Planning & Development Committee Meeting
Minutes of September 22, 2014 – 7:15 p.m.
Council Chambers - Lorraine H. Morton Civic Center

                   D. Wilson, M. Wynne

STAFF PRESENT:     S. Flax, M. Masoncup, B. Newman, C. Plante, M. Poole

PRESIDING OFFICIAL: Ald. Rainey

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

II. APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 8, 2014
Ald. Tendam moved approval of the minutes of the September 8, 2014 meeting, seconded by Ald. Holmes.

The Committee voted unanimously 6-0 to approve the September 8, 2014 minutes (Ald. Grover had not yet arrived).

III. ITEMS FOR CONSIDERATION

(P1) Approval of Housing Authority of Cook County (HACC) Funding Request for Rehabilitation of Perlman and Walchirk Apartments
The Housing and Homelessness Commission and City staff recommend funding in the amount of $150,000 from the City’s HOME Investment Partnership grant for the Housing Authority of Cook County’s Senior Redevelopment project for 199 units of senior and disabled housing in the Walchirk and Perlman Apartments, located at 2300 Noyes Court and 1900 Sherman Avenue. Funding is provided by HOME Fund Account 240.21.5430.65535.

For Action

Ald. Tendam moved to recommend approval of the funding request, seconded by Ald. Wynne.

Sarah Flax, Housing & Grants Administrator, explained that the housing is in need of rehab:

- Of the total 199 units:
  - 159 are for residents with incomes ≤ 60% of the area median income
  - The remaining units are for residents with incomes ≤ 30% of the area median income
- Completion target: July, 2016
- Total project budget: $25.7 million
  - Project is beyond the scope of the Public Housing Capital fund, so HACC applied for Low Income Housing Tax Credits (LIHTC)
LIHTC award will generate $15,750,000 of equity
State tax credits and other sources will contribute approx. $6.3 million
Funding gap of $3,649,235
City of Evanston and Cook County will fund the gap with a collaborative HOME project that allows both to fund the same project,
Cook County will contribute $3,499,235; approved at September 10 board meeting
Request is for Evanston to provide $150,000
The County cannot fund the project unless the City of Evanston does, per federal HOME regulations
City of Evanston’s funding leverages $170 per every $1 contributed

In response to Chair Rainey’s inquiry, Ms. Flax said many of the residents were from Evanston.

At Ald. Grover’s inquiry, Ms. Flax confirmed that they are not building new units, only renovating existing units. She explained that the City has never collaborated this way before and that Mt. Prospect had done a similar multi-jurisdiction collaboration for new construction. She confirmed that the Cook County Housing Authority is the public housing agency for only suburban Cook County.

At Ald. Holmes inquiry, Ms. Flax said during construction, the residents would be given the choice of moving to another apartment in the building or provided vouchers for alternate apartments, with the option to return following the rehab or to stay in the alternate location.

In response to Ald. Holmes inquiry, Jessica Poirier, Assistant Director of Compliance and Management for the Housing Authority of Cook County, explained that a resident may apply to share his or her unit with a live-in helper and it can be a relative, as long as they are approved through the 504 Section coordinator, they pass a background test, and they are not just applying so they can live there.

Ald. Fiske said both buildings are in her ward, she appreciates that the residents can stay in the building, and that the units will be clean and wonderful.

At Chair Rainey’s inquiry, Ald. Holmes said some of the residents have lived there 30 years; Ms. Flax said some are in their 90s. The HACC has held several meetings about the rehab to keep residents informed. In addition, the HACC offers a gardening program and other activities for residents.

The Committee voted unanimously 7-0 to recommend approval of the funding.

(P2) Ordinance 115-O-14, Granting a Special Use for Commercial Indoor Recreation, at 1017 Davis Street
The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 115-O-14 granting a special use permit for Commercial Indoor Recreation, Tier One Training Center, at 1017 Davis Street. The applicant has complied with all zoning
requirements, and meets all of the standards for a special use in the D2 Downtown Retail Core District.

For Introduction

Ald. Holmes moved to recommend introduction of Ordinance 115-O-14, seconded by Ald. Tendam.

Ald. Wilson noted that there is a condition on the special use related to sound, since there have been issues regarding sound with other indoor recreation facilities.

Ald. Wilson moved to suspend the rules, seconded by Chair Rainey.

Ald. Holmes said she is glad the sound proofing condition is in the Ordinance.

The Committee voted unanimously 7-0 to recommend suspension of the rules and approval of Ordinance 115-O-14.

(P3) Ordinance 116-O-14, Granting a Special Use for Animal Hospital, Teuber Veterinary Services LLC, at 1815 Central Street
The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 116-O-14 granting a special use permit for an Animal Hospital, Teuber Veterinary Services LLC, at 1815 Central Street. The applicant has complied with all zoning requirements, and meets all of the standards for a special use in the B1a Business District.

For Introduction

Chair Rainey moved to introduce Ordinance 116-O-14, seconded by Ald. Grover.

The Committee voted unanimously 7-0 to introduce Ordinance 116-O-14.

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

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:32 p.m.

Respectfully submitted,
Bobbie Newman