

**Planning & Development Committee  
Minutes of April 24, 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:** C. Brzezinski, J. Carroll, D. Spicuzza, E. Szymanski, M. Travis, J. Brownlee

**Presiding Official:** Alderman Wynne

**DECLARATION OF QUORUM**

Chair Wynne called the meeting to order at 6:53 p.m.

**APPROVAL OF THE APRIL 11, 2006 MEETING MINUTES**

Ald. Tisdahl moved approval, seconded by Ald. Bernstein. The vote was 9-0 in favor of the motion.

**ITEMS FOR CONSIDERATION**

(P2) Ordinance 59-O-06 – Special Use Request for a Type 2 Restaurant at 1630 Sherman  
Mr. Steve Freedland, Attorney representing Barnes & Noble addressed the Committee. He explained that the café would be identical to the one in the existing store on the second floor with a seating area for approximately 50 people. Ald. Bernstein stated that he was bothered by the response in the transcript regarding litter. It was stated by the applicant that it is the landlord's responsibility, which is not true; it is every business owner's responsibility. Mr. Freedland said it is his understanding that all the tenants in Sherman Plaza would be paying into a shared maintenance fund. However, he assured their committee to abide by the litter collection plan that is also a part of the ordinance.

**Ald. Wollin moved approval, seconded by Ald. Tisdahl. The vote was 9-0 in favor of the motion.**

(P4) Request for \$25,000 in Mayor's Special Housing Funds for Housing Opportunity Development Corporation's Housing Counseling Program

Ald. Rainey informed the Committee that this request came about when HODC originally applied for CDBG funds. However, due to increased demand for these funds and allocation cuts, HODC was then told by the Community Development Committee to seek MSHF money. However, from her understanding, there is limited money in the Mayor's Special Housing Fund. Ms. Spicuzza gave the Committee an update on current funds that are allocated to be used and anticipated funds coming in the near future. With all said, she estimated a current approximate balance of \$109,000. Ald. Rainey stated several reasons why she is not in favor of approving the request for this amount of funding, one reason being she questions the number of people who actually go through this counseling program, how often are the programs given, is all the funding for the counselor's salary?

**Ald. Moran moved to approve HODC's request for \$25,000 in Mayor's Special Housing Funds. Ald. Rainey moved to amend Ald. Moran's motion for \$10,000 in funding. No second.** Ald. Bernstein said that he could support Ald. Rainey's amended amount along with the amounts that HODC has secured for this program. Ald. Rainey asked for response to her questions. Ms. Erica Page, Housing Counselor for HODC, responded to Ald. Rainey's questions. She reported that her last Housing Counseling Program held at Family Focus was attended by 35 people, which is one of her largest classes. She does most of her own advertising through banks, churches and going out in the neighborhoods and speaking to groups. She said that this funding would cover her salary and an additional Housing Counselor's salary. Ald. Jean-Baptiste clarified that originally they were told that the funds were low in the Mayor's Special Housing Fund but after Ms. Spicuzza's update, it seems that there would be enough in the fund to support HODC's entire request amount, which he supports. Ms. Spicuzza reported that the balance of MSHF usually varies in the range of \$120,000 – \$200,000.

Ald. Rainey asked that this item be held and requested a response to her questions in writing for the next meeting. She was also informed that HODC made the same request to the Village of Skokie and they rejected their request; she would like to know the reason why. Ald. Jean-Baptiste reiterated his support, however he would like to see this program and counseling reach current homeowners at risk. Chair Wynne reminded Ald. Jean-Baptiste that this Committee recently approved funding to Interfaith for their Predatory Lending Program.

**Ald. Rainey moved to hold this item in Committee until the next meeting for response to inquiries made at this meeting. Ald. Bernstein seconded the motion and the vote was 9-0 in favor.**

(P3) Ordinance 27-O-06 – Inclusionary Housing Ordinance

Ms. Spicuzza went through the main characteristics, including applicability, set-aside recommendations, target income levels, control period, in-lieu alternatives, housing provider's provisions, and the administration of HOME funds. She went over the Housing Commission's recommendation versus staff's recommendations.

Chair Wynne called on those signed up to speak.

Ms. Sue Carlson, 2679 Stewart – read from a prepared statement (see attached).

Ms. Carol Balkcom, 2811 Harrison – read a statement from Ms. Robin Synderman-Pratt written some time ago and presented before the P&D Committee. She found this statement important because it reflects the position of the Housing Commission, which refers back to the ordinance drafted by the Housing Commission originally.

Ms. Sue Clooney, representing the North Shore Barrington Association of Realtors, gave the P&D Committee two recommended amendments including density bonuses and increase in maximum floor ratio for inclusion of affordable housing. She is opposed to forced Inclusionary housing regulations because the cost will definitely be passed on to the buyer.

Committee discussion followed with all members wanting to make a real commitment and move forward with this ordinance. The Committee discussed the affordability period with a consensus that it be at least 15 years or more; there was even discussion of committing to a 40-year affordability period. Ald. Moran discussed in-lieu of alternatives which he supports to ways to go about:

- 1) Similar to Sue Carlson's formula (see attached memorandum).
- 2) Alternative formula – affordable cost/market rate cost – differential could be fee.

Ald. Rainey asked about the possibility of looking at a 10-year projection of how many units would be impacted. Ms. Brzezinski responded that a 2-year window is more realistic and accurate; beyond that staff can not predict. Ms. Carroll stated that it could be possible to do a range of theoretical estimates for a 10-year period. The Committee agreed and Chair Wynne requested that staff prepare such a report for the Committee's review. However, it was the consensus of the Committee that a separate ordinance may be needed for condo conversions. Ald. Bernstein also reminded that they can not apply this to any project already in the pipeline now.

Ald. Rainey made a suggestion that someone look into asking for \$1.00 additional per \$1,000 in transfer tax stamps and asking citizens on the November ballot by way of referendum to add the additional \$1.00. She said it would be interesting to see if the community supports this ordinance for affordable housing. This would be a source of funding over and above Inclusionary requirements.

Ald. Jean-Baptiste said that he agrees with Ald. Moran's views and supports the Housing Commission's recommendation more and he would like to see this ordinance moved forward upon those recommendations.

The Committee discussed property taxes and if the Cook County Assessor's Office has made any allowances for affordable housing purchases. Ms. Spicuzza responded that there is an application for eligibility for assessment at an affordable rate.

Chair Wynne summarized everything that was discussed by the Committee and requests made to staff.

- 1) General requirement changed from 10% to 15% set aside.
- 2) Affordability period with longer time period options provided.
- 3) Distribution and Attributes: appearance and unit sizes must be the same.
- 4) Payment in-lieu of: option to require some units provided on-site or allow a choice of locations.
- 5) Fee in-lieu of payment options provided.

Ald. Moran requested that staff prepare a new ordinance. Ald. Jean-Baptiste referred to Section 5-7-8: "Distribution and Attributes of On-Site Affordable Dwelling Units:" which he thought was abandoned from past discussion. He said the in the draft ordinance this section should be taken out all together. Chair Wynne reminded the Committee of her strong opposition to the "tool box" that she also thought was out of the picture with this ordinance.

Chair Wynne asked Ms. Szymanski to provide a legal opinion addressing the equal protection considerations involved in imposing Inclusionary housing requirements across the board on all new construction and condominium conversions. The opinion was to include a discussion of the maximum legal period affordable housing deed restrictions could be imposed.

**ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

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Jacqueline Brownlee