Planning & Development Committee  
Minutes of July 10, 2006  
Council Chambers – 6:30 p.m.  
Evanston Civic Center


Presiding Official:  Alderman Wynne

DECLARATION OF QUORUM

Chair Wynne called the meeting to order at 6:50 p.m.

APPROVAL OF THE MEETING MINUTES OF JUNE 26, 2006

Ald. Jean-Baptiste moved approval of the June 26, 2006 minutes, seconded by Ald. Bernstein. Ms. Jackson read into the record an amendment made by Ms. Donna Spicuzza, Housing Planner. The amendment was made on page two, second paragraph where she replaced the sentence: “Ms. Spicuzza explained that the 5 years is on the grant portion of $5,000, the remaining HOME funds would be subject to the extended period of time.” With new language: “Members asked about the length of the IHDA funding and Ms. Spicuzza said it is 5 years for the $5,000 grant portion and the remaining $40,000 loan is due on sale. She said that while in the past the City had required recapture of HOME funds during the affordability period unless sold to another income eligible person, HUD has since clarified that you must either recapture funds or restrict the resale price and resell to income eligible persons. She also said that the City recently revised its affordability requirements to require resale restrictions in order to maintain affordable housing, but the City’s Action Plan suggests recapture provisions if the HOME assistance is $15,000 or less per unit.” The Committee members accepted the amendment to the minutes and the vote was unanimous approval 9-0.

ITEMS FOR CONSIDERATION

(P2) Ordinance 81-O-06 – Special Use for a Type 2 Restaurant at 1596 Sherman/802 Davis – Argo Tea

THIS ITEM WAS TRANSCRIBED BY COURT REPORTER LEGRAND REPORTING & VIDEO SERVICES, IN ACCORDANCE WITH THE KLAEREN RULES. PLEASE REFER TO THE TRANSCRIPT.

Ald. Bernstein moved approval with the caveat that subsequent special uses, if any, conform to the nature and type of this special use so as not to create a problem with the special use running with the land. Ald. Rainey seconded the motion with the amendment and the vote was 9-0 in favor of the motion.
Final vote of the ordinance as amended was six (6) voting aye (Jean-Baptiste, Bernstein, Holmes, Tisdahl, Rainey, Hansen) and 3 voting nay (Wollin, Wynne, Moran).

(P3) Ordinance 82-O-06 – Extending the Building Permit Moratorium in the West Side TIF Area

Mr. Marino informed the Committee that the present moratorium will expire on August 8, 2006, which leaves one more Council meeting on July 24th before the expiration date. If this matter were addressed on the July 24th agenda it would require having to suspend the rules. Ald. Rainey asked what activity is currently going on at the intersection of Church and Dodge that requires large machinery. Mr. Marino responded that Daniel Chavitz is in the process of doing environmental soil testing on his property. The Committee requested that staff thoroughly check to see if the work being done has the necessary permits if required and to make sure that it is being done correctly. They also questioned the company performing the job; Mr. Marino assured the Committee that he would follow up on what work is being done.

Ald. Jean-Baptiste suggested that they hold this item until the meeting on July 24th. Ms. Carroll suggested that the Committee spend 5-10 minutes discussion now instead of holding all discussion until the next meeting due to the possible heavy agenda load. **Ald. Moran moved to introduce and refer back to Committee, seconded by Ald. Tisdahl.**

Ald. Wollin stated the extension of time is needed for the consultants to have to time to do their study; they have just begun preparing for their work in the area. Ald. Holmes agreed and said that she feels the 125 day extension is reasonable because it will take the expiration date beyond the holiday season. **The vote was 9-0 in favor of the motion.**

**ADJOURNMENT**

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Jacqueline E. Brownlee