Planning & Development Committee Meeting
Minutes of January 28, 2013
City Council Chambers – 7:15 p.m.
Lorraine H. Morton Civic Center

MEMBERS PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson, M. Wynne

STAFF PRESENT: W. Bobkiewicz, G. Chen, K. Cox, D. Gaynor, S. Griffin, D. Marino, B. Newman, M. Poole, J. Saul

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM
A quorum being present, Chair Fiske called the meeting to order at 7:18 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 14, 2013.

Ald. Wynne moved approval of the minutes, seconded by Ald. Wilson.

The minutes of the January 14th, 2013 P&D meeting were approved unanimously 5-0.

III. ITEMS FOR CONSIDERATION

(P1) Approval of a Loan to Housing Opportunity Development Corporation (HODC) for Construction at 319 Dempster

The Housing and Homelessness Commission and staff recommend approval of a $20,188 forgivable loan from the City’s Affordable Housing Fund to Housing Opportunity Development Corporation (HODC). The loan will be used to build a restroom in the common area of the Claridge Apartment building (319 Dempster) for use by HODC staff and social service providers that serve its residents.

For Action

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

Ald. Rainey requested, with no reflection on the loan request, for staff to provide an accounting of the Affordable Housing Fund including the amount of the fund, its intended purpose, how much money has been used and its purpose; in short, everything there is to know about the fund.

Chair Fiske clarified that the request is not in relation to HODC’s request for the loan. Chair Fiske said she and Ald. Wynne met with the residents of 319 Dempster and said the restroom in the common area is necessary.

Ald. Wynne agreed and said since the new management has taken over calls about the building have dropped significantly. It will be an improvement to a problematic building.

The Committee voted unanimously 5-0 to approve the loan to HODC.
**P2** Approval of Proposed Substantial Amendment to City of Evanston Neighborhood Stabilization Program 2 (NSP2) Project

Staff recommends approval of the proposed Substantial Amendment to its Neighborhood Stabilization Program 2 (“NSP2”) project. The Substantial Amendment adds land banking and demolition as an end use to meet a program objective to the eligible activities in the City's NSP2 project.

**For Action**

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

Ald. Rainey asked what the NSP2 rules are regarding acquiring vacant lots, to which Jolene Saul, NSP2 Specialist for the City of Evanston, replied that the City must acquire 100 foreclosed or abandoned buildings and vacant lots are allowable but cannot count towards the goal. Ms. Saul said she would inquire about Ald. Rainey’s inquiry as to whether a vacant lot could be redeveloped into a pocket park.

The Committee voted unanimously 5-0 to approve the amendment to the NSP2 project.

**P3** Ordinance 11-O-13 Granting a Special Use for a Type 2 Restaurant at 1734 Sherman Avenue (Starbucks)

Zoning Board of Appeals and City staff recommend the adoption of Ordinance 11-O-13 granting a special use permit for the operation of a Type 2 Restaurant, Starbucks, at 1734 Sherman Avenue.

**For Introduction**


The Committee voted unanimously 5-0 to introduce Ordinance 11-O-13.

**P4** Approval of Reference to Plan Commission by the Planning & Development Committee to Conduct a Hearing on a Text Amendment to the Zoning Ordinance Regarding Distilleries

Staff recommends that the Planning & Development Committee make a referral to the Plan Commission to hold a public hearing on a text amendment that would increase the allowed production limit for distilleries in Evanston to 35,000 gallons per year.

**For Action**

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

The Committee voted unanimously 5-0 to approve the reference to the Plan Commission to conduct the hearing.

**IV. ITEMS FOR DISCUSSION**

**PD1** Status of the Fountain Square Fountain

Chair Fiske explained that she had requested the discussion because it would be a nice Evanston 150 project.
Doug Gaynor, Director of Parks, Recreation and Community Services said he provided a report of the condition and deterioration of the fountain and added that it will need significant repairs within the next 2-3 years aside from the day to day maintenance. $350,000 had been used in 2006 for minor repairs. Chair Fiske said she and the mayor met with veterans’ groups to discuss whether they want to relocate their memorial and they have decided they want to keep it where it is at Fountain Square, which, she said, is good. She said they were delighted to have been asked. She suggested a privately funded effort, perhaps combined with the funds from the Washington National TIF to seek a competitive design event to redesign the fountain. Ald. Rainey asked whether it is too costly to maintain the current fountain.

Wally Bobkiewicz, City Manager, said the broader question at hand is whether this is the appropriate time to rethink the fountain and asked whether the City should look for a new fountain. Ald. Rainey said the ordinance regarding the fountain should be reviewed because she believes that whoever donates one must maintain it. Mr. Bobkiewicz said that once a fountain design is selected, the City could possible get several sources plus the TIF to fund it. Chair Fiske suggested up to $1 million would be necessary, depending on the design.

Mr. Bobkiewicz said if the Committee wishes to pursue the project, staff will research fountains. Ald. Wynne said she thinks it is a terrific idea and the current Fountain Square fountain design is outdated and that there are many gorgeous modern fountain designs. She is in support of staff doing research and a community-wide funding effort. Chair Fiske said she would like to get creative ideas from artist throughout the U.S. Ald. Holmes said if we expand outside the box we can use the Square in a more creative way than it has been.

Ald. Rainey moved that staff take the next step and research artists’ fountain designs, seconded by Ald. Wynne.

The Committee voted unanimously 5-0 to direct staff to research artists’ fountain designs.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:37 p.m.

Respectfully submitted,
Bobbie Newman