Planning & Development Committee Meeting
Minutes of December 10, 2012
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. Farrar, S. Griffin, D. Marino, B. Newman, M. Poole

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM
A quorum being present, Chair Fiske called the meeting to order at 7:20 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF NOVEMBER 26, 2012
Ald. Rainey moved approval of the minutes, seconded by Ald. Holmes.

The minutes of the November 26th, 2012 P&D meeting were approved unanimously 5-0.

III. ITEMS FOR CONSIDERATION

(P1) Approval of 2013 Open Communities Landlord Tenant Program Grant
The Housing & Homelessness Commission and staff recommend approval of a $30,000 grant to Open Communities (formerly Interfaith Housing Center of the Northern Suburbs) to continue the Evanston Landlord Tenant Program from January 1 through December 31, 2013. Funding is provided by the City’s Affordable Housing Fund, Account 5465.62770.

For Action

Ald. Holmes moved approval of the funding, seconded by Ald. Wynne.

Ald. Rainey asked for a staff discussion about the use of affordable housing fund money for this use.

Dennis Marino, Manager, Planning & Zoning Division, explained that the affordable housing fund monies have been used for a number of different projects he described as softer service intervention services. Steve Griffin, Director, Community & Economic Development Dept., added that in 2012, this program was funded through the general fund however it was included in the 2013 City budget to be funded by the Affordable Housing fund. Perhaps it was not highlighted during the budget process that the general fund would not be covering this grant for 2013. Ald. Rainey argued that there are developers who contribute to the fund who may be surprised by this use, as she is. Mr. Griffin said the program serves all walks of life and that the developers who contributed will benefit from this use of the money. At Ald. Rainey’s inquiry, Mr. Griffin said the City receives 27-30 calls per month related to landlord
tenant issues, to which Ald. Rainey replied that she is surprised that there are so few, though she realizes the landlord/tenant situation has improved in Evanston. Mr. Griffin said staff will track the grant’s uses if she wishes.

The Committee voted unanimously 5-0 to approve the 2013 Open Communities Landlord Tenant Program grant.

(P2) Ordinance 129-O-12 Amending the Zoning Ordinance – Banquet Halls as a Special Use in the B, C, D, I, M, O1 and RP Districts
The Plan Commission and City staff recommend the addition of a zoning definition for Banquet Halls and recommend such establishments be allowed by special use in the B1, B1a, B2, B3, C1, C1a, C2, D1, D2, D3, D4, I1, I2, I3, MU, MUE, MXE, O1 and RP Districts.

For Introduction

Ald. Holmes moved to introduce Ordinance 129-O-12, seconded by Ald. Wilson.

Ald. Rainey said she is not voting for the amendment at City Council because of a pending lawsuit regarding I2 zoning and she believes that I2 zoning districts should be preserved for uses that generate property taxes. She moved to hold it in Committee for a time when the City Council agenda is not as full as the current 777 page packet.

Ald. Holmes clarified that a banquet hall will need a special use, to which Ald. Rainey replied that she has no problem with the special use in some districts, but in others it is a big mistake to allow them.

Mr. Griffin advised that the P&D Committee has the discretion to recommend removing I1, I2 and I3 from the list of districts in which banquet halls may be approved as special uses.

Ald. Rainey moved to amend 129-O-12 by eliminating the “I” districts from the proposed amendment, seconded by Ald. Holmes.

The Committee voted unanimously 5-0 to recommend introduction of amended 129-O-12, which will omit the “I” zoning districts.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:29 p.m.

Respectfully submitted,
Bobbie Newman