

**Planning & Development Committee Meeting  
Minutes of October 11, 2010**

**City Council Chambers – 7:00 p.m.**

(or 15 minutes after the Administration & Public Works (A&PW) meeting adjourns)

**Lorraine H. Morton Civic Center**

ALDERMEN PRESENT: D. Holmes, L. Jean-Baptiste, A. Rainey, D. Wilson, M. Wynne

STAFF PRESENT: B. Dunkley, G. Farrar, M. Lyons, D. Marino, B. Newman,  
M. Poole

PRESIDING OFFICIAL: Ald. Rainey

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**DECLARATION OF QUORUM**

A quorum being present, Chair Rainey called the meeting to order at 8:15 p.m.

**APPROVAL OF THE SEPTEMBER 27, 2010 MEETING MINUTES**

Ald. Holmes moved approval, seconded by Ald. Wilson.

**The minutes of the September 27, 2010 meeting were approved unanimously, 5-0.**

**ITEMS FOR CONSIDERATION**

**(P1) Approval of Families in Transition (F.I.T.) Renewal Application**

The Housing Commission and staff support approval of the renewal application for a Families in Transition household for a second year with an amount not to exceed \$6,251. Connections for the Homeless would like to renew a rental subsidy for the second and final year for an applicant family through the Families in Transition Program. Funding will be provided from the Affordable Housing Fund with an account balance of approximately \$418,000.

Ald. Wynne moved approval, seconded by Ald. Wilson.

Chair Rainey asked Dennis Marino several questions about the applicant including why she could not go to the Police Academy as she had planned, and that she would have liked to have had the applicant's first application on hand when evaluating the second. She said she knew several people in her ward who seem to have a greater need than the applicant.

Dennis Marino explained that Mr. Selden of the Families in Transition program was not present and suggested that Mr. Selden could answer Chair Rainey's questions and present the documents from the first application when he is present.

The Committee agreed to hold the item until the next meeting.

**(P2) Ordinance 71-O-10, Amending Various Portions of the Zoning Ordinance Relating to the Creation of the “Micro-Distillery” Use**

The Plan Commission and staff favorably recommend adoption of ordinance 71-O-10, amending the zoning ordinance to add a specific use definition for micro-distillery and adding micro-distillery as a special use for the Business (B1, B1a, B2 and B3) and Commercial (C1, C1a and C2) zoning districts. The goal of this text amendment is to define a newly-emerging use that has not been previously accommodated in the zoning code, and for which there are appropriate economic development opportunities.

Ald. Wynne moved approval, seconded by Ald. Wilson.

Ald. Wynne noted that most of the members of the Committee were familiar with the micro-distillery since it had been presented at the Administration & Public Works meeting. For those that were not familiar, she explained, the micro-distillery is proposed for Chicago Avenue in the 3<sup>rd</sup> Ward, that she had met with the business owner and received a great deal of information about the business, including that there is no odor and limited alcohol content. She said she is happy to have a booming business such as this in response to a changing market place, and asked that the other members of the Committee vote in favor of it. She said she is looking forward to the business opening.

Chair Rainey said, in response to a public comment, that the State has regulations on micro-distilleries and the City is merely legislating to define a use and find a place for it to exist.

**The Committee voted unanimously 5-0 to recommend approval of Ordinance 71-O-10 as amended.**

**ITEMS FOR DISCUSSION**

**(PD1) Update on Evanston Foreclosure Activity**

Chair Rainey asked whether the properties listed in the report are all bank owned at this point.

Ald. Wilson explained that when the property owner is in default of his mortgage, the bank may start foreclosure proceedings, but there may be several months during which the loan may be reinstated or something may be worked out, before the bank may take possession of the property. He explained that when foreclosure is filed, the bank does not yet own the property, and that it is best for the property if it is occupied by the owner until the foreclosure suit has been resolved.

Mr. Marino replied that Table 1 on the first 2 pages of the report includes properties that have had a foreclosure filed but the foreclosure is not complete.

Ald. Jean-Baptiste suggested that to be more pro-active about helping those in foreclosure, the City should send information such as the recent news article about the staying of foreclosures by some banks. The Committee discussed disbursing information other than the names of the agencies that specialize in foreclosure counseling and agreed that the job of the agencies is to make people aware of their options, and the article, which may apply to some and not to others, may just be news media and not fact.

Mr. Marino said the Planning Division sends letters to the people on the list advising them where they can get counseling to assist them in responding to their foreclosure notices.

### **COMMUNICATIONS**

There were no communications.

Mr. Marino introduced Mary Ellen Poole, the new Housing Planner of the Planning & Zoning Division of the Community & Economic Development Department. She was welcomed by the Committee members.

### **ADJOURNMENT**

The meeting was adjourned at 8:33 p.m.

Respectfully submitted,  
Bobbie Newman