Planning & Development Committee  
Minutes of February 13, 2006  
Council Chambers – 6:30 p.m.  
Evanston Civic Center


Alderman Absent: E. Moran


Presiding Official: Alderman Rainey

DECLARATION OF QUORUM

Chair Rainey called the meeting to order at 7:08 p.m.

APPROVAL OF THE SPECIAL MEETING MINUTES OF JANUARY 17, 2006 AND THE REGULAR MEETING MINUTES OF JANUARY 23, 2006

Ald. Wynne moved approval of both the January 17, 2006 Special Meeting Minutes and the January 23, 2006 minutes, seconded by Ald. Tisdahl. Chair Rainey made a clarification on page 4, third paragraph of the January 17th minutes, noting that she meant to state “that the City is looking for $20,000,000 as a result of the sale of this building for the purchase and building of a new civic center. She said this would include the increment from the property tax over 20 years. She does feel this building is worth $20 million, however. With that, the minutes were unanimously approved 8-0.

ITEMS FOR CONSIDERATION

(P2) Ordinance 06-O-06 – Planned Development – Mather Lifeways, 1615 Hinman Avenue/422 Davis Street

THIS ITEM WAS TRANSCRIBED BY COURT REPORTER LAURA BERNAR, IN ACCORDANCE WITH THE KLAEREN RULES. THEREFORE DETAILED MINUTES ARE AVAILABLE WITHIN THE TRANSCRIPT.

(P6) Request for Mayor’s Special Housing Fund for Interfaith Housing Center

Ms. Carol Downs, Fair Housing Coordinator and Ms. Gail Schechter, Executive Director, both for Interfaith Housing Center addressed the Committee. They explained that the request for $10,000 in Mayor’s Special Housing Fund is to help support their project that provides counseling and education to the targeted homeowners that are subject to predatory lenders. This program is designed to help prevent foreclosure for those targeted homeowners that usually end up in that situation. Ald. Tisdahl moved approval, seconded by Ald. Holmes. The vote was 8-0 in favor of the motion. Ms. Downs and Ms. Schechter informed the Committee that they have already begun speaking at the Churches and other functions. Ms. Downs said that she would like to plan in the near future to hold a meeting here at the Civic Center. Ald. Jean-Baptiste noted the Leadership Evanston in collaboration with ECDC are going around on the
West side of town trying to index affordable housing that are still around and trying to inquire as to who the owners are and what state of vulnerability the homeowner may be at, especially the elderly population. He suggested that Interfaith collaborate with the two organizations that he mentioned to combine resources and information.

(P7) Request for Families in Transition Subsidy
Ms. Cheryl Reduerzo, Social Worker for Connections for the Homeless, introduced herself. She informed the Committee that she has worked with this client for two years now and wants to continue supporting this client through sponsorship in the FIT Program. Background information on the client is written out in Attachment 1. Ald. Bernstein moved approval, seconded by Ald. Wynne. Chair Rainey requested to amend the motion to approve for 1 year up to $5,000, and then have the sponsor provide a status report after a 6-month and 9-month period, which will establish whether the client will receive the additional 1-year period for an additional sum of up to $5,000. Ald. Bernstein accepted that amendment into his motion, seconded by Ald. Wynne. The vote was 8-0 in approval of the motion.

(P8) Request for HOME Funds for the Evanston Housing Coalition
Mr. George Gauthier, Executive Director for the Evanston Housing Coalition, addressed the Committee. He described the project in detail, concluding ultimately that the building would be inexpensive but not cheap. He said the target buyer is for families of 4-6 people at 80% of the median income level, up to $58,000 per year. Residency requirement of at least 2 years or work requirement of at least 1 year in Evanston. The affordability period will be for 20 years. Mr. Gauthier noted that he will be working with the Evanston Housing Corporation Mortgage program to find potential buyers and for loan financing for the homeowner. Ald. Wynne requested more detail on the resale process of the home. Mr. Gauthier said the affordability period will last with the property for 20 years; however the homeowner can sell before that time at a profit of 3% per year, which is the average return amount, and would have to sell to another income qualified buyer.

Ald. Holmes reminded her fellow aldermen that this site was a troubled site in the neighborhood for a long period of time and she is happy to see this property being redeveloped for the proposed use which will provide housing for two deserving families. She also noted that the developer has offered to hire some local neighborhood handyman, in collaboration with ECDC, to assist with the building of the project. Chair Rainey asked that the developer work with the business owners to the south of this site to work out a clean up/trash plan since these two new residential properties will sit directly on the alley. She requested that these two properties be advertised City-wide in seeking offers for the sale of dwelling units, not just for the immediate neighborhood or a targeted group of people. Ald. Jean-Baptiste said that he would like to see an effort to help the people who are at less that the 80% median income to be able to purchase property also.

Ald. Bernstein moved approval, seconded by Ald. Holmes. The vote was unanimous approval 8-0.

(P9) Ordinance 18-O-06 – Type 2 Restaurant at 1968 Dempster Street

Chair Rainey raised question on the landscape plan presented this evening. Mr. Lenny Rago, owner/operator of Panino’s Restaurant, noted that he will be leasing this location from Joseph Freed & Associates for Evanston Plaza, LLC, the property owner. He described the site plan and
landscaping plan pointing out the patio location being on the Dempster Street side and explaining the other surrounding areas in accordance with the plan presented before the Committee. He said that the operation of this site would duplication the operation of what was previously located at their Central Street location.

The vote was 8-0 in favor of the motion.

(P10) Ordinance 20-O-06 – Special Use for an Addition to a Retirement Home
Chair Rainey called on Ms. Charlotte Kohn, Administrator for the Dobson Plaza Nursing Home. This special use request is for a sun room addition to the existing building. Ald. Wollin raised a question on the .92 side yard setback and 1.2 setback for the front yard and whether there was any problem with the neighbors on these setbacks. She did note that no one spoke against or in favor of this special use in the transcript, therefore she is assuming that everyone is comfortable with this proposed addition. Chair Rainey informed Ald. Wollin that she has over 50 email addresses for this very neighborhood within the 500 feet that she has sent notice to twice regarding this proposed addition, which she urged to reply back with comments or concerns. She assured that no negative responses were received. Ms. Kohn added that she also went door-to-door to residents in the neighborhood and the majority expressed that the one-story step down addition would be more in harmony with the residential area and actual enhance the neighborhood.

Ald. Wynne moved approval, seconded by Ald. Holmes. The vote was 8-0 in favor of the motion.

(P11) Ordinance 16-O-06 – Special use for 1818 Dempster Street
Ald. Jean-Baptiste moved approval of Ordinance 16-O-06, seconded by Ald. Tisdahl.

Chair Rainey called on the owner for an overview explaining the business and this proposal. Ms. Nina Yefimov stated that she will be opening a plumbing supply store, which she considered to be a wholesale establishment, but instead the City zoning analysis regarded the business in the retail category. Therefore she was required to apply for a special use and go before the Zoning Board. Ald. Wynne said that her understanding was that the applicant started work inside the building without the required permits. Mr. Wolinski confirmed that the Building Department shut down the project when they found out what type of work was being done on the interior that required permits. It was then that City staff did an analysis of the operation of the business and considered it as a retail business establishment. Ald. Wynne asked what the penalty is for doing work without a permit and if this applicant is still liable to pay that fee even after having to go through the special use process. Mr. Wolinski responded that the penalty fee is 75% of the permit fee and assured that the owner will still have to pay the penalty before any permits are issued.

Ald. Jean-Baptiste, as alderman of the ward, stated that this business will be good for the block and will being in sync with the area. He noted that the uniform business that was in operation for a very long time at this location has been gone for many years now leaving the building vacant. Therefore he is pleased to have a business going in replacing a long-standing business location. He does have concerns with the alley directly behind the building that is heavily used by the adjacent car was across the alley. However, the owner has assured that they will be using the parking lot next to their building for deliveries and business use. Ald. Bernstein raised question on what type of new signage would be installed for the business and reminded the applicant that a permit is required for signage that complies. Ms. Yefimov explained the type of signage that she is proposing to install and is aware of the sign permit process. In answer to another question, she responded that she does own the entire property, not leasing or renting. Ald. Jean-Baptiste asked
that the applicant do a very nice window display that will enhance the exterior appearance of the building. Ms. Yefimov said that she is planning on using the second floor windows added showroom display.

**The vote was 8-0 in favor of the motion.**

(P12) Ordinance 17-O-06 – Special Use for a Type 2 Restaurant at 622 Davis Street  
*Ald. Jean-Baptiste moved approval, seconded by Ald. Wynne.*

The Committee acknowledged Mr. Andrew Cole, Attorney for the applicant/owner and Mr. Joseph Alongi, owner of Al’s Italian Beef Restaurant. Ald. Jean-Baptiste questioned what the status is on the elimination or moratorium on any additional type 2 restaurants in the downtown core area. Mr. Wolinski responded that reference was originally made some time ago by a previous alderman and the discussion and concern at that time was due to the increasing garbage and litter problems from all of the type 2 restaurants in the downtown area. This problem has since been resolved by assigning an area property standards inspector to do a downtown sweep every Monday morning inspecting the alleys and garbage/waste situation of every business downtown. The property standards inspector has wrote up many businesses and restaurants since that time and the majority have since abided by the garbage and litter pickup plans.

**The vote was 8-0 in favor of the motion.**

(P13) Ordinance 19-O-06 – Special Use for a Type 2 Restaurant at 900 Chicago Avenue  
*Ald. Wollin moved approval, seconded by Ald. Jean-Baptiste.*

Ald. Wynne noted that this restaurant will be located in the 3rd Ward and that she approves of this applicant and request that the applicant observe and abide by the litter plan. Mr. Roy Toribio, lessee and operator of Froots Restaurant, stated that the business will be located on the direct corner location of Main and Chicago Avenue in the new building at 900 Chicago Avenue. He said that there will be no frying of food, such as french-fries, served in his restaurant. The menu consists of wraps and other healthy items that do not require any cooking. He said that business will be closed by 9:00 p.m. and they will be open for breakfast.

**The vote was 8-0 in favor of the motion.**

**ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Jacqueline E. Brownlee