

**Planning & Development Committee Meeting  
Minutes of April 12, 2011  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center**

ALDERMEN PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson

ALDERMEN ABSENT: M. Wynne

STAFF PRESENT: G. Farrar, S. Griffin, B. Newman, P. Schneider,

PRESIDING OFFICIAL: Ald. Rainey

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**DECLARATION OF QUORUM**

A quorum being present, Chair Rainey called the meeting to order at 7:16 p.m.

Chair Rainey announced that Ald. Fiske is the new member of the Committee.

**APPROVAL OF THE MARCH 14, 2011 MEETING MINUTES**

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

**The minutes of the March 14, 2011 meeting were approved unanimously, 4-0.**

Chair Rainey asked the people who signed up to speak to the podium.

Bill McClure of 12 Milburn Park introduced himself and his wife, Carma McClure and said he would be available for questions.

Betty Ester of 2031 Church Street, regarding Item P2, clarified that the City does not incur a cost for issuing a bond and that the bond issues are for eligible expenses for commercial and single family housing. She asked who would be responsible if the entity issued the bond went bankrupt and whether an insurance company or tax payers would cover the bond. Ald. Rainey clarified that CHDO's may apply for the bond, but none have to date. Mr. Marino explained that Item P2 is for reserving the right to issue the bonds, not issuing any bonds, and that there is a May 1<sup>st</sup> deadline for Council action, after which the State of Illinois can use the money for municipalities other than Evanston. He explained that there is no risk to the municipality and whoever receives proceeds is responsible for repayment. He said in the past, bonds have mainly been issued for industry to Osinga and Belmont Steel, for example, when interest rates were high. He said the City has sold its bond volume at a fee of 1% in the past, when there was a great amount of development occurring. Ms. Ester said the CHDO she serves will be applying for the bond.

**ITEMS FOR CONSIDERATION**

**(P1) Approval of Plat of Subdivision for 12 Milburn Park**

**Staff recommends approval of a subdivision of two lots of record, one zoning lot held in common ownership, to comply with the zoning ordinance. Staff recommends that the**

**enclosed memorandum from the City Engineer Paul Schneider concerning current and future driveway access be recorded with the plat as a condition of approval. For Action**

**Ald. Holmes moved to recommend approval, seconded by Ald. Fiske.**

**The Committee voted unanimously 4-0 to recommend approval of the Plat of Subdivision for 12 Milburn Park.**

**(P2) Resolution 23-R-11 Reserving \$7,396,415 if the City's 2010 Bond Volume Cap Allocation for the Year 2011 for Single-Family Housing and the Industrial/Commercial Revenue Bond Program**

**Staff recommends adoption of Resolution 23-R-11, which reserves the City's right to issue \$7,396,415 in tax exempt bonds under the bond volume cap allocation. Bond volume cap can be used by the City for the issuance of industrial revenue bonds for economic development purposes or it can be used to issue bonds to assist eligible housing activities. The City does not incur any financial obligation by issuing these bonds.**

**For Action**

**Ald. Holmes recommended approval of Resolution 23-R-11, seconded by Ald. Fiske.**

Ald. Wilson clarified that the City is not issuing the bond, just reserving it. At Chair Rainey's inquiry about governmental use of the bonds, Mr. Marino explained that there is a list of items that are eligible for bond issuance for municipality's waste water treatment plants and other very restricted uses. He said he would inquire with the Bond Council for eligible municipal uses. Ald. Fiske asked whether site cleanup would be an eligible use, to which Mr. Marino answered that the bond may be issued for a manufacturing facility so he will find out whether environmental remediation is included under that category adding that in his experience, the use has mainly been machinery and equipment.

Ald. Rainey noted that the City rarely gets an applicant for the bonds, though the City reserves the right to issue them each year, so, she concluded, it is probably not very advantageous to use them.

**The Committee voted unanimously 4-0 to recommend approval of Resolution 23-R-11, reserving the City's right to issue \$7,396,415 in tax exempt bonds.**

**ITEMS FOR DISCUSSION**

There were no items for discussion.

**COMMUNICATIONS**

There were no communications.

**ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Bobbie Newman