

DRAFT

**Planning & Development Committee
Minutes of January 23, 2006
Council Chambers – 6:30 p.m.
Evanston Civic Center**

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

Staff Present: J. Wolinski, J. Carroll, H. Hill, G. Morgan, A. Jackson, D. Spicuzza, J. Brownlee

Presiding Official: Alderman Rainey

DECLARATION OF QUORUM

Chair Rainey called the meeting to order at 6:15 p.m.

Ald. Holmes graciously requested to the Committee Chair that agenda item number (P2) regarding 2100 Greenwood be considered before the first item on the agenda concerning the Mather Lifeways case. Chair Rainey granted Ald. Holmes request.

Chair Rainey also announced that there will be a special meeting of the P&D Committee scheduled for Tuesday, January 31, 2006 to clean up and address any remaining items on their agenda if time does not permit this evening.

APPROVAL OF THE SPECIAL MEETING MINUTES OF JANUARY 5, 2006 AND THE REGULAR MEETING MINUTES OF JANUARY 9, 2006

Ald. Tisdahl moved approval of the January 5, 2006 Special Meeting Minutes, seconded by Ald. Holmes. The vote was 8-0 in favor of the motion (Ald. Moran not yet present).

Ald. Tisdahl moved approval of the January 9, 2006 minutes, seconded by Ald. Holmes. The vote was 8-0 in favor of the motion (Ald. Moran not yet present).

ITEMS FOR CONSIDERATION

Planning & Development Committee Rules for Planned Developments

Ald. Tisdahl moved approval of the Rules as presented, seconded by Ald. Holmes. The vote was unanimous 8-0 in approval of the Rules.

(P2) Ordinance 09-O-06 – Planned Development & Map Amendment – 2100 Greenwood Street

THIS ITEM WAS TRANSCRIBED BY COURT REPORTER LAURA BERNAR, IN ACCORDANCE WITH THE KLAEREN RULES. THEREFORE DETAILED MINUTES ARE AVAILABLE WITHIN THE TRANSCRIPT. A SUMMARY OF THE DISCUSSION THAT TOOK PLACE FOLLOWS IN THE MINUTES PROVIDED.

In summary:

Mr. Stephen Engelman, Attorney representing the application by 2100 Greenwood Lofts Ltd. and the Principal, Mr. Steven Yas, made opening comments and turned the presentation over to Mr. Yas.

Mr. Steven Yas, gave an overview presentation of the project using a slide arrangement of several illustrations of the proposed development as well as diagrams. He made note of the project going for

LEAD Certification and went into specifics explaining the details on accomplishing that status. Mr. Engelman followed Mr. Yas presentation with closing comments.

At this point, Chair Rainey allowed for any citizen comments in support or opposition of this project.

Mr. Sam Octarian, spoke in opposition of certain issues. He is the owner of the buildings just west of the subject site. He read from a prepared statement. The Committee agreed to take Mr. Octarian's concerns into consideration due to the nature of his company's operation and function.

Ms. Betty Sue Ester commented on the proposed cost per unit and the types of businesses that would be used in the working/living lofts. Her point is in regards to the affordable aspect of these units and who this project is actually geared towards being able to purchase the units for combination of living and being able to work out of.

Following any further discussion, **Ald. Jean-Baptiste moved approval of the proposed Planned Development and Map Amendment under Ordinance 09-O-06, seconded by Ald. Holmes. The vote was 9-0 in favor of the motion.**

(P1) Ordinance 5-O-06 – Planned Development – Mather Lifeways, 1615 Hinman Avenue/422 Davis Street

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In summary:

Chair Rainey read specific portions of the Rules governing Planned Developments by which the P&D Committee must follow for clarification of the proceedings in this hearing.

Mr. Wolinski made a report to the Committee on new information received this evening. He brought attention to the memorandum presented to the Committee from Mr. Gavin Morgan responding to requests for additional information on the Mather Project ask for previously from members of this Committee.

Chair Rainey allowed the applicant to make their presentation at this time, followed by comments from any opposition.

Mr. David Reifman of Piper Rudnick Gray Cary, representing the applicant, Mather Lifeways, gave opening comments. Following was Ms. Mary Leary, representative for Mather Lifeways, gave a lengthy overview on the financial projection report, as requested by the Committee at the last meeting. After Ms. Leary's closing comments, Chair Rainey opened the floor for any additional comments in support or opposition to this project.

Mr. David Reynolds addressed the P&D Committee and responded to several of the statements made previously by Ms. Leary regarding her report on the financial aspects of the proposed project. His overall opinion is that the financial report and records presented are not quite accurate or specific to the concerns that he previously addressed, therefore are not actually convincing in this case.

Mr. Ross Link, CEO of Marketing Analytical located on the 10th floor of the 500 Davis Building, clarified a mis-communication in the Evanston Review made by Mather Lifeways attorney. He also represents the business owners of 500 Davis and their opposition to this planned development proposal and how it will negatively affect their businesses if the project goes through as presented.

Chair Rainey at this time, closed all comments from the applicant and opponents for Committee discussion only. In Committee discussion, the members brought up several points of concern. Ald. Bernstein commented on the applicant having to expose financial information at this stage in the process. Ald. Wynne said that the Committee needs time to analyze the new information and correspondence received from staff this evening. Ald. Jean-Baptiste's opinion is that the financial information should be forwarded to the City's financial consultant, Mr. Marty Stern, for further review and to report his analysis back before the Committee. Ald. Wynne agreed. Ald. Tisdahl also requested in addition that she would like the City's financial consultant to review Mr. Morgan's tax analysis and report back to the Committee with his opinion. On the other hand, Ald. Moran stated that in his opinion the financial analysis provided is very clear and he does not see the need for any consultant review at this time. However, the majority of the Committee agreed that the financial information should be forwarded to the City's financial consultant for further review and analysis.

Chair Rainey directed staff to forward the P&D Committee's request for further review and analysis by the City's Financial Consultant, Mr. Marty Stern and to give a report back before them by the next meeting. The Committee unanimously supported Chair Rainey's direction. Chair Rainey further asked that staff forward her request that Mr. Stern be present at the next meeting that this item is being addressed for any questions or comments.

(P3) Ordinance 139-O-06 – Amending the Affordable Housing Demolition Tax Ordinance

This item was held in Committee to be addressed at the special meeting scheduled for January 31, 2006.

(P4) Resolution 3-PR-06 – Design Guidelines for Planned Developments

This item was held in Committee to be addressed at the special meeting scheduled for January 31, 2006.

(P5) Request for Families in Transition Subsidy

This item was held in Committee to be addressed at the special meeting scheduled for January 31, 2006.

It was confirmed that a special meeting will be held on Tuesday, January 31, 2006 at 7:30 p.m. in the Council Chambers to further address the Mather item and the following agenda items above.

ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Jacqueline E. Brownlee