

**Planning & Development Committee Meeting
Minutes of September 13, 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: G. Farrar, M. Lyons, D. Marino, B. Newman

PRESIDING OFFICIAL: Ald. Rainey

DECLARATION OF QUORUM

A quorum being present, Chair Rainey called the meeting to order at 7:20 p.m.

APPROVAL OF THE AUGUST 9, 2010 MEETING MINUTES

Ald. Jean-Baptiste moved approval, seconded by Ald. Holmes.

The minutes of the August 9, 2010 meeting were approved unanimously, 5-0.

ITEMS FOR CONSIDERATION

(P1) Approval of Request for an Extension of the Expiration Date of the Planned Development at 631-749 Chicago Avenue

Staff recommends extending the expiration date of the 631-749 Chicago Avenue planned development, granted by Council with Ordinance 103-O-08, by one year, to December 8, 2011. The ordinance requires that a building permit be issued before December 8, 2010. Due to complications enumerated in the applicant's letter, the project has not yet begun. The applicant states that they are now planning for a construction start in 2011.

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

Ald. Wynne commented that the community had a great deal of input on this project and is looking forward to its completion when the economy turns around. She said she appreciates Steve Ross's updates

The Committee voted unanimously 5-0 to recommend approval of the extension.

(P2) Approval of Allocation for Family Promise Chicago North Shore, Inc Program from McKinney Emergency Shelter Grant

Staff recommends approval of \$6,000 from the McKinney Emergency Shelter Grant for Family Promise Chicago North Shore, Inc. Family Promise Chicago North Shore, Inc. is a new homeless program to the Evanston area, and is the

only agency in the City of Evanston that serves homeless families. At the Planning and Development Committee meeting on May 24, 2010, additional information on the Family Promise hospitality center for homeless families was requested.

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

Ald. Holmes requested regular updates since it is a new program.

Ald. Jean-Baptiste asked how they provide transportation to the program participants, to which Alisa Dean replied that they are transported in a van that carries 14 passengers.

Chair Rainey asked Ms. Dean to clarify why it is being called a shelter if people do not stay there over night. Ms. Dean explained that since it is housing people during the day, the HUD definition is "shelter."

Chair Rainey asked that the definition comply with the zoning regulations as well. Ald. Holmes explained that the location is zoning-compliant, since participants are there from 8:00 a.m. to 5:00 p.m., and are provided with sleeping arrangements at a church, offsite.

When asked by Chair Rainey, Mr. Lyons clarified that the decrease referred to in the memo was the decrease to \$85,730 in the entire program budget from last year.

When asked by chair Rainey, Ms. Dean explained that the long term goal of the program is for participants to transition into independence through jobs and housing within 45 days.

The Committee voted unanimously 5-0 to recommend approval of the extension of the allocation.

(P3) Request to Approve Redevelopment Agreement for Neighborhood Stabilization Program 2 and Program Update

Staff recommends approval of the attached redevelopment agreement between the City and Brinshore Development, LLC for Phase One of the Neighborhood Stabilization Program 2 ("NSP2") grant. This agreement covers the acquisition and rehabilitation of a minimum of 100 foreclosed or abandoned units of housing ("Scattered Site Phase") in Census Tracts 8092 and 8102.

Ald. Wilson moved approval, seconded by Ald. Jean-Baptiste.

Dennis Marino introduced Messr's David Brint and Todd Lieberman of Brinshore. Mr. Brint explained that the progress of the program is very much under way with acquisitions and that staff is very pleased with their progress. In the next stage, a number of Evanston subcontractors will be able to bid for jobs.

Chair Rainey explained that the company has made good progress involving the purchase of 100 vacant and foreclosed units of housing in census tracts in the 8th and

5th wards, and small areas in the 2nd and 9th wards. She added that she is looking forward to putting the foreclosures back on the tax roles.

Ald. Jean-Baptiste asked whether any of the title companies doing searches are minority or woman/run companies, to which Mr. Brint replied that there are no Evanston-based title companies, so they were not chosen within this criteria. Ald. Jean-Baptiste asked whether the realtors used in the transactions are from Evanston, to which Mr. Brint replied that they are using an Evanston office of a national company. He said he has met with many Evanston realtors. Ald. Jean-Baptiste clarified that they are just in the purchasing stage, to which Mr. Brint replied that next week they would be getting contracts for rehab.

The Committee voted unanimously 5-0 to recommend approval of the agreement.

(P4) Ordinance 68-O-10 Granting a Major Variation Relating to Building Height to Permit Construction of a Multi-Family Residence Located at 910 Hinman Ave
Staff, the Zoning Board of Appeals (ZBA) and the Site Plan and Appearance Review Committee (SPAARC) recommend approval of a major variation on building height for the purpose of building a five story, seven unit building at 910 Hinman Street in the R5 General Residential District. Staff and the SPAARC committee recommend a variation of 54'8" as requested by the applicant. The ZBA recommends a variation of 52.0', based on the finding that the request of 54'8" was not the minimum variation that would overcome the practical difficulty of the sloped site. The R5 General Residential District allows a maximum building height of 50.0 feet. As is customary, the ordinance reflects the ZBA's favorable recommendation.

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

Ald. Wynne said the development company had requested additional height to compensate for a grade change and water retention and that having the additional height would allow residents to not have to step down to the 1st floor. She said it was originally a single family home that had been broken into apartments and had been dilapidated and sold by the bank. She said the new development would be welcome in the neighborhood. She asked that the Committee accept the SPAARC Committee and staff's recommendation of a 54'8" height, rather than the ZBA's recommendation of 52.0.

The Committee voted unanimously 5-0 to recommend approval of the 54'8" height.

ITEMS FOR DISCUSSION

(PD1) Update on Evanston Foreclosure Activity

Chair Rainey commented that staff provided an excellent report.

COMMUNICATIONS

There were no communications.

Ms. Betty Ester of 2114 Darrow Avenue, said she had wanted to speak on issue P3, regarding the Neighborhood Stabilization Program. She said the citizens of the area had been promised that before any development started the community members would be allowed to provide their input as to the height and type of buildings to be built. She said there are 160 people within 500' of the boundary. She added that HOME funds should not be used to develop the TIF area.

Chair Rainey explained that the item related to the Neighborhood Stabilization Program is not the redevelopment program Ms. Ester was referring to, adding that it is only related foreclosed and vacant properties, using different money for a different project.

Ms. Ester replied that she wants the community members to have their meeting.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Bobbie Newman