

**Planning & Development Committee  
Meeting Minutes of November 23, 2009  
Council Chambers 7:00 p.m. - 8:20 p.m.  
Lorraine H. Morton Civic Center**

Aldermen Present: D. Holmes, L. Jean-Baptiste, R. Rainey, D. Wilson, M. Wynne

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

Presiding Official: Alderman Wynne

**DECLARATION OF QUORUM**

Chair Wynne called the meeting to order at 7:50 p.m., a quorum being present.

**APPROVAL OF NOVEMBER 11, 2009 MEETING MINUTES**

**Ald. Jean-Baptiste moved approval of the minutes. Ald. Holmes seconded the motion.**

**The Committee voted unanimously 5-0 to approve the November 9, 2009 P&D Committee meeting minutes.**

**ITEMS FOR CONSIDERATION**

**(P1) Ordinance 116-O-09 Amending Title 4, Chapter 23 of the City Code, "Energy Code," by Adopting the 2009 International Energy Conservation Code by Reference**

Mr. Marino explained that this is a state mandated code and this ordinance formally adopts the 2009 version formally.

Ald. Rainey asked when it goes into affect, to which Chair Wynne replied in January of 2010. Ms. Chambers of the Building & Zoning Division confirmed. She said by formally adopting the code ahead of the state, Evanston will add additional points through for the ComEd challenge.

Ald. Rainey asked how people are educated about the new code, to which Ms. Chambers replied that when citizens come to the Building Dept. for a permit, they are made aware of it.

**Ald. Jean-Baptiste moved to recommend introduction of Ordinance 116-O-09. Ald. Wilson seconded the motion.**

**The Committee voted unanimously 5-0 to recommend introduction of Ordinance 116-O-09.**

**(P2) Ordinance 117-O-09 Amending Portions of Title 4, Chapter 20 of the City Code, "Vacant Buildings"**

**Ald. Rainey moved to recommend approval of Ordinance 117-O-09. Ald. Holmes seconded the motion.**

**The Committee voted unanimously 5-0 to recommend approval.**

**(P3) Request by Evanston Housing Coalition for up to \$22,000 to Reimburse Costs Associated with Repurchase/Resale of a Foreclosure on a Newly Constructed Revitalization Project on Dodge Avenue**

**Ald. Jean-Baptiste moved approval of the request. Ald. Holmes seconded the motion.**

Ms. Spicuzza explained that the lender initially would not lower the price from the inflated purchase price to sell the property once it went into foreclosure. Since then it has been reduced.

Mr. George Gaultier of the Housing Coalition said the judgment amount was \$220,400 and the bank is accepting \$190,000.

Ald. Rainey commended Mr. Gaultier for turning around an entire block in her ward. She asked him to explain what happened with the property in question. He explained that he went into foreclosure in August of 008. A judgment was obtained in October of 2008 which left the property has been vacant until now, and there still is no auction date. He said the family that bought the home broke up and left the home. Ald. Holmes said she would like to get another young family in the home and keep it affordable.

Ald. Rainey asked who the lender is, to which Mr. Gaultier replied that it was LaSalle. Ald. Holmes said the family was living and working in Evanston and had 3 children with one on the way.

**The Committee voted unanimously 5-0 to recommend approval of the request.**

**ITEMS FOR DISCUSSION**

**(PD1) Memorandum Describing Process for Considering Amendments to the Zoning Ordinance Based on Recommendations in the Downtown Plan adopted by City Council on February 9, 2009**

Mr. Dunkley, Zoning Administrator, explained that there is much detail anticipated in implementing the policies of the Downtown Plan and he anticipates much discussion and hard work in revisiting the 8 new districts called for by the plan which rezones some of the most critical real estate of the City. The time frame is 6 months, though it is somewhat malleable. The schedule will change as the process progresses. The work will be segmented by phase based on districts: RD (Residential Downtown), DT (Transitional) and DC (Downtown Core). The Zoning Committee will focus on the new districts. Map amendments will follow. All geographic proposals will come to P&D in April of 2010 as the Zoning Committee drafts the rewriting of Chapters 10 and 11 of the Zoning Ordinance, adding 25% more land area and 25% more properties than are currently zoned downtown today. The zoning Committee will follow the proper guidelines in making sure all property owners affected have a chance to review, ask questions, and that all interested parties know the schedule so they can participate, and to make sure that all constituents know who this will affect them, what was changed, and why. This will be done through mailings and information will be posted on the City's website. All changes in the schedule and documents will be posted on the website. The Zoning Office staff will be available to the public to answer questions. The process will be adequately represented to the property owners and their ability to develop land is as easy to understand as possible.

Chair Wynne asked how the property owners will be informed, to which Mr. Dunkley replied that the Zoning Ordinance calls for mail notices: their parcel will be subject to rezoning. Zoning staff are walking areas, knocking on doors, notifying in advance of any hearings, and relying on the website for property owners to get their contact info to the Zoning office.

Ald. Rainey suggested involving Evmark and the Special Service District. Mr. Marino said Evmark is aware and staff will make sure they are more aware of the process.

Mr. Dunkley announced that the next Plan commission meeting will be on December 9<sup>th</sup>, in Council Chambers and the next Zoning Committee meeting will be held December 16<sup>th</sup> on the 2<sup>nd</sup> floor, both always at 7:00 p.m.

### **ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

---

Bobbie Newman