Planning & Development Committee  
Minutes of October 10, 2005  
Room 2200 – 8:00 p.m.  
Evanston Civic Center

Alderman Present:  S. Bernstein, A. Hansen, D. Holmes, L. Jean-Baptiste, E. Moran,  
A. Rainey, E. Tisdahl, C. Wollin  

Alderman Absent:  M. Wynne  

Staff Present:  J. Wolinski, J. Carroll, E. Szymanski, J. Brownlee  

Presiding Official:  Alderman Bernstein  

DECLARATION OF QUORUM

Chairman Bernstein called the meeting to order at 8:22 p.m.

APPROVAL OF THE SEPTEMBER 12, 2005 MEETING MINUTES

Ald. Tisdahl moved approval of the September 26, 2005 minutes, seconded by Ald. Moran. The minutes were approved unanimously.

ITEMS FOR CONSIDERATION

(P1) Planned Development – 1567 Maple Avenue, Plan Commission’s Recommendation to Deny

Chairman Bernstein turned over Chair to Ald. Tisdahl for this item. She asked for an staff to explain the status of this case. Mr. Wolinski stated that at the last Planning & Development meeting, the Committee voted to overturn the Plan Commission’s recommendation to deny the planned development proposal for 1567 Maple. Therefore an ordinance was drafted for granting a special use for a planned development. However, Legal staff has indicated that the ordinance needs to be refined in some areas. He pointed out also that there is no court reporter present this evening for any new testimony. He suggested that the Committee could perhaps introduce this item and refer it back for discussion and testimony at the next scheduled P&D Committee meeting.

Ald. Jean-Baptiste motioned to introduced Ordinance 118-O-05 and refer back to Committee for deliberation at the October 24, 2005 meeting. Ald. Moran seconded the motion. Ald. Wollin questioned why additional testimony is needed; what further purpose would it serve at this point because it is essentially the same plan as presented with the Plan Commission denial recommendation. Ms. Szymanski clarified why is would be necessary to have the court reporter present and to except additional testimony
with the case being overturned from the Plan Commission’s original recommendation. **The vote was 7 in favor of the motion and 1 abstaining from vote (Ald. Bernstein).**

**ITEMS FOR DISCUSSION**

(PD1) Items for Future Consideration

The Committee reviewed the list of old P&D references that were made during the previous Council tenure to decide the status of each, whether the item should remain on the list, be scheduled for a definite meeting date, or withdrawn permanently. The items are addressed in the order of the list.

The first item, “Affordable Housing Demolition Tax,” is scheduled for the October 24, 2005 meeting. Ms. Carroll stated that possibly the second item, regarding the ordinance on “Inclusionary Housing” could also be scheduled for the same meeting. The third item regarding “Amendments to the Condominium Ordinance,” is to remain on the list and scheduled for a later date than the first two items.

The next two items, “Ordinance 3-O-01 and Ordinance 108-O-00, were not addressed by the Committee.

Ordinance 7-O-04, Ald. Tisdahl requested that this item remain on the list at this time.

Ordinance 9-O-05, Ald. Moran noted that this item has already be rectified and motioned that it be removed from the list. The vote was 8-0 in favor.

Ordinance 109-O-03 was not addressed by the Committee.

The item regarding length of time scaffolding can remain on public right-of-way and the reference regarding moratorium on type 2 restaurants, there was consensus by the Committee to remove from the list.

The reference to develop methods of informing residents when by-right construction has been approved, there was consensus that this matter has been addressed to some extent with Mr. Wolinski’s recent memorandum that is handed out to all residential home builders at the time they come in with the application for permits, requiring the developer to hold a public meeting with the neighboring properties with a flyer distributed to all properties within the same block of the subject property. He further informed that the flyer and an attendance sheet must be presented to the Building Division prior to the issuance of any building permits.

The remaining two references regarding consideration of the Plan Commission to review amending the Zoning Ordinance and developing a plat of re-subdivision ordinance, were not addressed by the Committee.
With no further time remaining, the Committee agreed to cover the remaining items at their next regularly scheduled meeting, time permitting.

ADJOURNMENT

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Jacqueline E. Brownlee