxes could have benefited and the pritzker family would have done a good job.
3	4	1	5	2	
3	5	2	4	1	
					Mow it down and build something the community can actually use for the public good so as many Evanston residents as possible can enjoy the lakefront in all seasons. Or else make it a park or outdoor performance space and give the beach a bit more parking. Quit wasting time on a structure that is sub-optimal at best for anything but a mansion no one can afford to maintain.
2	1	4	5	3	
					#1 Sell city bonds to finance the renovation in option one #2 Gift or sell only to a not for profit organization NONE OF THE OTHER OPTIONS ARE ACCEPTABLE TO ME, BUT I COUN'T SUBMIT THE SURVEY UNLESS I RANKED THE OTHER THREE.
1	3	4	5	2	

					The building is a gem and should definitely be preserved either by the city or to a buyer who appreciates it's value and has the finances to restore it to it's architectural beauty.
1	5	2	3	4	
					Retain ownership but lease it out as a restaurant/hotel/event space. Public/private partnership. or sell the building for use as such, but with a long term lease on the land. Don't sell the land
1	5	3	4	2	
					This should remain a public space for all to enjoy. Evanston has a history of intentionally preserving the Lakefront for all to enjoy. This practice should continue and is reflective of our core values.
1	3	4	5	2	
					Most importantly, the interior/ exterior of the mansion and Jens Jenson gardens and other landscaping should be restored to it's original beauty and integrity with the functionality of today's conveniences. It must remain a useable, public space for cultural and educational endeavors. I was born and raised in Evanston and have lived here for almost all of my 65 years of life. I have watched, as Evanston has grown in to a better community in many ways. I have also watched, as Evanston has lost beauty, architecture, and history through the demolition of homes and buildings. Once they are gone, they are gone. This is a community with many residents that have the resources and skills, both financially and creatively to accomplish this important task. The majority of our community takes great pride in being from this beautiful and historic city. Let us be forward thinkers with the commitment to embrace and maintain what has come before. Ocity with with the
2	5	3	4	1	
					I feel very strongly that the City of Evanston should retain all of its public land, especially lakefront land. I was out of state and thereby unable to attend any of the meetings although I was a participant a number of years ago in a series of public meetings concerning lakefront development. The message then was loud and clear - no commercial uses or development.
2	1	5	4	3	
					I believe that any land that is now public along the lakefront stay public. I don't want a precedent to be set with any option that would not keep the land where the Harley Clarke is anything other that public land. The lakefront should remain a treasure for all to enjoy.
2	3	5	4	1	
5	4	1	2	3	
5	2	3	4	1	
4	1	3	2	5	Preserve everything that makes Evanston unique!
1	4	3	5	2	
					Not allowing this site to be renovated as a B & B was a huge mistake. This is a valuable piece of property that should be used to generate revenue for the city and its businesses.
4	5	1	2	3	
2	4	3	5	1	
1	4	3	5	2	

					I would love to see a privately owned hotel with restaurant, keeping the nearby park and beach access for the public.
4	3	1	5	2	
					My rankings above assume that a sale of the structure and the land are in the best financial interest of the city. The land and structure should be sold so as to generate income for the city in the short as well as the long run. This is a business decision. Any other consideration as to what to do with the land and the property should rank below the financial interests.
5	4	2	1	3	
					There should be a nature center of some sort there since the lake and beach is Evanston's greatest natural asset. It could be a creative, hands on interpretive center with field trips and classes, and a healthy concessionaire. Perhaps even move the Eco C, and supplement with private funding - or have NU own and operate it! Staff it with education and science students.
2	3	5	4	1	
1	2	4	5	3	
3	5	1	4	2	
1	3	5	4	2	
					I am sorry to see the Evanston Art Center move from this beautiful, land mark building. It would be wonderful if a suitable organization could move in and update the repairs, etc. and use it for cultural use. I have many fine memories of the building, from volunteering, taking courses, meetings, holiday sale, etc. Keep it for the people. Please do not let the building or the grounds be put in the hands of private developers.
2	5	4	3	1	
1	3	5	4	2	The land should not be sold.
					The mansion really doesn't work in conjunction to the light house and the park. We should use this opportunity to remove the mansion and develop the park space.
2	1	5	4	3	
4	2	1	5	3	
4	2	5	1	3	
3	5	1	4	2	
2	5	3	4	1	
					Please do not sell what is arguably the most beautiful piece of real estate in Evanston. This real estate belongs to the people of Evanston and it would be short sighted and irresponsible to sell it for private use.
1	2	4	5	3	
2	5	4	3	1	
2	5	4	3	1	
					As I suggested earlier, how about offering to the foundation that recently donated 100 plus million to northwestern for a special global environmental studies group, (Buffet's sister,) the building for their rehab and use on a 50 to 75 year lease..at their expense they bring it up to code and you charge them a reasonable rent for their years of use...work out the details. Wouldn't this be great???? (No one has ever responded to my suggestion, so I offer it once again. Call to talk about details if you wish.)
2	3	5	4	1	
1	3	4	5	2	No

					Viewing the two renovations by the Pritzkers speaks volumes for what COULD have been to capture the aesthetics of the Harley Clarke mansion and elevate the quality of the area. Personal agendas got in the way and that's sad.
5	2	1	3	4	
2	1	5	3	4	Selling the property and land on the lakefront would be a big mistake. Evanston's lakefront space should be accessible to the public
1	4	3	5	2	Would like to see building renovated and used, with the grounds, like The Grove Redfield Estate in Glenview -- rent out for meetings of social groups, professional seminars, weddings and party events, etc -- all with the city setting list of approved caterers for the site, etc. My experience is that attendees at all-day professional seminars and meetings at The Grove were more than willing to pay the rental fee to be able to spend the day in a lovely building and space -- not the Holiday Express meeting room, for example.
1	2	5	4	3	The beauty of the building should be retained as a proud landmark of Evanston
2	5	3	4	1	Renovating the building will be expensive so having the city retain and renovate seems like a financial problem... Selling the building for education and public use/rental use, would seem cost beneficial. Residential Zoning could have ramifications with use of access to beach etc. but might be built into a deal. Demolishing this beauty of a building would be as travesty ... should be avoided if at ALL possible.
3	4	1	2	5	Do NOT sell or gift the building or land to NU at all costs! This needs to be a revenue generating property.
1	3	4	5	2	I strongly believe that the land/building should not be used as commercial space
1	2	4	5	3	Keep it in the hands of the community if at all possible.
5	4	1	2	3	No expenditure of city funds for this property.
4	1	2	5	3	i am concerned that if a non profit gets involved, we will be in the same predicament we were with EAC, which is that it did not uphold its obligations to take care of the building.
4	5	1	2	3	
4	5	3	2	1	
1	2	4	5	3	I think the highest priority should be making sure the public will continue to have access to the beach and surrounding area no matter what happens to the mansion.
2	5	3	4	1	
1	4	2	5	3	
2	1	5	4	3	This is a precious natural resource and should be available to all people of Evanston, not just a few wealthy people. It is ideally suited to lakeside park land.



					A hotel and/or rental space would be a sparkling gem on the north shore. Properly addressing the needs of surrounding residents, it could be nothing short of spectacular. Envision a summer dinner on the terrace of a lakefront hotel. Make my reservation now!
5	4	1	3	2	
					This is an incredible community gem, and needs to be preserved. I liked the idea of having a hotel/restaurant on the lake - we have a shortage of event space in our community. Razing it for housing - even for seniors, would be tragic.
1	4	2	5	3	
2	1	5	4	3	
					We would hate to see a precedent set of selling public land to private owners.
1	2	5	4	3	
1	4	3	5	2	
					I disagree with SEA's conclusions that the City has the funds, now and ongoing to viably restore, maintain and operate this building. I am intrigued by the idea of a private Evanstonian foundation that could basically do the same thing, only better, and viably operate the building in such a way!
5	4	2	3	1	
1	5	3	4	2	
					All but the park and beach [with access] should be sold to a developer for a hotel or B&B. The city needs the money and not more monuments to failed public uses for the benefit of a few---who probably never go there anyway.
4	3	1	2	5	
2	1	4	5	3	
					Preserve our cultural heritage. Preserve the lakefront. Preserve the environment
1	3	4	5	2	
1	3	4	5	2	
					Wasn't there a previous option that would have reverted the building back to "private residence"?
1	5	4	3	2	
					I would like to see the space used for events. Restaurant and/or event space, etc. With possible B&B/boutique hotel rooms. It is a gorgeous and rare property, non other like it in Evanston. We need this kind of event space on the lakefront in Evanston. The city could own it and make a great profit on it. Curt's Cafe could have "post-graduate study" there. (This could be combined with the museum option.) And example of this is The Riviera in Lake Geneva...a gorgeous Lake Geneva owned event space. Residents get discounted rates. Others pay more..... Let's just DO IT!
1	3	2	4	5	
					THE BUILDING SHOULD BE RENOVATED AND USED FOR PUBLIC USE
2	5	4	3	1	
5	3	1	2	4	
5	1	2	3	4	
					I am concerned about moving public space into private hands. And this is such a critical Evanston landmark site I am totally opposed to any privatization of the building or the land.
1	2	5	4	3	

					It is critical that the city retain ownership & control of the land. Once the city starts selling off public land for private purchase/use, we start down a slippery slope and run the risk of having no city-owned park land in Evanston in years to come.
2	1	5	4	3	
1	5	3	4	2	Please do not do what Evanston has done over the years to destroy our heritage buildings
3	1	5	4	2	The building seems like a White Elephant, but the land should be kept for public use. If no one wants the bldg for a public use, bulldoze it.
1	3	5	4	2	Try not to get rid of the land or ensure that the city can veto any plan that a developer puts forth. We are losing too much public land and facilities to private ventures, taking these assets out of public development.
3	1	2	5	4	Parking for the beach is currently difficult. Any solution should increase the availability of parking.
3	5	2	4	1	
2	1	5	3	4	I think the opposition to my number one option was based on the input of a small number of neighbors. We need to make positive use of the space and bring more economic development to Evanston. We have plenty of park land in the city and some of it is already underutilized.
1	4	5	3	2	Selling or gifting to an org for public/cultural/educational use is qualified by said giftee being a non-profit. Do NOT sell the land under any circumstances! Maybe under the City retaining and renovating the building, the City considers running a 'training' restaurant there, aka Enhanced Curts' Cafes - particularly with the greenhouse and using the front lawn for extensive edible gardens.
4	5	3	1	2	Retain the beach in front of the building
2	3	4	5	1	Give or sell the property to an Educational institution, to be used as school housing, Greek organization housing, classrooms, research labs for lake research or other educational stipulations placed on the sale.
1	3	4	5	2	This lakefront land is part of the public good/trust and should be used for PUBLIC functions. It should not be privatized under any circumstances. The building is significant and should be preserved, but if this is absolutely impossible, the public recreation/park zone should be developed. And if the park option is pursued, this might be a location for Evanston to install its own public swimming pool. Every other community has a pool except us, and it would be a great venue for swimming lessons and summer camp options for kids.

						The City of Evanston should consult with The City of Oak Park regarding how they repurposed Pleasant Home as an event space within a public park. This appears to be a viable model that can be applied to the Harley Clarke Mansion. This model will preserve the structure and keep the site under quasi-government control as an event space that can be rented out for weddings and other events, with the goal of being revenue-neutral for the city.
3	4	2	5	1		
1	2	5	4	3		city should not sell. Lease is ok
1	5	4	3	2		
						Should've taken Pritzker's offer. No one will spend the amount of money she would've to give the property the historic rebuild it needs. The beach access was never at risk. The freakout black-and-white crowd should never rule the day. (but I still love Evanston and all your wonderful efforts :-)
4	5	1	3	2		
						Steve noted at the meeting that the term LEASE should be in this option and that the organization is a non-profit. If so, my rank there is two. If not, it becomes 3
1	3	5	4	2		
						In any case, allowing the use of public beach and lake access should be retained by the City and its citizens.
3	4	5	2	1		
1	3	5	4	2		
2	3	5	4	1		
						We should ensure that the building remains (whether under public or private auspices), and ensure that at least a portion, if not all of the building is available for public events.
1	5	2	4	3		
1	4	5	3	2		
3	4	2	5	1		
						The City should expend no city funds to own, renovate, or manage this site. If the building cannot be sold, then it should be torn down and made park land. I am sick of some Evanstonians blocking development and opportunities for private enterprises. Col. Pritzker's plan was perfect. The beach should remain publicly owned under all circumstances.
1	4	5	3	2		
3	1	4	5	2		
3	5	1	2	4		
2	3	5	4	1		
						I liked the idea of the European café and open gardens. It sounds like that could create a beautiful and peaceful space. I recently visited a restored building and garden space in England, where they have a lovely café, public lawn/garden area, garden shop, small gourmet store, small art gallery, and they offer yoga classes, small art fairs, and event space rental. It seems like an ideal solution: <a href="http://www.themedicinegarden.com/">http://www.themedicinegarden.com/</a>
1	3	5	4	2		

					Except for City retain and renovate and City sell or gift to organization, all other above options are a 1!!! I just cannot rate them all the same. I was forced to rate all three middle options or I could not submit the survey!!!!!!!! MY RATING OF THE THREE MIDDLE OPTIONS SHOULD BE A 1. Bum survey!! Perhaps there is a way for the city to retain the building and land and partner with an organization to jointly renovate and preserve it.
5	2	1	3	4	
					It would be nice to have some nice (not upscale, but not hot dogs either) dining at the lakefront available to the public, so hope that can be worked in to a plan.
2	3	4	5	1	
1	3	4	5	2	
4	5	3	2	1	
					Could the land be leased rather than sold? The developer could own the building (and pay taxes on it). When NU owned the land at the corner of Church and Sherman, Marshall Fields owned the building and paid taxes. The city does not have the money to renovate the mansion.
5	4	1	2	3	
2	4	3	5	1	
					Why bother with an old run-down house that was not kept up? It should have been torn down when its accompanying buildings were removed decades ago. Building is different, yes. Worth \$1 million plus to make it usable, NO. Different does not make a place valuable. And why is it 'historic'? My house was built in 1917 and in a lot better shape than Harley Clarke because owners paid attention to it. Harley-Clarke should have been torn down when there accompanying buildings were torn down decades ago. Did the city run out of money then? If so, why spend more money now? Let reclaimers pay the city for the woodwork and other items that have value, and use that money towards tear down costs. Too many ancillary issues if it was taken over for other purposes -- construction hassles, loss of open space, parking issues, close to residential areas, public transport blocks away, how would deliveries be effectively made for a restaurant or hotel. It appears the building that has outlived its usefulness. Move on. As a VERY frequent user of the beach, can greenhouse be moved closer to beach and turned into a refreshment stand?
3	1	4	5	2	
					Re: "City sell", I would prefer to see on each of these options a long-term (100 year?) lease.
4	5	3	2	1	
					I want the city to sell the building at fair market value. the city does not have the money or resources to maintain it
5	4	1	2	3	
1	5	2	3	4	
3	4	1	5	2	
4	2	3	1	5	
4	5	3	2	1	
2	5	3	4	1	No.
					The building needs to be preserved as a landmark
1	5	4	3	2	
2	5	1	4	3	
1	5	3	4	2	
					Don't demolish it. It needs renovation and could be a major asset.
1	5	3	4	2	

					<p>We really missed the boat when we chased away what appeared to be a thoughtful public private partnership proposal from Pritzker a few years ago. Unfortunately the vocal few once again managed to incite through misinformation and scare tactics about the untenable coexistence of for-profit (private) and public. This was something we unfortunately saw during the early part of the aughts when a marina was being considered at the southern end of Evanston and most of the loud voice against came from a small minority of condominium owners and renters who called boaters elitist, environmentally unfriendly and noisy. How do we repeatedly get into this position where the vocal few drive the agenda with little appreciation for the City's economic situation and opinion of a silent (sometimes) majority?</p>
4	2	1	5	3	
					<p>I'm not convinced that the city or a non-profit has the resources to restore and maintain the building, whatever the usage. I support commercial or residential use, by a private entity.</p>
5	3	1	2	4	
					<p>This building has been a favorite place of ours since we moved to Evanston, please don't allow destruction of the integrity of the architecture and beauty of this classic building. Preservation is the answer! Historic Preservation Society should have an opinion shouldn't they?? What type of renovations? Should be within certain historic guidelines--they don't make 'em like this anymore folks!! The Hilton Orrington has spent millions in renovations and the place looks up to date but has lost that classic charm. Modern isn't the most beautiful answer and with all the new "city scape" buildings going up, up, up Evanston has changed sooooo much. Please keep a balance....please don't destroy historic beauty. This isn't Chicago, or Las Vegas, it's little Evanston!</p>
1	5	3	4	2	
1	3	5	4	2	
					<p>The Pritzker option was a good deal. A). The building was open to the public and it would of been a nice please to sit out on a patio for a meal or a drink, lake side. It is completely unique to all of Chicago! There is no public hospitality venue on the lake within 100 miles of Chicago. B). There would of been great care put into the rehab C). It would of brought jobs. D). The taxes would of been extra revenue for the city</p>
4	3	5	1	2	

						The city should run, not walk, back to Jennifer Pritzker and beg her to forgive them for not accepting her visionary offer to restore the mansion and open as a boutique hotel for all of Evanston and beyond. Parking would be enhanced by underground parking, allowing MORE people to enjoy the beach, not less. I can't think of another plan that would add to enjoyment of the lakefront, restoring a beautiful, timeless mansion and adding significantly to Evanstons tax base. I thought the Mayor and City Council were obligated to do what's best for Evanston - not perpetuate the media circus about 'what to do' with this historical property. Pritzker restorations speak for themselves. Look at the facts. Do what's right for Evanston before it's too late and the grand old building needs to be torn down.
2	5	1	3	4		
1	3	5	4	2		I do not think the building should be used for commercial purposes.
3	2	1	5	4		
3	1	5	4	2		
3	1	4	5	2		
4	3	2	5	1		
1	3	5	4	2		
3	2	1	5	4		
2	3	5	4	1		
						Colonel Pritzker's offer was outstanding- we should beg her to reconsider. The City has owned it for over 40 years and we are left with a dilapidated asset. I have no interest in one penny of my tax dollars going toward it. All discretionary city funds must go to pension obligations. I mean really- the street in front of my house is only cleaned once every three 3 weeks in order to balance the budget? Ridiculous. Let Caire Soucy list it for the city and see what we can get.
4	5	1	2	3		
1	2	5	4	3		Lakefront must remain public and available to all.
						If the city wishes to make this open land, I would pros increased parking so residents from other parts of town can come enjoy it.
4	5	1	2	3		
1	2	5	4	3		
2	3	5	4	1		
1	5	2	3	4		
						The city should maintain the land as a public use, selling to commercial with our precious lakefront property is not in the best interest of the citizens of Evanston.
1	3	5	4	2		

					Work with Northwestern. Northwestern is one of the leading University which does not have a faculty club. Ask Northwestern if they are interested in partnering with Evanston and develop a faculty club (with dining options) which can be used for public events as well. I understand the city does not have the money to develop it. The University cannot spend as much as a commercial users, but can preserve and improve the quality of the building and maintain it with the proper arrangement. The University is often scared by the assumption that Evanston residents think that they have free money, but if you work out a deal, it could be optimal for both.
1	5	4	3	2	
					Don't sell it Publicly owned event space and/or artist space/non-profit space Top floors could be an artist retreat, bottom floor and basement space can be public event space - for small concerts, pop up restaurants and art galleries as well as weddings, nonprofit fundraising events, etc.
1	5	3	4	2	
1	2	5	4	3	
5	4	1	3	2	
					A boutique hotel such as proposed recently would be an outstanding use for that particular piece of lakefront property. Far from diminishing the lakefront, a quality hospitality environment would provide a wide range of ways to enjoy the lakefront that Evanston, and most of the north shore does not currently have. A lakefront hotel/inn would rive Evanston commerce in a positive way.
3	5	1	4	2	
1	5	3	4	2	
					Please keep in mind that this is bigger space than just the house. It has been public space for a long time. Whatever resolution that will be made will have repercussions for a long long time.
2	3	5	4	1	
					The property is a rare public asset together with the adjacent parks and lighthouse. It should be preserved to enrich the cultural life of all Evanston residents.
1	3	4	5	2	
2	5	4	3	1	
					I think the entire building should become a wonderful restaurant, with outdoor seating, and event spaces. Parking would be valet parking using the Orrington School lot after hours.
2	5	1	4	3	
1	5	4	3	2	
					I understand that the city does not have the money to renovate the building. Is that correct?
1	3	5	4	2	
3	5	1	4	2	
					Under no circumstances would I like to see more buildings on this site. Once sold to a developer for housing, there's no telling what kind of houses they would put up. I think there is plenty housing density in Evanston, plenty hotel spaces and never enough green space.
5	2	3	4	1	

					Would make a great resort or high end B&B if it were renovated and paying taxes to Evanston. Public access to Lighthouse beach should be retained. The renovated building and its setting should be retained, regardless of ultimate use.
2	5	1	4	3	
					My rankings reflect my belief that no tax dollars should be used to renovate the property. If the city will not sell the property, it should simply be torn down. The Harley Clarke mansion is not architecturally significant.
5	3	1	2	4	
					disingenuous--I wish to choose only 2 options because I am opposed to the other 3, but the survey is forcing me to rank all 5 choices, thus skewing the results. My choices 1 and 2 are the only ones that count. I haven't followed this closely enough to know why the building needs to be "renovated," but I will research that further. So, this might be semantic quibbling, but I would be more enthusiastic about the building being "restored" to its original condition instead of its being "renovated." Either way, destruction of the building would be such a shame. Evanston is rife with new ugly construction. Maybe those new buildings serve useful purposes, but to offset those boring, uninspired, cold, and ridiculously out-sized structures, couldn't the city preserve and protect its few lovely historic properties? It might add a little balance to the landscape. Most of the current construction is strictly about creating income streams, not about creating beauty. In addition, if you sell the property to redevelop it for any purpose, it will no longer be open to all citizens, and it will, despite all the promises made beforehand, inevitably result in less preserved open space near the beach. Why the need to ruin a
1	3	4	5	2	
3	1	5	4	2	
5	1	4	2	3	no
1	2	3	4	5	
					I like the last option #5 the most. It should also include the option of event space and a restaurant/cafe. The Harleyclarke.com website has the right idea!!!!
3	5	2	4	1	
5	2	3	4	1	
1	5	2	4	3	



					Why is there not an option which would involve leasing the property to a commercial or non-profit entity under a long-term (up to 99 years) land lease? The City could sell or lease the building and still hold the land under public ownership thereby controlling how it is developed. A share of the overall profits generated from the building (depending on how it is used) is also an attractive reason to consider a joint venture development or land lease. Public-private partnership 101. Also, the underlying Gross Point Lighthouse Park District taxing district should be amended to include a larger geographic boundary permitting a higher number of City parcels to be taxed for purposes of paying for the GPL Park District improvements. The levy for said taxing district could then be increased to an amount which would help support improvements to the Mansion to accommodate its reuse along with a private or non-profit partner. A larger levy request could then be spread amongst a larger group of parcels (instead of the current limited levy which is extended amongst a smaller geographic boundary) resulting in a reduced overall impact on individual taxpayers.
3	5	1	4	2	
1	3	4	5	2	The Harley Clark Mansion should be used for the community. I think it would be great to keep it publicly owed and for the city to renovate and promote it as a space to host weddings and receptions and other events. I am concerned if it is sold that slowly we will lose the access and it will become difficult for residents to use that area. Lighthouse beach area is such a unique and wonderful space and should be preserved for generations to come. It is also the closest lakefront park/beach to my home.
2	1	5	4	3	
2	5	1	4	3	I read through the suggestions, amazing! A water park??? This is a beautiful building that should remain on the site. The city should have gone with the boutique hotel months, maybe years, ago. We would be collecting taxes if we had moved on that idea. As a city we keep repeating our errors! Look at those dreadful houses being built on the old Kendall College site, the original proposal was beautiful and in keeping with the neighborhood. Think long term! Retain and renovate. Is this Evanston or Schaumburg?
4	3	2	5	1	I would not like the city to spend money on renovations. With limited funds, there are other more important needs for city funds.

					The Harley Clarke mansion would continue to be a great asset to the community by utilizing the home as a training ground for vocational programs. There is grant money available for vocational training. The City could oversee the program where tradesmen train up-and-coming apprentices on a variety of skills such as plumbing, roofing, electrical, woodworking, brick masonry, etc. While teaching the classes at the mansion, the students could receive training while restoring the building in the process. The City could further recoup finances by continuing to rent out space for private events. This could potentially be a win-win for the City and the Harley Clarke mansion.
1	3	5	4	2	
1	4	3	5	2	
					Public use first and foremost, especially as a precious FREE public open space. Charging people to go to the beach is a travesty
3	1	5	4	2	
3	2	1	5	4	
2	5	4	3	1	
					It would be a travesty to allow this one-of-a-kind piece of Evanston's history to be demolished or sold for commercial use
1	5	4	3	2	
3	4	2	5	1	
					This building is a true gem of Evanston and should be treated as such. We should find a way to make it an attraction to bring more people to Evanston to appreciate the beauty and charm of the building as well as the lighthouse next door. We had the rehearsal dinner for our wedding there and it was PERFECT! I think a lot of people would pay to have special events there if it was more known that they could.
1	5	3	4	2	
					The original Pritzker proposal was ideal for the community, but the council lacked the will to implement it, saddling the city with this white elephant. The city does not - and will not - have the funds/will to renovate the structure, so it must be sold, donated (with well-thought provisions) or demolished.
4	2	1	5	3	

					I find it absolutely unconscionable the City would spend money - my money! - to buy BooCoo, a failed business and, at the same time, not fund the Mansion - a jewel of a building on a precious piece of lakefront. What is the logic in that? Why not just give the Mansion to Northwestern and let them build a 7-story parking garage on the property? Oh wait, the City already let Northwestern build a 7-story parking garage on lakefront on the southern end of the campus, smack in the middle of the Lake Front Historic District! But I guess that's what happens when, as Ald Mark Tendam said to me, "it's their property; they should be allowed to do what they want." So, my questions are: What is the reasoning behind the City selling precious lakefront park to a private entity? What happens if Northwestern buys the property and no property taxes are levied? Why does the City feel it's wise or appropriate to use my tax money to buy failed businesses? What other failed businesses is the City planning on purchasing? Feel free to call or email with the answers anytime. Thanks, Jeff Epstein
1	3	4	5	2	
					The city really blew a great opportunity turning down Jennifer Pritzker's proposal to turn the mansion into an inn. Please don't let the squeaky wheels influence this decision again. Either sell the building or demolish it and turn the property into park land. We already have one cultural building that we can't maintain (Noyes Center), we don't need another one. Let's leave the development to the experts.
5	4	1	3	2	
1	5	4	3	2	Just for clarification: by "public cultural and/or educational use", I don't mean Northwestern or any private school. Cultural and arts programs that promote 50% or more of their facilities and time to the actual public.
1	3	5	4	2	
5	4	2	3	1	
2	1	5	3	4	Don't tear it DOWN....they don't build 'em like THAT anymore!!! Have some love&concern for the FUTURE by preserving The Past, por favor. Save it for the ChIlDrEn;)
1	5	3	4	2	These are my ideal preferred options - though, I am unfamiliar with the city budget and therefore the feasibility of retaining and renovating the building.
4	5	2	3	1	
3	1	4	5	2	If the City cannot afford to maintain the building, a demolition company which would recycle useable elements from the building should be hired. A Jens Jensen knowledgeable landscape architect could be hired to design the site for public use. Jens Jensen's name and work should be an important part of the development.
3	4	1	5	2	I think a hotel with a restaurant/bar facing the water would be idea. The Pritzger proposal should be revisited.
3	4	2	5	1	
5	3	1	2	4	

					I feel like the first priority should be to get the building into the private sector, back on the tax rolls, and on the road to providing some sort of benefit to the local economy. If that becomes our goal, I'm guessing that five or ten years from now we'll have a nice restaurant or boutique hotel on the water, or maybe some commercial space with a couple of tenants, and nobody will be too terribly put out about it. We just need to get past all the hand-wringing and gnashing of teeth.
4	5	1	2	3	
5	4	1	3	2	
4	5	1	2	3	
1	5	3	4	2	
2	5	3	4	1	
4	5	1	3	2	
1	4	3	5	2	
					One of my biggest concerns is that the current level of access to the beach and dunes not be further restricted, regardless of public or private ownership.
1	3	5	4	2	
					I believe we MUST keep the land surrounding and where the house is in the public domain forever; it belongs to the people of Evanston and must remain free and accessible. It is environmentally valuable as well, and should be maintained as park and dunes for everyone. I don't really care about the house one way or the other; if you can find a way to save it and use it that would be great, but if not, do NOT lose the land.
2	1	4	5	3	
					Having a restaurant with a Lake View would be a huge attraction for the North Shore bringing lots of business and tax revenue. Let's continue to grow the tax base as the city has done over the last 10-15 years.
4	5	1	3	2	
					I am in favor of this becoming a venue that can bring in revenue for the city..but not sell for private homes. The park and beach can be public. A nice small hotel/restaurant would be a great addition to this community. If Evanston had no serious financial issues/needs then I could see converting this to parkland. The reality is this is a park/beach used by few and Evanston must "get real" about facing its needs. It is a shame that the EAC and Evanston let the mansion deteriorate...it is a pit( I have taken classes there and the condition of the place is terrible)
4	3	1	5	2	
					It would be great to make fuller use of this gorgeous building as a space for classes, gatherings, a cafe/restaurant, etc. I don't trust a commercial enterprise not to encroach on the public beach/park space.
1	3	4	5	2	
					A bed and breakfast would probably be the best option to maintain the dignity and integrity of the building and grounds.
4	5	1	3	2	
4	5	3	1	2	
2	3	5	4	1	

2	3	5	4	1	I am concerned that the City Council seems too eager to sell this property to a private entity. A civic asset, like this land and building, should not be viewed as a partial remedy to short-term financial stress. Preserving such an asset in the public trust will yield longer-term benefits to the community.
5	4	1	2	3	I was totally in favor of the Pritzker plan to build an ultra high end bed/bkfst. I've looked at the one on south side of campus and it is outstanding. fyi, i have both my residence and my business offices located in Evanston.
2	1	4	5	3	the sale of the land should not be considered.
1	3	4	5	2	A shame to lose the EAC as a tenant. Find another group that serves the community.
3	5	2	1	4	I would love to see the building and land preserved and used for cultural purposes, but I am concerned about the continued or increased burden that would have on our tax rolls, especially if the property were gifted to an organization or retained by the city. Evanston would then have to renovate and continue maintaining the property. The building needs a lot of expensive work. I hope that a way is found to retain the building by some entity while easing the city's budget; it would be a shame to tear down this venerable old mansion.
1	3	4	5	2	
2	5	3	4	1	I think it should be a family fun center. We do not have a bowling alley, skating rink or arcade room for the youth. It would be nice to have all three in the same building.
1	2	5	4	3	
1	3	4	5	2	OR #1 The city should retain ownership, and lease it for public commercial use such as a cafe and event space.
1	3	5	4	2	I would be in favor of the space used for hotel or event space conditional to the city owning the property but granting a long term lease agreement and allowing public access for the bonfire pit.
5	2	3	1	4	No
2	1	5	4	3	I think lakefront and open space are really valuable and once they are gone, they're gone. If Harley Clarke is used for a commercial use, it does change the atmosphere and access to the beach, no matter what anyone says.
1	4	3	5	2	I understand the challenges of keeping the building for the public use, but once it's gone (sold or demolished) it's gone. And I would hate to see it go.
4	5	3	1	2	As much as I hate to see the property sold, I would love to see a senior housing development put in, Much like Mallinkrodt in Wilmette This option would allow the area to remain low traffic and would provide a space easily accessible by seniors. do think that the committee members did a yeoman's job coming up with multiple options to address an emotional topic.
3	1	4	5	2	Evanston has plenty of old mansions. Start fresh! More open green space!

					The city should maintain ownership and convert the facility to an event space (for weddings, etc.) and a restaurant with outdoor, lakefront seating. To manage the space, they could contract a 3rd party vendor to manage it (like a Levy) or just lease it like a typical restaurant is leased (usually on 2-20 year terms). The new leaseholder could share some of the upfront costs of improving and conversion.
1	3	2	4	5	
2	3	5	4	1	
1	5	3	4	2	
					We need to take a long-term view on this issue and preserve this piece of history. If the city can't afford to renovate it, then it should be used sold or gifted to an organization that will renovate and preserve it.
1	3	5	4	2	
1	5	4	3	2	Any decision must maintain and even improve public access and parking at the beach and park.
3	5	4	1	2	
					I have some idea of what these proposals represent, but how can you suppose the results of a survey such as this has any value? Give us the Pro's and Con's data submitted at the workshop and more info than the 10 minute presentations given Monday night. Asking the general public to express an opinion on this matter is similar to CNN asking our opinion on the guilt or innocence of a criminal case we truly know little about.
2	4	5	1	3	
2	3	5	4	1	
5	2	1	4	3	
3	5	1	4	2	
5	3	1	2	4	
					This asset belongs to all of us, including a great many, such as myself, who feel we should sell it for commercial or residential development, particularly if we can earn enough money to enhance or purchase green space elsewhere in the city. I disagree with the narrow-minded orthodoxy that all city-owned assets ought to be given away for free, and hope the alderman who will make the decision weigh all options and explore the relative cost and benefits of each.
5	2	1	3	4	
					The property should definitely NOT be sold for commercial development. Doing so would take away land and lake access from the public. One of the best assets Evanston has is its lake front and the availability of that parkland for the public. So, no matter what your economic and financial position you have a beautiful area for recreation and relaxation.
1	3	4	5	2	
					A restaurant would be nice, but parking could destroy the green space.
2	3	5	4	1	
					Adding density in that area would be great either residential or commercial residential ie hotel Keep it on the tax rolls if possible. My first thought is to add to the parkland
5	1	2	3	4	
					A restaurant would be nice, but parking could destroy the green space.
2	3	5	4	1	
1	3	5	4	2	

1	3	4	5	2	Do not sell or demolish the building. Keep it for the public and for posterity.
5	1	2	3	4	
3	4	2	5	1	Would love high-quality beachside dining to be a part of renovation.
1	3	5	4	2	Please do not sell the building for commercial use or residential use. I would like those options to be off the table.
3	5	1	4	2	
3	5	1	2	4	
1	2	4	5	3	
2	3	4	5	1	Evanston has been losing many of its cultural institutions. We once were blessed with many more theater companies and arts organizations than we have now. Would this make a lovely retreat for professional artists?
5	4	1	2	3	
1	2	4	5	3	My main concern is maintaining the beach park for public use.
5	4	1	2	3	Do not further burden the taxpayer
3	4	2	5	1	
3	2	4	5	1	
2	1	4	5	3	
4	5	1	2	3	
2	3	4	5	1	
4	5	1	2	3	The longer it sits the more it is neglected. It should be sold to a responsible company or organization that will properly renovate without disrupting the beach front and beach access to the public. It is a treasure
1	5	3	4	2	
1	3	5	4	2	Keep this treasure for Evanston public use
2	1	5	4	3	I strongly oppose selling the building for commercial development. Indeed, I would consider that a sort of theft from the public commons that would be deeply regrettable and violating Evanston's best traditions of a publicly accessible lakefront.
3	1	4	5	2	
3	5	1	4	2	
1	3	4	5	2	
5	3	2	1	4	no
4	5	2	3	1	Keep it on the tax roles
2	5	4	3	1	Renovate....don't tear down!!
2	4	3	5	1	Don't want to loose all the beautiful gardens/dune space/wooded area!!
1	3	5	4	2	The land and historically registered house belong to the citizens of Evanston and should, therefore, be kept open and perpetuity. This is the last open corridor of historic, recreational and possible educational area of Evanston set in a beautiful residential area where it has functioned admirably for several decades. It is imperative to hold this space for all to enjoy.
2	1	4	5	3	
5	4	1	2	3	
1	3	5	4	2	
1	3	5	4	2	
1	2	4	5	3	
5	3	2	4	1	

					Thank you for your commitment to retaining the beach. I also love the front lawn and the view to the lake it allows from Sheridan Road and Central Street. Loss of the front lawn to residential development would be a priceless loss. I love and feel comfortable wandering around and behind the building. I love it just the way it is. I would love for the building to be cared for as required - just cared for, I am not interested in a shiny renovation.
1	2	4	5	3	
1	3	5	4	2	
1	3	4	5	2	
2	3	4	5	1	
1	5	3	4	2	
					City run as a special events venue to generate ongoing income to the city. Example: <a href="http://www.glenviewparks.org/facilities-parks/grove-redfield-estate/">http://www.glenviewparks.org/facilities-parks/grove-redfield-estate/</a> . Otherwise, appeal to the Pritzkers to reconsider their B&B offer.
1	5	2	4	3	
					My primary concern is that public park space not be diminished in any way. "Access to the beach", whatever that means, is not sufficient to protect the public interest in open, free movement throughout the existing area above the beach, e.g. playground, open meadow, picnic area, viewing space on platform and benches, fire ring, dunes, gardens around the mansion, and grotto. ALL are precious public treasures!
2	3	4	5	1	
					I could support any action other than continued public support of this property.
5	4	2	1	3	
					I am opposed to ANY plan that removes land from public ownership. Privatization of ANY public lakefront property is unacceptable. Public land should remain public. If there is not a suitable use for the mansion, then tear it down and use it as open space for public events. The survey is flawed as it doesn't allow the user to rank uses as unacceptable.
1	2	5	4	3	
					If any sort of commercial tenant goes into the building, there should be a designated pay parking area, with a 2 hour limit 8am-6pm Mon-Sat. The rest of the parking lot should be designated as permit parking during the same hours, with an annual parking sticker that you can buy with your beach tokens, say for \$25/season. Also, the fire pit should be protected and retained as part of the park space.
1	2	5	4	3	
2	4	3	5	1	
1	5	4	3	2	
2	3	5	4	1	
2	3	4	5	1	No
					I support the city gifting the building to an organization that would renovate and preserve, but the city must NOT sell the land.
2	3	5	4	1	
2	3	5	4	1	
					I do not support the sale of the property for development of the land/house by a private entity for commercial purposes. A blend of 1 and 5, with the property remaining in the public domain is preferable.
1	3	5	4	2	



					Given Evanston's financial condition and the fact that beach and lakefront access would be preserved, a sale of the property which would lead to the City's benefiting from a long-term revenue stream - which in turn helps everybody - is the most appealing option overall. On the other hand, retaining the property (with the City having to pay for renovation) or transferring it to a not-for-profit (which would have to have access to substantial long-term funding to renovate it and maintain it) risk continuing to burden the City financially; demolition and using the property as a park would be less burdensome for the City and provide a greater benefit to all residents.
5	3	1	2	4	
2	4	5	3	1	
1	4	5	2	3	None
3	5	4	2	1	
1	3	5	4	2	No
1	3	5	4	2	
2	3	4	5	1	It was once a beautiful building. I think it should be fixed and preserved for the public to use.
2	3	4	5	1	
5	3	1	4	2	I agree that the beach must remain free for public use.
1	3	4	5	2	
1	3	4	5	2	Think visionary. This is a magnificent building on beautiful historic land that could be a benefit to Evanston and the North Shore. Don't be short sighted. The mansion and the grounds should be kept for public and educational use. The mansion could be terrific event space which would generate money needed for upkeep. Save the building and the site. No developments please. It would cheapen our city.
4	5	1	2	3	Harley Clarke should be sold to a responsible organization or citizen who will take care in its renovation and preserve the spirit of the building. The City of Evanston should take care to never allow the building to be demolished. Preserving the Harley Clarke mansion is a very green option; to demolish it and fill a landfill with its remains is anathema to a green sensibility.
4	5	2	3	1	No
3	1	4	5	2	I'd like to see a music venue in place of the current structure. It could be a Ravinia Lite, with a better view!
1	2	5	4	3	Evanston is beautiful for it's beaches and parkland. We should work hard to preserve the beaches we have and park land for all residents and humans to enjoy!!!!!!
2	4	3	5	1	

					Use of this property MUST NOT impact residents' access to the beach and surrounding parks. Any use that would impact that access should not be considered. Also, please don't sell it to NU for one dollar- we've lost enough prime real estate to an entity that does not pay property tax. As an alum, I am ashamed of how NU abuses it's relationship with the city and how easily the city gives in. Also while I wouldn't want it to be a hotel, use by an organization like the Women's Club which hosts weddings, etc might be okay.
4	5	1	2	3	
3	2	5	4	1	
3	2	5	4	1	
4	3	1	5	2	A boutique hotel is a fine use of the building.
1	4	3	5	2	
					I love the idea of utilizing the interior for public use such as a museum (especially Vivian Meier) or a nature center, perhaps similar to the Lake Forest Wildlife Discovery Center, or possibly a larger Ecology Center. I'd also love to see the grounds landscaped with trees and native plants in place of the expanse of grass. This is a special building that could become a destination for people from all over the area. This is a precious opportunity for Evanston to grab this space and use it for the entire community.
1	4	3	5	2	
					I feel Daniel Burnham had excellent vision for Chicago when he preserved the lakefront for all to enjoy. This plan has secured tourism and made Chicago a unique city. I believe this should be Evanston's plan as well. Furthermore, Northwestern occupies much of the lakefront in northeast Evanston. It would be a shame to sell away more of our limited lakefront.
3	1	4	5	2	
2	5	3	4	1	
2	3	4	5	1	
2	3	1	5	4	
1	5	3	4	2	All are 5 except 1 and 2
2	3	5	4	1	
3	5	2	4	1	
					Regardless of the whether the City sells or leases the building/land, it should be retained as an historic structure, particularly as it is in Evanston, where so many, many homes fall within Historic Preservation Districts that prevent their destruction. It speaks of another era, but adds such character and grace to our lakefront community. It is a shame that the hotel redevelopment project was met with such a loud vocal opposition that did not represent community sentiment and that more negotiation did not occur with the Pritzger group. A similar old building in my home town of Virginia Beach, The Old Cavalier Hotel, is being totally revitalized into a historic hotel gem of an attraction that entire community is proud to have! <a href="http://www.historichotels.org/hotels-resorts/the-cavalier/">http://www.historichotels.org/hotels-resorts/the-cavalier/</a>
4	5	1	3	2	

					Public parkland along the lakefront doesn't exist in north Evanston except in this treasured space. Spend the funds on improving the parkland and dismantle/move the mansion.
2	1	3	5	4	
3	5	2	4	1	
2	1	5	4	3	
5	3	1	2	4	
					Would love to see a restaurant with outdoor seating go in. Something casual outside and more formal inside.
3	2	1	5	4	
1	3	4	5	2	
2	3	5	4	1	
4	1	2	5	3	
					Preserving this land, not just beach and beach access, in the public domain for the benefit of ALL Evanston residents is my paramount concern. Besides being lakefront property, it also merits special protection as a the neighbor of a national historic landmark, the Grosse Point Light Station.
1	3	5	4	2	
1	4	3	5	2	
2	1	3	5	4	
					I think it should remain owned by the city but perhaps have restaurant/cafe space that could be leased to a private entity to run. It would also be nice to have a walk up window where people could buy drinks/snacks/ice cream to enjoy at the beach during the summer.
1	3	4	5	2	
3	2	4	5	1	
1	2	5	4	3	
3	5	1	4	2	
					I grew up in Evanston frequenting Lighthouse beach as a child. I am now raising my own family a few blocks from Lighthouse beach and we are there a few times a week during the summer. I would love to see some sort of restaurant that you could grab a bite to eat near the beach - casual during the day and can maybe become a little less casual at night that would attract people from all over. There is nowhere to eat that close to the lake and this is quite a gem we have. I would also love to see space that can be rented for private parties - I think there would be good demand for it in the area. Ideally the city still owns the building but it may not be feasible. As long as Lighthouse beach and Noah's Playground remain part of the cities land, that is what matters to me. Lighthouse Beach is a special treasure and why we have returned to the city we call home with our families. It should be enjoyed for many more generations and not be sold off. I would be interested in coming to a meeting - sorry I haven't been able to attend up to this point.
1	4	3	5	2	
2	3	5	4	1	
1	4	3	5	2	Thanks for your work on this!
2	4	3	5	1	
					No hotel or event space-that will seriously impede access to the beach, increase traffic, littering, noise, etc
3	2	5	4	1	
2	3	4	5	1	

1	3	5	4	2	It has great cultural and civic pride, please don't get rid of it. we need this type of venues to make our city a rich place to live.
2	3	5	4	1	We need to keep it for public use. We should not sell it nor demolish it! We will never be able to replace this structure or land. The city council NEEDS! to listen to it's citizens wishes. In the end it is ours the citizens of Evanston's and not the city council to do as it wish with it.
2	4	1	3	5	Special Event Venue with hospitality services is MOST NEEDED & BENEFICIAL to Evanston! Traffic patterns and Parking in area needs to be addressed accordingly Retention of facility as is or for non-profit use is wasteful and short sighted Venue needs to be a MAGNET for people not a "nice to have if it interests you I guess" which is what has been there since Evanston Art Center tenancy. NIMBYs need to get over it. period.
2	1	4	5	3	My first choice would actually be city retains ownership and renovates for use as an event space -- weddings, parties, etc on the lakefront would be highly desired, a la Cafe Brauer in the city. We should absolutely not give away or sell ownership of this prime lakefront land. If we refuse to invest in the space, it should at least be retained as parkland. Unbelievable that you would want to sell it.
5	4	1	2	3	The city cannot handle this building we have enough problems with our poor families and keeping them housed. We need the revenue to keep what we have alive and vibrant
2	1	5	4	3	The Lake Shore land is finite, irreplaceable, and unique. It should not be sold off or leased to anyone. It is for the use by the citizens of Evanston.
1	2	4	5	3	Once ownership of the property is lost, we lose control of it's future to some extent. I would like to see retention of ownership prioritized, even if it means demolishing it and creating parkland. There is little public lakefront space on the north end of Evanston and it should be guarded for future benefit to the community.
1	5	2	3	4	I would like to see some sort of restaurant/hotel option for the property similar to European models of cafes/restaurants along the ocean/sea in resort communities. Beach-goers would frequent the business. My husband and I have often commented on the need for more cafes/restaurants along the lake for lakeside dining. These of course should be tastefully integrated into the overall lakeside experience and should be limited to a couple high-quality establishments as not to over-commercialize the lakefront. The Stone Porch is a good example of how this can work.

					Options I marked as 1 and 2 are really the only ones I want. The last thing I want is for the city to sell the land, making it available to development. Look at the former Kendall College property. It doesn't fit with the character of Evanston at all. The idea of that happening on our precious lakefront turns my stomach. Daniel Burnham is rolling over in his grave at the thought.
2	1	4	5	3	
					I would love to see the building retain an art-related function, museum/gallery, along with a restaurant, e.g., like Cafe Brauer. The site is by far the most beautiful, and recognizable, in Evanston. Developing it well, with a public-friendly function, will do good for the city historically, esthetically as well as, on a bit longer run, economically. I had suggested to approach the Block (e.g. to feature their permanent collection I tried, more efforts here may do good), make it into a Chicago (area) Literature Museum (which could and should include graphic novels), or a Chicago (area) Art Museum, all of which the City and State has none. Such a function would place the City on a larger map. With nearby NU this would be a kind of Museum Campus. Earlier I had proposed to approach the Mitchell. I understood that that did not work out.
2	4	3	5	1	
4	5	1	3	2	
					The city should choose a plan that would result in a maximum immediate cash with a steady flow of income for years to come. This would allow the city to begin recovering its losses caused by the EAC for nearly 40 years. Ideally, revive the Pritzker proposal
5	3	1	2	4	
4	5	1	3	2	
1	2	4	5	3	
					I do not think any option involving sale of the land should be considered
1	2	5	4	3	
2	5	3	4	1	No
					Yes, I believe that the city should do a 100 year ground lease for only the building park and parking lot with a requirement for public access to the public beach and let a developer renovate and add to the existing building to create a really nice small hotel or inn with a public restaurant and entertainment venue. This would provide tax revenue to the city, ensure public beach front, ensure ultimate control of the property long term, and take a money pit off the city's hands.
5	4	1	2	3	
					I like the idea of someone other than the city committing to renovation and assuming those costs but having public use space. For instance hotel or senior living with restaurant that public could access and enjoy the property.
4	5	1	2	3	
					I hope the city would approach this project with the attitude that it can work with the citizens to make this a viable self sustaining amazing space for public programming and non-profits. At least give it the focus the city is giving Howard St and BooCoo
2	3	5	4	1	
2	4	3	5	1	....

	2	4	5	3	1	
						Given the City's more acute and important needs, and the upcoming State funding reductions, maintaining the mansion with any City funding is not the best use of our scarce resources. The mansion is historically and architecturally insignificant. These buildings are an example of the long-term deferred maintenance and neglect of City facilities.
	5	1	2	3	4	
	3	2	5	4	1	
	3	4	2	5	1	
						The city should retain ownership and turn it into a public country club. The city should not sell or gift the property. The property should incorporate more social & entertainment benefit than just art & education. This ranking requirement skews the results. Ask the same questions without a ranking requirement.
	1	3	2	5	4	
	3	5	2	4	1	
	2	3	5	4	1	No
	3	5	1	4	2	
	3	1	5	4	2	
						Everyone who wants to retain the building under the control of the city better not complain about paying for it.
	3	5	1	4	2	
	2	4	5	1	3	
	5	4	1	2	3	A hotel would be utilized by many in the community
						Would love to see this more developed as a beach destination; like Gilson Park.
	4	1	5	3	2	
	4	5	3	2	1	
	3	1	5	4	2	
	3	1	4	5	2	
	3	1	5	4	2	
	2	3	4	5	1	
	2	3	5	4	1	
						The mansion must be saved and restored.
	2	5	3	4	1	
	1	4	3	5	2	
	2	3	5	4	1	
	4	5	1	2	3	N/A
	1	2	5	3	4	
	1	5	3	4	2	

					<p>I left the meeting last night before the pro/con session started. I think that it is clear that the City of Evanston does not have a clear vision for the property, so SEA's plan should not be adopted. Razing the building is also a poor idea. No matter which of the other 3 options that are chosen parking will continue to be the main obstacle for this property. It will be hard to hold weddings there because guests of the wedding would have to walk a considerable distance. The only real solution to this would be for parking to be on Sheridan road. You have the center striped median in front of the property. This median would need to become one of the two lanes and parking, preferably north bound on sheridan road would be for the center. You would need parking for in excess of 50, maybe 100 cars. I am a cyclist and this would really stink for cycling down Sheridan. The other choice would be to move the curb on the north bound lane to the east by 8' and create a space for parking and then remove the median and put bike lanes on each side of Sheridan. I thought the only speaker last night who actually told the whole story was Peter aka Mark.</p>
4	5	2	3	1	
1	2	5	3	4	
1	5	3	4	2	Definitely no retail or condos. My top choice is an event space run by the city or contracted out.
4	1	3	2	5	Is there an organization/foundation that would include Northwestern as well as Evanston Citizens on some kind of advisory committee???
4	5	1	2	3	My concern is that someone who may not have the money or the right renovation team will cut corners and not do a good renovation. Another concern is that people are misinformed. Some of them think the value of their properties (nearby) will go down if it's a hotel. Seriously, when has a wonderful old inn, on the water, where you can walk to have brunch, dinner or a drink decreased anyone's property.
1	5	4	3	2	Yes! Why don't you leave this question/decision for other proposals! There are more people who are preparing. There has not been enough time for the public to become informed. Although I have ranked the above, anything that does not preserve the building and the land in the citizens ownership is unacceptable.
2	5	3	4	1	Do not demolish this gem of architecture; options one and two are the only viable solutions.
3	5	2	4	1	Save the building!
1	3	5	4	2	Keep the building in tact. Do not sell it. Lease or rent the space for public use.
2	5	3	4	1	

					committee work did not fulfill certain aspects of its mission, including failure to adequately address rehab costs and failure to explore funding possibilities. Both are extremely relevant to moulding committee work and place the criteria into proper perspective. Also, the purpose for this public meeting is supposed to be general, without all final elements ironed out!
2	3	5	4	1	
					Absolutely no development of this property! This changes the purpose of the property. The only way I would demolish is if we can't find a non-profit to run it. We need to look at other examples of preservation of buildings, Dole Mansion in Crystal Lake. Women's Club in Evanston is self-supporting. We can do this! We could have memberships, and people would contribute to preserve this. If we sell n gift to non-profit - we have to have a caveat that it would come back to us if they choose to use for another purpose. Please re-negotiate with ILDNR to sell to them with these caveats - legal constraints - Don't give up on this possibility - send someone to Springfield who is passionate about this - not an alderperson who gives them a business card, and hopes to hear back from them.
2	3	5	4	1	
1	5	2	3	4	Building should not pass out of City control ever. No developer could be entrusted with this. It is a cultural asset.
2	3	5	4	1	
2	4	5	3	1	
					Give Harley Clarke com-group a try for 3 years like other organizations successful w/ 8000 mansions across the country have proven can work successful.
3	2	4	5	1	
3	2	4	5	1	
					This property should be kept in City hands. But the City can't maintain the building. The building is difficult to renovate has residential size space, rooms, hallways, It's not suitable for many uses proposed without major changes internally.
4	1	3	5	2	
					Silly to present private development options which have clearly been resoundingly defeated in City Council. The public has already spoken on that.
1	3	4	5	2	
2	1	5	4	3	
					Public access to all areas of the properties is key. I would prefer to demolish than to have option 3+4. Option1 with the State of Illinois situation, we will need tax money for education & pensions. I can't afford more taxes for the mansion itself to be sustained only by the City.
3	2	4	5	1	
1	2	5	4	3	
					May not be realistic thought, but it could be like Frank Lloyd Wright house and studio but Harley Clarke doesn't have the historical significance of FLW. May not be sustainable.
4	2	1	5	3	
2	5	3	4	1	
					We need to keep the (unknown) that belong to the citizens (all of the citizens) we need businesses that will be paying a living wage (\$15.00 per hour)
2	3	4	5	1	



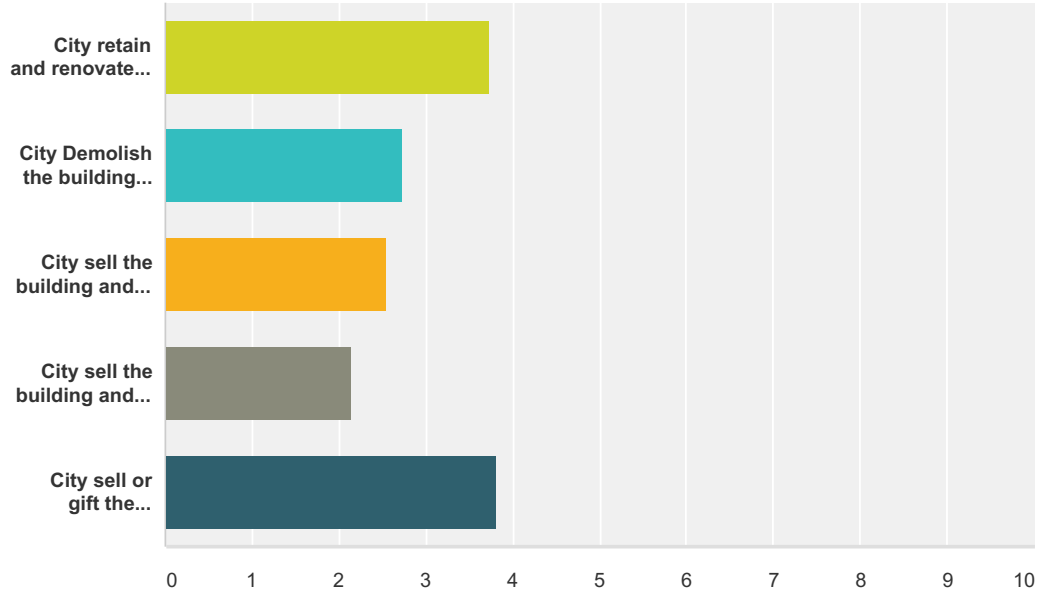
3	5	1	2	4	
1	3	5	4	2	
1	4	3	5	2	Lease only
5	4	2	3	1	
5	4	1	2	3	
5	4	1	2	3	
					Why not look for a private buyer who would live there. City should sell the building and lease the land. The City should not even consider demolishing this historic building. The City needs to make a commitment to preservation in all aspects because of its defining and important contribution now and in the future. Adaptive reuse is also an environmentally sound practice
2	5	1	4	3	
3	2	4	5	1	
2	3	4	5	1	
2	5	3	4	1	
					I am very disappointed in the City Council's action to reject the proposal, w/o any negotiation. That's not how to do business, ideology of a loud few won over thoughtful discussion and decision-making. Evanston lost at that point. Now we have a chance to do something new and useful.
3	5	1	4	2	
					Commercial use is best for house. Can sustain itself. City needs taxes - property.
2	5	1	4	3	
					I am absolutely against private ownership of any kind. If Evanston needs money to maintain the mansion raise taxes! Show political courage on behalf of Evanston residents.
1	5	2	4	3	
					Build a new multi-purpose using as much old components as possible. Keep Jensen Landscaping! I don't think existing building would survive an EF3 tornado, which could happen. See FEMA 320! New construction would be best design for multiple public uses selected.
2	1	5	4	3	
5	4	1	3	2	
1	3	4	5	2	
1	5	4	3	2	
					The option that has not been presented is for the City to hold ownership and agree to a long-term lease to a private operator that would use the Federal Historic Tax Credits.
4	5	2	1	3	

					I would only like to see this wonderful gem of a architecture be restored and used for public, cultural or educational use. The renovation needed is extensive, but what a treasure on the lakefront coupled with the lighthouse park our city would have. Our downtown has been modernized and "improved" voiding us of much of the charm that other communities (Lake Forest, Glencoe) worked hard to retain. Do not compromise our lakefront and historic home the same way. Here is a last chance for all Evanston, a building with the potential to be for all of Evanston, not just North Evanston to have access to this lovely building as a public cultural resource/ Great Lakes historical or conservation center/wedding and celebration venue/ resident lakefront theater/concert venue or whatever is deemed appropriate. Perhaps there are some rooms that could be left as residential for artists and writers a la Ragdale. Whatever, this grand old building should not be destroyed, bulldozed or turned into a nursing facility. It should be preserved, honored and available to all Evanston.
1	4	3	5	2	
1	2	5	4	3	
3	2	5	4	1	
2	5	3	4	1	I do not want the building demolished no matter what.
5	1	4	3	2	
3	2	4	5	1	
2	3	5	4	1	Keep it public access! Avoid all privatization! Keep the area for the public - people need green gathering space!
1	2	5	3	4	What will the City do to protect the neighborhood from noise, trash, traffic and overall loss of residential enjoyment and property values?
5	3	1	2	4	
2	3	4	5	1	
2	3	5	4	1	Demolish only to save the land for Evanston
1	2	5	3	4	
1	2	4	5	3	Do not sell preserve irreplaceable public use
1	2	5	4	3	
3	5	2	4	1	
3	1	5	4	2	
3	5	4	2	1	Biggest concern is if building comes down for development of housing etc.
1	3	4	5	2	
5	4	1	3	2	
1	3	4	5	2	What option is the City Council likely to accept? Why is an option including a partnership with the State or other governmental agency no longer an option? Open lakefront land must be preserved for public use, by selling the property City loses control over vital lakefront property and potential future opportunities. That is short-sighted and a policy of government washing its hands of decision-making.
1	2	4	5	3	It's the tax payer's property - it's not right to sell what the community has paid for to benefit a small few. It's morally and ethically wrong.
1	3	5	4	2	
2	4	5	3	1	

					I would love a restaurant. There are none on the north shore that would make Evanston a destination. A welcome addition for citizens, tourists, northwestern.
1	5	2	4	3	
					City cannot afford to put money into this building. The city has chosen to spend money elsewhere and has/will continue to neglect this project. If city spends on this project it will then neglect other projects.
5	4	1	2	3	
					Please do not ignore what the citizens want. Please treat the popular will as determinative.
1	2	5	4	3	
1	3	4	5	2	
1	5	3	2	4	
					Please do not sell public parkland, especially on the lake!
1	2	4	5	3	
2	3	5	4	1	
5	3	1	4	2	
					Do not tear it down - do not let the City of Evanston manage it - place to eat would be great!
3	5	2	4	1	
1	3	5	4	2	
2	3	5	4	1	
					Where will the money come from if the City retains the building or an organization renovates it?
5	3	1	2	4	
5	2	1	4	3	Money and management
5	2	1	4	3	
5	2	1	3	4	
4	1	3	5	2	
3	2	4	5	1	
1	3	5	4	2	
4	5	1	2	3	
2	3	1	4	5	Need a detailed financial plan
1	2	4	5	3	It is a landmark and must remain public
1	3	4	5	2	
5	3	2	4	1	
4	3	1	2	5	
2	5	4	3	1	
2	3	4	5	1	
1	5	3	4	2	I am not in favor of demolition or additions to the building
					Landmarks Illinois is aware of the demolition talk and would possibly mount a vigorous defense against this option. For a City that likes to think of itself as "green", putting a beautiful structure into landfill is an atrocious suggestion.
3	5	1	2	4	
					This is not the clearest survey, and it will make me question the legitimacy of the results. For instance, I don't think senior housing and residential housing are the same, but they're lumped together as a choice.
3	1	2	5	4	
					Any solution needs to be self-sustaining and not dependent on the City budget for maintenance. Best use would seem that returns if tax rolls
5	4	1	2	3	
1	2	3	5	4	This property must remain public!
					Whatever is decided, the City should not be obligated to spend one more dime on maintenance or operation of the buildings. No tax revenue should be used to support the selected option.
5	4	1	2	3	
2	3	5	4	1	
2	5	3	4	1	
2	5	3	4	1	
3	2	1	5	4	
4	5	1	3	2	
5	2	1	4	3	
5	1	4	3	2	
3	2	1	4	5	

**Q1 On a scale of 1-5 where 1 is your most preferred option, please rank each of the options identified by the committee:**

Answered: 1,375 Skipped: 0



	1	2	3	4	5	Total	Score
City retain and renovate the building for public use	38.47% 529	27.93% 384	13.45% 185	9.60% 132	10.55% 145	1,375	3.74
City Demolish the building and redevelop the site as park land	12.29% 169	16.15% 222	29.89% 411	15.71% 216	25.96% 357	1,375	2.73
City sell the building and land, and allow it to be renovated for a commercial use, such as a hotel or event space	18.62% 256	8.00% 110	16.22% 223	24.29% 334	32.87% 452	1,375	2.55
City sell the building and land, and allow the site to be redeveloped under residential zoning, including senior housing	2.33% 32	10.18% 140	15.93% 219	43.05% 592	28.51% 392	1,375	2.15
City sell or gift the building to an organization that would renovate and preserve it for public cultural and/or educational use	28.29% 389	37.75% 519	24.51% 337	7.35% 101	2.11% 29	1,375	3.83

**Q2 Do you have any other comments, questions, or concerns?**

Answered: 702 Skipped: 673

# 2015 Harley Clarke Survey

## Q3 Who are you?

Answered: 1,375 Skipped: 0

Answer Choices	Responses	
Name	100.00%	1,375
Company	0.00%	0
Address	99.27%	1,365
Address 2	0.00%	0
City/Town	99.85%	1,373
State/Province	99.71%	1,371
ZIP/Postal Code	99.93%	1,374
Country	0.00%	0
Email Address	100.00%	1,375
Phone Number	100.00%	1,375