

**Planning & Development Committee  
Meeting Minutes of October 26, 2009  
Council Chambers 7:00 p.m. – 8:20 p.m.  
Lorraine H. Morton Civic Center**

Aldermen Present: D. Holmes, R. Rainey, D. Wilson, M. Wynne

Staff Present: J. Chambers, K. Cox, B. Dunkley, P. Keegan, D. Marino, J. Murphy,  
B. Newman, D. Spicuzza

Presiding Official: Alderman Wynne

**DECLARATION OF QUORUM**

Chair Wynne called the meeting to order at 7:15 p.m., a quorum being present.

**APPROVAL OF OCTOBER 12, 2009 MEETING MINUTES**

**Ald. Rainey moved approval of the minutes. Ald. Holmes seconded the motion.**

**The Committee voted unanimously 4-0 to approve the October 12, 2009 P&D Committee meeting minutes.**

**ITEMS FOR CONSIDERATION**

**(P1) Ordinance 95-O-09, Amending and Enacting Sections of the Zoning Ordinance That: Relate to Townhouse Orientation; and that Authorize Major Variations to the Pedestrian Area and Active Ground Floor Use Requirements of the oCSC Central Street Corridor Overlay District**

Mr. Marino explained that (P1) would be split into two items. The section relating to townhouse orientation, which has not received negative feedback would remain in the Ordinance. The section relating to the oCSC Central Street Corridor Overlay District would be considered separately at a future time and the aldermen of the 2 wards affected have requested that this item, which is in Sections 7 and 8 of proposed Ordinance 95-O-09, be referred to staff for additional work.

Chair Wynne clarified that Sections 7 and 8 would be deleted from Ordinance 95-O-09. Mr. Marino confirmed that Sections 7 and 8 would be deleted and that all of the other issues in the Ordinance do not affect Central Street.

**Ald. Rainey moved to amend Ordinance 95-O-09 by removing Sections 7 and 8 relating to the oCSC Central Street Corridor Overlay and to proceed with the other items related to townhouse orientation.**

**The Committee voted unanimously 4-0 to recommend approval of Ordinance 95-O-09 as amended.**

**(P2) Ordinance 103-O-09, Enacting a New Section 5-8-9 of the City Code Related to the Registration of Rental Residential Buildings**

**Ald. Rainey moved approval of the ordinance. Ald. Holmes seconded the motion.**

Ald. Rainey said that this ordinance is placing a burden on associations and management companies and that in many cases townhouses do not have associations, so she believes the registration requirement should include the unit owners. She suggested a notice be sent out in water bills announcing that everyone is responsible to let the City know when a unit is being rented.

Chair Wynne agreed with Ald. Rainey and asked where owners would be added into the ordinance.

Mr. Ken Cox explained that this ordinance amendment has to do with the registration of managers and associations and owners are already required to register in another section of the ordinance.

Ald. Rainey said the average person and many condo owners do not know about the ordinance and asked how the City would let them know, to which Mr. Cox replied that once an ordinance has been codified, it is the owner's responsibility to find out what the law requires.

Ald. Rainey asked why this ordinance is not redundant if the City is relying on condo owners to register, to which Mr. Cox replied that the existing ordinance requires owners to register, but this new ordinance requires management and associations to let the City know if they know of units that are being rented. The existing ordinance requires a \$20 fee to be paid by the owner.

Mr. Marino explained that for the rental registration program that was implemented a year ago, Jeff Murphy, Assistant Director of Property Standards did widespread outreach to the appropriate people and that staff would take initiative through the Property Standards Dept. to implement the appropriate outreach for this ordinance as well.

**The Committee voted unanimously 4-0 to recommend approval of Ordinance 103-O-09.**

**ITEMS FOR DISCUSSION**

**(PD1) Families in Transition Report**

Ald. Rainey said the report was very informative and that the Committee had never heard about the failures before.

Chair Wynne agreed, noting that there were 18 success stories in the report. Ald. Rainey said they should expect success with all the support the City has given them.

Ald. Wilson said it is important to get the good news with the bad because if the Committee just got the good news they would not be as effective at solving problems.

Ms. Spicuzza said she has noticed a change since her analysis of the 2006 report: The recent users have been the YWCA and Connections for the Homeless, who are able to provide case management and work with clients on their transition plans. They also have an accounting program, whose participation has enhanced these entities' participation.

Chair Wynne requested that the next report show another layer of the program relating to these entities.

Ald. Rainey noted that the participants are placed in the 5<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> wards. She said they need to be spread around and not concentrated in the 5<sup>th</sup> and 8<sup>th</sup> wards.

Mr. Marino asked whether the Committee would like to receive the report annually going forward, to which Ald. Rainey replied that she would like the organizations to provide a quarterly report and that staff should not have to prepare the report.

Ald. Holmes asked Ms. Spicuzza whether the churches had asked for funding to participate in the program, noting that in prior years there were many churches that participated. Ms. Spicuzza replied that since 1998 there has been a lag in church participation and that there has not been a great deal of outreach to other organizations. Ald. Holmes wondered what became of the partnership between the Evanston Community Defender and Reba, who had been participants.

## **ADJOURNMENT**

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

Respectfully submitted,

---

Bobbie Newman