Planning & Development Committee
Minutes of January 26, 2004
Room 2200 – 6:30 p.m.
Evanston Civic Center

Alderman Present:  S. Bernstein, J. Kent, A. Newman, E. Tisdahl

Alderman Absent:  M. Wynne

Staff Present:  J. Wolinski, A. Alterson, S. Janusz, J. Brownlee

Presiding Official:  Alderman Newman

DECLARATION OF QUORUM

Chairman Newman called the meeting to order at 6:50 p.m


Ald. Tisdahl moved approval of all three sets of minutes, seconded by Chairman Newman. The vote was 3-0 in favor of approving the minutes.

ITEMS FOR CONSIDERATION

Chairman Newman changed the order of the agenda starting with the Kendall College item first.

(P5) Ordinance 07-O-04 – Zoning Map Amendment: Rezoning of Kendall College
Chairman Newman asked for the neighborhood association comments first.

Mr. Matt Johnson of 711 Lincoln (directly across from Kendall) accompanied with Mr. Tom Gemmell said that he is speaking on behalf of the group of neighbors. He referred to the meeting held on January 20th to discuss this issue with the developer, Mr. Bono and his group, with the neighborhood group. He mentioned the overwhelming support in favor of the R1 zoning preference by the neighbors for this parcel. However, the community has agreed that it would be worthwhile to set up a task force consisting of members from the blocks associated around the Kendall campus to meet with the developer and look at several proposals that would be in keeping with integrity and the character of their neighborhood. He said they are recommending that the ordinance be continued to a future date to allow time for the community to meet with the developer. Mr. Bono said that he has no problem with this proposal and working with the neighbors.
Ald. Tisdahl said that if this is going to be continued she assumes that they are going to start with a plan preferably several different plans, depending on how many buildings they need to preserve for the historical preservationist. Also, that the plan is going to start with what has been discussed rather than going back to 117 units, which she would like to see this plan dismissed. Mr. Bono assured that to be correct. Chairman Newman commented that the plan with 117 units or anything similar to this would not be acceptable for the neighborhood. Therefore, he hopes with this process of involving the neighborhood task force in the planning stage will relieve such concerns and hopefully come to an agreed consensus by both parties.

Mr. Johnson said that the plan is meet this week and choice two representatives from each of the four streets, plus members of the historic district. They are anticipating 10 members in all. Ald. Tisdahl and Newman both volunteered to participate in the task force. Chairman Newman said that public notice must be give for each of the task force meetings. Discussion followed to decide on an agreeable date the Committee, neighbors, the developer and staff could all be available. The date agreed upon was Tuesday, February 10th at 7:00 p.m. at the Civic Center. This meeting would be considered as a sub-committee meeting of the Planning & Development Committee. Ald. Wynne moved to continue this for vote on the February 23rd meeting date, seconded by Chairman Newman. The vote was 3-0 in favor of the motion.

Chairman Newman also requested to staff to put the 904 Hinman Avenue matter on the agenda for February 23rd. Ald. Wynne additionally requested that the entire packet be resent on this item to the Committee and would like at least 45 minutes for discussion of this matter.

(P4) Ordinance 05-O-04 – Zoning Planned Development: 1100 Clark/1719 Ridge Avenue
Chairman Newman opened discussion with comments from Ald. Jean-Baptiste. Ald. Jean-Baptiste informed the Committee that they met with the developer as planned and the neighbor’s issues were addressed and there were some negotiations upon which an agreement was met. From his understanding, Mr. Wolinski and staff have integrated this information into the language of the ordinance. He said those issues are in regards to snow removal agreement, the wall that the neighbors on Church Street were faced with has been modified by the developer. They also addressed the issue of affordable housing and the proposal would remain that the developer will set aside 5% where those who qualify will receive a 15-year reducing grant to work off the difference.

Mr. Scott Walden, representative of the 1111 Church Street building, noted on behalf of his neighbors, that they are satisfied and their concerns have been addressed.

Chairman Newman brought attention to the memorandum received from the affordable housing representatives. He asked for their comments or if they were expecting a response to their memorandum. One of the representatives responded that she would like to reiterate from the memorandum that they would like a proposal for affordable housing and they are ready to prepare in the near future to present that task force proposal to the
Council. She said it is not necessary to have the proposal policy for the City to go forward with the inclusionary housing approach. She also pointed out that they are disappointed with the developers commitment for affordable housing the first time they appeared before the Housing Commission in 2003. However they are heartened because they were working with a partner from the Housing Opportunity Development Corporation but this partnership is not clarified in their project. She said that they would like to revisit the issue with the developer during the 3-year construction period. Chairman Newman made his concerns known that although he appreciates the affordable housing groups efforts, he feels that this developer has forfeited a lot at this point from his original plans presented for this parcel. The developer has compromised by down-phasing his project to address the majority of the neighbors and community concerns and still have committed to providing 5% set-aside for affordable housing. He supports Mr. Roszak’s dedication and good faith efforts that he has shown already to the community with this project and that to ask him at this point for additional forfeiture is beyond reason. Ald. Jean-Baptiste seconded Ald. Newman’s comments.

Chairman Newman moved to for approval of Ordinance 05-O-04, seconded by Ald. Tisdahl. The vote was 3-0 in favor of the motion. Chairman Newman mentioned that this project is also outside the TIF district.

(P6) Ordinance 110-O-03 – Vacant and Boarded Building Ordinance
Ald. Wynne moved approval of ordinance 110-O-03, seconded by Ald. Tisdahl.

Ms. Betty Sue Ester expressed her opposition to this ordinance. She feels the 5th Ward neighborhood will be hit the hardest by this in an area that is already struggling with many other issues. She also is of the opinion that this gives too much power to the City over other people’s property and will end up being another means of people in this ward loosing their homes in addition to back taxes and foreclosure problems that already plague this neighborhood.

Ald. Tisdahl responded that there are other areas of the City that are also effected by the blight of vacant and boarded buildings. She has several in her ward that she would like to see something done with. Therefore, she supports this ordinance and would like to see it passed.

The vote was 3-0 in favor of the motion.

(P7) Ordinance 16-O-04 – Extending the Moratorium Provided for by Ordinance 90-O-03
Ald. Wynne moved approval of Ordinance 16-O-04, seconded by Ald. Tisdahl. The vote was 3-0 in favor of the motion.

(P1) Ordinance 15-O-04 – Extending the Moratorium Provided for by Ordinance 56-O-03
Chairman Newman gave Ald. Wynne an update of the results and discussion from the January 20th special meeting that she was unable to attend. He informed her of the 3
major zoning amendments voted on, however are being held because the overlay district item is being held for further deliberation at the February 9th meeting. He noted that it may be possible to conclude everything on that night, therefore he moved to introduce this item and refer back to Committee in lieu that the items under consideration may be concluded, seconded by Ald. Tisdahl.

Ald. Moran informed that the proposal is for a 60-day extension and was introduced on that basis; he was unsure of what may happen on February 9th. He said that he was very happy with the 3 zoning amendment proposals as they stand.

The vote was 3-0 in favor of the motion.

Ald. Bernstein arrived at 7:30 p.m.

(P2) Ordinance 14-O-04 – Extending the Moratorium Provided for by Ordinance 61-O-03
The Committee questioned whether they should hold this in Ald. Kent’s absence. Ms. Ester urged the Committee to go forward and extend the moratorium because progress is being made and additional time is needed to conclude and for the Plan Commission to address before presenting to the Committee. Ald. Wynne moved approval of ordinance 14-O-04, seconded by Ald. Tisdahl. Mr. Wolinski noted that suspension of the rules would be needed for this item because the moratorium period has already expired. Ald. Bernstein moved for suspension of the rules for this item, seconded by Ald. Tisdahl. The vote was 4-0 in favor of both motions.

OTHER BUSINESS

The Committee members and staff discussed the items listed under “Items for Future Consideration”.

Chairman Newman said that they need closure on the Apartment Rental Licensing because there are some serious problems that need to be addressed in his ward and the Northwestern area as soon as possible. He said that it might not be necessary for licensing but needs to be addressed in some form and the need for more inspections. He noted that he will be making a reference to add another inspector position that was eliminated last year. He would like this position put back giving more opportunity for additional inspections in problem areas. He also mentioned that financial support could be justified by the Community Development bringing in money from building permit revenue and other current licensing revenue. Mr. Wolinski informed that he could not provide any sooner than a minimum of 1-year to reinspect with current staff available. Ald. Bernstein requested that staff give some projection on a revenue stream with regards to fines. He said that the property inspector staff needs to be consistent and aggressive and there is the obvious need for additional staff in this field.

(Ald. Kent arrived at 7:35 p.m.)
Chairman Newman informed the Committee of the planned task force meeting including Northwestern staff, police, fire, etc. Discussion took place regarding approved University housing, which is currently done on many university campuses today such as University of Illinois in Champaign. Ald. Kent reported that Northwestern may be making efforts to do something similar along those lines. Ald. Bernstein mentioned that NU can provide the City with a list of student’s addresses as well. He said that the City and Northwestern just need to work together to resolve many of these problems.

**Binding Appearance Review**
Staff informed the Committee that there is still the need for a public hearing regarding the Planned Development portion. Mr. Alterson noted that this hearing would probably not be possible until March because of the heavy Plan Commission schedule; the February agendas are already full. Chairman Newman directed staff to prepare the notice for meeting in March to assure moving forward with this hearing.

**Life Safety/Sprinkler Retrofit Ordinance**
Mr. Wolinski informed the Committee that Chief Berkowsky is planning to bring this item back before the Committee within the next month. Chairman Newman suggested possibly putting on the agenda for the second meeting in February.

The Committee directed staff to remove the item pertaining to payments in lieu of taxes.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

[Signature]

Jacqueline E. Brownlee