2/10/10  Evanston Plan Commission

Zoning Map Amendment - 09PLND-0085

1 CITY OF EVANSTON
2 PLAN COMMISSION
3 RE:  Zoning Map Amendment - 09PLND-0085
4 (Continuation of Discussion from 11/11/09 Plan
5 commission Meeting.  NO ACTION)
6
7 Transcribed Report of Proceedings of a Plan
8 Commission Meeting, held February 10, 2010, at the
9 Evanston Civic Center, Community Development Department,
10 2100 Ridge Avenue, Council Chambers, Evanston, Illinois,
11 at 7:00 p.m. and presided over by Mr. Stuart Opdycke,
12 Chair.
13 PRESENT:
14     S. OPDYCKE, Chair     C. STALEY
15     J. WOODS             S. FREEMAN
16     L. WIDMAYER          R. SHURE
17     D. GALLOWAY          L. ASARO
18     S. PETERS            A. HUNTER
19     J. NYDEN
20 STAFF:
21     C. SKLENAR, General Planner
22     D. ARGUMEDO, Zoning Planner
23     S. GUDERLEY, Interim Asst. Dir. for Planning
24
LeGRAND REPORTING & VIDEO SERVICES  (630) 894-9389
CHAIRMAN OPDYCKE: All right. I am calling to order the Evanston Plan Commission, February 10th, 2010. It's 7:05, we're expecting a couple of more members, but we do have a quorum so we will begin.

The first item of business is approval of the January 13 minutes. Is there a motion?

COMMISSIONER WIDMAYER: Motion to approve.

CHAIRMAN OPDYCKE: Is there a second?

COMMISSIONER SURE: Second.

(Motion moved and seconded.)

CHAIRMAN OPDYCKE: All those in favor say aye?

(Chorus of ayes.)

CHAIRMAN OPDYCKE: Opposed? Motion carries.

Are there any members of the public out there that would like to address the Plan Commission on some subject that is on the agenda tonight? Anyone?

Okay. There being no members of the public that would wish to comment, we'll go on to Item Number III, which is Zoning Map Amendment. Dominick?

MR. ARGUMEDO: Good evening, Ladies and Gentlemen of the Plan Commission. Dominick Argumedo, Zoning Planner representing staff.

I'd like to speak on an issue we spoke of in the fall, which was the proposed re-zoning of areas
that are outside of the approved Downtown Plan, but yet still have a D Zoning District. Of course, that D Zoning Districts in Chapter 11 are being replaced, so we need to figure out what are we going to do with these districts that would have a no zoning designation with them, almost a zombie zoning district, if you will.

There was two areas, one where we were referring to the north, as the North Orphan. It had one parcel. And the other was the South Orphan, which is the east side of Sherman Avenue between Lake Street and Greenwood, and I'd like to begin with that first.

When we came to you originally, we proposed to re-zone that area B2 or R6, which is one of the neighboring zoning districts. The Plan Commission correctly pointed out that neither of those are a good fit. The B2 area, while it does allow for the office, that's in the 1421 and 1415 Sherman Avenues to continue, the heights are very, or would be reduced drastically, making a lot of legal non-conforming uses.

The R6, while it would allow all the residential, didn't allow for the office that exists there. The Plan Commission instructed staff to go and figure out a new zoning district that would make everything, that would allow continuing uses to
continue, that would not make a lot of legal non-
conforming uses.

As staff was sitting down to figure this
out, Zoning Administrator Bill Dunkley said, suggested a
course of action in terms of why are we re-inventing the
wheel. The people on that block, the business owners,
the Plan Commission, we seem to like the zoning code
that exists there now, the zoning regulations that exist
there now. So, our proposal is to keep those
regulations that exist there now, naturally change the
name of D4, but to create a new zoning designation,
whether it be BR1 or B7, we're not really sure.

We work on the purpose to describe why
this is being kept and everything, so the change, but in
terms of the zoning district that would exist there, the
residential would still be allowed, the height would be
correct, the office would still exist in the ground
floor, the church would be legal because special uses
are allowed there, the Salvation Army membership would
be allowed as a permitted use for membership
organization.

Staff has been in contact with the 1415,
1421 Condominium Association and the business owner in
one of those buildings, I'm sorry, I forget which one.
We have tried to leave messages with the Salvation Army and the church, but again, our staff's proposal to keep these zoning regulations as is would allow them to continue as they are. They wouldn't make them legal non-conforming uses. A representative of the 1421 Condominium Association here seems agreeable to that. So that's our first proposal, to put it into a Twitter sound bite, we are proposing to making the D4 Zoning Regulations the new, allowing it to stay as what is right there. That may have been more than 140 characters, but -- any questions from staff. I'm sorry, I'm staff. Any questions from the Plan Commission?

COMMISSIONER GALLOWAY: I have a question.
MR. ARGUMEDO: Yes, sir.
COMMISSIONER GALLOWAY: If the present district is retained, what is the maximum height that can be built there?
MR. ARGUMEDO: The maximum height I believe is 88 feet.
COMMISSIONER GALLOWAY: And what is the tallest building that is presently there?
CHAIRMAN OPDYCKE: I think it's 104, isn't it?
MR. ARGUMEDO: I'm flipping through randomly, we should be able to find it right now.
CHAIRMAN OPDYCKE: It's D4?

MR. ARGUMEDO: Yes, sir.

CHAIRMAN OPDYCKE: I think it's 104 feet, 105 feet rather.

MR. ARGUMEDO: It is 105 feet. The maximum building height in D4 District for structures, not containing residential dwelling units, is 85 feet. The maximum building height in D4 District for structures containing residential dwelling units is 105 feet.

COMMISSIONER GALLOWAY: And my second question was what's the tallest building, just one of those condominium buildings I believe.

MR. ARGUMEDO: Yeah, we went out there and counted. It is. We counted it, we think it's six to seven stories. We think it's around or near that 85 height.

AUDIENCE MEMBER: Both buildings are six stories.

MR. ARGUMEDO: The gentleman from the back said both buildings are six stories.

CHAIRMAN OPDYCKE: Dominick, we're not changing the uses or anything. We're just changing the name, basically, aren't you?

MR. ARGUMEDO: Basically, and then we'd move
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1 it from Chapter 11 to Chapter, another chapter.
2 CHAIRMAN OPDYCKE: Right. So, there's no
3 change.
4 MR. ARGUMEDO: We'd have to come up with a
5 name.
6 CHAIRMAN OPDYCKE: Right.
7 MR. ARGUMEDO: So that's what we propose
8 right there. No action being taken, but that seems
9 to be a solution that would follow the instructions
10 of --
11 COMMISSIONER FREEMAN: So special zoning just
12 for that one area.
13 MR. ARGUMEDO: Yes, and it's keeping the
14 zoning that's currently there. We'll have to work on a
15 purpose statement for that. I guess that's another
16 change we'll have to make, the purpose of the D4 unit so
17 it doesn't just stand out there as such, but to kind of
18 explain why this zoning district exists in this manner
19 right here.
20 COMMISSIONER WIDMAYER: It's a good solution.
21 CHAIRMAN OPDYCKE: Any other comments? Mr.
22 Widmayer?
23 COMMISSIONER WIDMAYER: Just out of curiosity,
24 how much does that differ from C1A, except in the
height? I mean, does it look like, could it look like a C, a C1B or something like that, without doing a lot of work?

MR. ARGUMEDO: One minute, please. Well, the maximum building height in a C1A is 67 feet.

COMMISSIONER WIDMAYER: Yeah, when I say the exception of the height, yes.

MR. ARGUMEDO: I believe when we looked through C1A, we had a question about, I don't think -- membership organization is now a special use compared to a permitted use in that area. Office is allowed on the ground floor, which is needed right there. Unfortunately, dwellings are allowed there, so, I'm not sure what else --

COMMISSIONER WIDMAYER: Suggestion, there may be an easy way to --

MR. ARGUMEDO: To move it in there.

COMMISSIONER WIDMAYER: A modification to the C1A to allow the height to match, and it may come real close.

MR. ARGUMEDO: I'm sorry, I'm just looking at our handy map. Yeah, we have C2 across the train tracks, R6 is neighboring to the east and B2 is to the south. So that perhaps is why we initially didn't think...
CHAIRMAN OPDYCKE: Any other questions?
CHAIRMAN OPDYCKE: Do you want to talk about
the North Orphan?

MR. ARGUMEDO: Yes. Last time staff was here
before the Plan Commission, we kind of punted on that
because we weren't sure what the consultant had in mind.
As you recall, the North Orphan was left out of the map
in Section 8 and however it was included in every other
downtown discussion map in the Downtown Plan, evidenced
and confirmed by the consultant that it was supposed to
be included in the Downtown Plan. It just was not given
a direction of what the zoning district should be.

After consultation with the consultant,
the consultant informed us that it was meant to be DT2.
Now, that seems a little unusual, if you were to just
look at the map because DT2 is really not near that
parcel. Near that parcel is RD3 and DC2 and DT1.
Although that's not really unusual because it currently
is zoned, that parcel is currently zoned DT2 and it does
not border any other DT2, I'm sorry, that D2. It
currently borders D4, U1, R6 and C1. So, currently it's
separated from other D2 -- its other paternal or zoning
districts.

But that was the suggestion of the
consultant. I believe a memo was handed out by the
Zoning Administrator, Bill Dunkley, which described the main differences about D2 and DT2, sorry. And the maximum the FAR would go up by .25. Currently it's 2.75, and it's recommended to be 3.3. The office use that exists there is, currently its permitted except on the ground level. So, it's legal non-conforming, and its recommended to be permitted, except on the ground level.

Retail sales and services and entertainment use is a permitted. In the future when we discuss the DT zone before Zoning Committee, we'll also say that that's a permitted use. The maximum height, I think without bonus districts is proposed to be the same as well. So, from a zoning, from a building height and structure, that's why the consultant recommended that to be the DT2.

I think as we talk about uses at the Zoning Committee of the Plan Commission, that will be a very interesting discussion, because right now it is, and we can't discuss it here because it's not been noticed, just giving heads up, right now the plan calls for entertainment uses to be allowed on that level. The neighborhood naturally will have some comments at that, when it’s discussed.
CHAIRMAN OPDYCKE: Might it be premature then to designate the zoning district in advance of the Zoning Committee talking about uses?

MR. ARGUMEDO: It may, again, we're not looking for any action tonight, but what we are, I think focusing on the building structure is a good step at this time. As we have seen in Zoning Committee where we have not adjusted any of the heights, we have adjusted uses, for the RD section where we're currently adjusting some of the uses on one side and the uses on the east side compared to the uses on the west side.

So, I think as the consultants were working on a form and a structure of it, that's why it allows us to discuss that section now. I have been in contact with the building owner. I have sent materials describing the two changes. So, there has been notification in that regard.

CHAIRMAN OPDYCKE: Dave do you have your light on or, please ask your question.

COMMISSIONER GALLOWAY: Did I hear you state correctly that you called Curt and our consultant and asked him what their intentions were and their intentions were to include it as DT2?

MR. ARGUMEDO: Yes. That's where we've gotten
COMMISSIONER GALLOWAY: Okay.

CHAIRMAN OPDYCKE: Any other questions? Larry?

COMMISSIONER WIDMAYER: Yeah, I just was going to point out that I have a map, I've got some old stuff, from February of '07 that does show that as D2 at the time.

MR. ARGUMEDO: Well, I think that's because it's current zoning.

COMMISSIONER WIDMAYER: So that's --

MR. ARGUMEDO: It's currently zoned part of --

COMMISSIONER WIDMAYER: That's part of the existing zoning.

MR. ARGUMEDO: Yeah.

CHAIRMAN OPDYCKE: Okay, neither of these items are for action tonight.

MR. ARGUMEDO: No, we're, again, for anybody listening and for the record, we're looking to bundle everything at the end.

CHAIRMAN OPDYCKE: Right, right, okay. So, there being no further questions, we'll move on to Number V. Neighborhood Stabilization Program Grant.

MR. ARGUMEDO: Thank you.
CHAIRMAN OPDYCKE: Thank you very much, Dominick.
CHAIRMAN OPDYCKE: Craig?

MR. SKLENAR: Good evening. I just wanted to spend a few minutes discussing the Neighborhood Stabilization Program. In July of 2009, the Plan Division submitted to HUD a $40.6 million grant application to rehabilitate a hundred foreclosed and abandoned properties, as well as develop a affordable, develop affordable housing developments in West Evanston that we termed dubbed Emerson Square.

Since then we have received $18.15 million from that grant. We're one of 56 cities across the United States to actually receive money from this out of over 400 applications. Currently right now we are evaluating, we're waiting for the grant agreement actually to come in. From that point we will have action in the Plan Division. We are continuing working with our partner Brinshore Development, who will be doing the construction services for both the affordable housing complex and all the foreclosed properties that need renovation.

So, at this point, there's no action from the Planning Commission. I want you guys to be made aware of what we are doing in the Plan Division right now, and it's going to be an exciting project, I think,
for us to work on.

CHAIRMAN OPDYCKE: Seth?

COMMISSIONER FREEMAN: Is there any requirements to hire Evanston residents to work on this project?

MR. SKLENAR: There's Section 103, Section 3, sorry, 108 is the loan program. Section 3 does require local hiring practices and that is a priority of ours as well. If you know of contractors or local business subcontractors that want to participate in this program --

COMMISSIONER FREEMAN: Will they be putting out bids, or how does that, I mean, you know, as part of the Economic Development Committee, you know, I'm very interested in making sure that when we do have projects and funding, Evanston is doing these separate projects, we try to hire Evanstonians first.

MR. SKLENAR: Absolutely. HUD has those regulations already placed in and that is a priority of ours anyway, it's a priority of the cities and that will be a priority in general.

COMMISSIONER FREEMAN: Okay. Do you know if there'll be a bidding process, will it be announced, you know, architects --
MR. SKLENAR: Yes, we need to get our grant agreement actually signed first and then we'll develop a strategy of rolling out that program once that time has come. Right now we really just need to actually get the money from HUD before we are able to move forward in that notion. If you know of any local sub-contractors, architect, builders that want to be notified when that process is going to occur, they are encouraged to call the Plan Division. We have a list going already. We will be creating a web site where they can fill out their information and it will be submitted to the Plan Division Department, or sorry, Plan Division at that time. And then we will notify everybody all at once.

CHAIRMAN OPDYCKE: Mr. Galloway?

COMMISSIONER GALLOWAY: I can't tell you how thrilled I was to find out about this. I'm quite familiar with this area. For about as long as I've lived in Evanston, I've driven down this section of Emerson and been dismayed year after year after year, at the deplorable visual state of affairs, you know, poor streetscape, relatively poor quality of buildings and so forth. So, I would not, I would be very, very sad if in the process of getting this money and having Brinshore Development fix up existing homes and provide new ones,
that it wasn't done in a manner that was sensitive to
some design guidelines, that the City would put forward,
including addressing the streetscape, which can benefit
in a tremendous, tremendous way.

MR. SKLENAR: Are you referring to existing
homes and the streetscape in front of those homes or?

COMMISSIONER GALLOWAY: Yeah, I mean some of
the qualities, if you will, that I've observed in that
area, are the type of architecture, the best
architecture around there are probably some of the older
homes. Some of the newer infill stuff is
extraordinarily poor, both unto itself and as far as it
being integrated visually into the neighborhood.

Setbacks are not necessarily uniform, the streetscape as
far as, you know, uniform landscaping, isn't there.

Basically style and character is sorely lacking.

There's a tremendous amount of streetscape parking
activity, so if there's any possibility in this
development to move some of the street parking, or
provide additional parking behind buildings on Emerson,
I think that would be beneficial as well.

MR. SKLENAR: Okay.

CHAIRMAN OPDYCKE: Where does the Plan
Commission fit into the process?
MR. SKLENAR: I just want to reiterate, the application that, that I sent you the executive summary. The application asks for 40.6 million dollars, which included Emerson Square. It was a 98 unit redevelopment. Since we've received 18 million dollars, we have met with HUD. Their first priority is getting foreclosed properties off the streets. They want people in those homes. And so right now what we're doing is evaluating how we can get both sides of this project done, leveraging other funds with the funds that we have, as well as completing all of our compliance with HUD.

So, once Brinshore submits a plan to us, it mostly likely will have to come to Plan Commission at some point, depending on how the uses are arranged on site, based off the West Evanston form based code. That's where you guys will be coming in.

CHAIRMAN OPDYCKE: Okay, thank you. Susan, I assume that you had a hand in this.

MS. GUDELEY: As part of the team, kind of.

CHAIRMAN OPDYCKE: And I've got to tell you that we, and I know David speaks for all members of the Plan Commission, we are so proud of what you all have done in this regard. Thank you.
COMMISSIONER GALLOWAY: I second that.

CHAIRMAN OPDYCKE: Go ahead.

MR. SKLENAR: Any other questions?

CHAIRMAN OPDYCKE: Any questions.
CHAIRMAN OPDYCKE: The next agenda item is the Evanston Plan 2030 Update. Craig, you're up again.

MR. SKLENAR: I apologize, it is February and we really haven't officially kicked this off yet. I am the City's liaison for the U.S. 2010 Census and it's been eating up most of my time right now, along within SP2. What I would propose is, in February, arrange a working session, a luncheon or a breakfast with the subcommittee to go over the work plan and develop a strategy for the next year and a half of when we're going to host workshops and get this off the ground.

CHAIRMAN OPDYCKE: Our committee is still, if I'm correct, the Chair is to my right, Johanna Nyden, I mean, it is still in formation as I understand it, but perhaps you could address that.

COMMISSIONER NYDEN: I think we had talked about bringing in some other people to serve as subcommittee members or something along those lines. People from the food policy group, people from the environmental group, and bringing, to beef it up a little bit with some other disciplines. But I don't think we, I think we kind of, well I think we kind of put the kibosh on adding associate members of the Planning Commission. I think it was more, let's just
have a massive call for volunteers, kind of like the Housing Committee did with their affordable housing task force plan.

MR. SKLENAR: Would you feel more comfortable to arrange a date and a time right now, and then send out an e-mail blast of that hoping people can make it?

COMMISSIONER NYDEN: Blast to, like the general population of Evanston or?

MR. SKLENAR: No, the groups that you had just mentioned.

COMMISSIONER NYDEN: Well, I think, I mean for the affordable housing task force, Susan, what did, I think Susan Monroe just sent out an e-mail or there was a, how did that work?

MS. GUDERLEY: I think there was a -- basically an identification of the groups, and they sent the particulars out to those groups. I don't think there was a general call --

CHAIRMAN OPDYCKE: Preservation would be good. Ann Deynor, I know, is going to be on the committee, and -- come on up Ann. There's a member of the public here that has something to say. Would you please identify yourself and give us your address. Craig, just step aside for one moment, would you?
MS. EARL: Ann Earl, 1508 Hinman Avenue. Have
-- I know very little about this, so I hope my comments
are not out of order. Have you thought of involving the
community, because the west side community is very
sensitive to things being imposed upon them without any
consultation to them of what's going on. And I look at
a row of white faces here, mostly male, and that's not
what that community is about.

Now, I know why you're here, I'm glad
you're working. This is not a criticism of the Plan
Commission. This is a plea to include, I'm not telling
you who, but to have, let the community, the Fifth Ward
Community, feel that they have, that at least somebody
there has some input on what's going on until the thing
suddenly appears.

COMMISSIONER NYDEN: I can address that. From
the beginning when we started talking about this, we
realized that the people up here were not representative
of the community. And I think that's why we talking
about bringing on new members of the subcommittee to
participate in the process, and not just people from
different disciplines, but people from different parts
of Evanston. So, absolutely, we will --

COMMISSIONER FREEMAN: Were these comments in
regard to the 2030 Update or the Neighborhood Stabilization Program Grant?

MS. EARL: Comment to what he was talking about, which was Emerson Street.

COMMISSIONER FREEMAN: Oh, okay. So it was not about this, so it was about the previous subject, yes.

CHAIRMAN OPDYCKE: There's two different items here. One has to do with neighborhood stabilization, and we were talking about the grant that we have received in the amount of some 18 million dollars. And the next agenda item was the 2030 comprehensive general plan update, and we have a subcommittee in formation that we're working on right now.

COMMISSIONER FREEMAN: Her comments were not regarding that, they were about the previous subject.

CHAIRMAN OPDYCKE: So, Ms. Earl, your comments were on the neighborhood stabilization grant.

MS. EARL: So, I wasn't clear on the distinction between the two. I'm sorry if I spoke too late.

CHAIRMAN OPDYCKE: Okay.

COMMISSIONER PETERS: They are applicable to, because the Fifth Ward is part of the City, and subject
to the comprehensive plan revisions.

CHAIRMAN OPDYCKE: Mr. Woods?

COMMISSIONER WOODS: Just a suggestion that perhaps it would be good to speak with the Aldermen and maybe the Aldermen have recommendations for people from their ward, to represent their ward, as part of the comprehensive plan update process.

CHAIRMAN OPDYCKE: So, where do we stand as far as a next meeting is concerned on the 2030, on the comprehensive general plan update?

COMMISSIONER NYDEN: Do people want a breakfast or a lunch, or just roll it into another Wednesday night meeting?

MR. SKLENAR: I would highly suggest having a location not in this room where we can have a table to sit at and potentially roll out maps, sketch out when we're actually going to be doing community meetings, talk about the themes of the plan, and set some things in stone. More of a working session.

COMMISSIONER NYDEN: So, is this something we want to bring a larger group or just the Plan Commission. I mean, I think the subcommittee should meet first and then bring a larger group together.

MR. SKLENAR: Yeah, I think the subcommittee.
COMMISSIONER NYDEN: So, next Wednesday morning?

CHAIRMAN OPDYCKE: But first we have to get a subcommittee, and I think we need a lot of work to do on that, do we not?

COMMISSIONER NYDEN: I think we want the Plan Commission subcommittee first.

CHAIRMAN OPDYCKE: Oh.

COMMISSIONER NYDEN: Then we can pinpoint, who do we need, who else do we need, talking to the, you know, I think a week is a little bit too short of notice to get in touch with all the Aldermen and other community leaders to say who should we be bringing on to this thing.

MR. SKLENAR: Yeah, I was thinking more of a Planning Commission working group, being able to identify the key stakeholders that we would like to wrap into this West Evanston, all the Aldermen, you know, I keep hearing all these committees.

COMMISSIONER NYDEN: And then you, Craig, you could bring copies of comp plans from across the country to this meeting and we could all like look at them or you can, you know, re-send those links that you sent earlier with the comp plans across the country so
everyone can start to wrap their head around this.

CHAIRMAN ODPYCKE: Okay. It's your call

Johanna, so --

COMMISSIONER NYDEN: All right, well, I'm deferring to you a little bit.

CHAIRMAN ODPYCKE: Well, breakfast next week?

Breakfast is fine with me. Lunch is a little problematic, but --

MR. SKLENAR: We can't do next Wednesday, we have a charrette in West Evanston.

CHAIRMAN ODPYCKE: Well, someday perhaps next week.

COMMISSIONER NYDEN: Is there a morning that works best?

MR. SKLENAR: Thursday, Friday are the best days for me.

COMMISSIONER NYDEN: I mean, who's on the committee these days. Can I see a show of hands?

Everyone's on it? Okay, all right. Is Thursday better for people?

CHAIRMAN ODPYCKE: It's fine with me.

Thursday morning, 7:30?

COMMISSIONER NYDEN: That's fine, 7:30?

Thursday, 7:30 work for everyone? Okay, 7:30 Thursday.
CHAIRMAN OPDYCKE: Okay, thank you. Next --
I'm sorry.
COMMISSIONER STALEY: Could we go back to the stabilization point again and the involvement of the West Side community. I assume that most of that would happen, if it's going to happen, before it would ever come to the Plan Commission. I don't know to what extent that's, I mean there's going to be that sort of thing if they're talking about --

MR. SKLENAR: Let me give you a little bit of history on how we came about this program and this application. This is the first thing that I worked on when I started here. It was a great lesson for me of some of the issues in the City. I believe the reason this plan and this proposal was so successful is we had a vetted neighborhood plan in West Evanston, that was part of this program. The West Evanston master plan, that one component that we show geographically in this area, was already designed, has form-based code attached to it, has uses attached to it, and we are trying to work as much as possible with Brinshore on making sure that that is done.

Now, we don't have the 40.6 million dollars and we're evaluating how we can get that done. The City Manager has made it a priority. We all want to make it a priority to make sure that what is planned,
approved and signed off by the community, is what we
deliver. So, there will be potentially some kind of
public comment, I believe, during Plan Commission, but
we're not trying to reinvent the wheel here.

CHAIRMAN OPDYCKE: But you have to negotiate
with HUD on a lot of this, do you not, the specifics, as
to how that money is going to be spent?

MR. SKLENAR: The specifics are more about the
allowable uses of the money, than the actual uses
themselves. So, we have to first purchase and rehab and
lease or sell 100 foreclosed and vacant properties
within the City.

MS. GUDERLEY: There's no negotiation on that,
that's a given.

MR. SKLENAR: Oh, okay. That is the first
priority.

CHAIRMAN OPDYCKE: But beyond that?

MR. SKLENAR: But beyond that, we can use any
of the leftover money for Emerson Square, to continue
purchasing foreclosed and abandoned property. The money
that we make from the sale of the other homes that we
purchase and then sell back, we can roll back into the
program as well. So, what we're trying to evaluate is
how much of that 18 million dollars is it going to take,
what will potentially be left over after rehab costs, and then what other money, what other resources of money are out there to be able to purchase the land, do the development and lease it up, and then sell potential parcels, depending on how the plan works out.

CHAIRMAN OPDYCKE: Mr. Widmayer.

COMMISSIONER WIDMAYER: Quick question. The 100 homes that you need to purchase, are they restricted to these two geographic areas or are they --

MR. SKLENAR: Yes, sir. They had to qualify under HUD's NSP2 program and had to have a threshold score of 19. And these two in the area scored 19 and 20, I believe. They are the most critical areas, and that is the key requirement.

CHAIRMAN OPDYCKE: Anymore questions on Item Number V, Neighborhood Stabilization Grant or the 2030 Update?

COMMISSIONER ASARO: I just have a question. First, I apologize to the other members of the panel for being late twice. I had a parent teacher conference that went overtime, so I mean no disrespect to --

CHAIRMAN OPDYCKE: That comes first. That comes first.

COMMISSIONER ASARO: Thank you. With regard
to the Neighborhood Stabilization Plan, correct me if I'm, did I hear you say that Evanston has to purchase the properties first, before we're eligible for the funds or we're getting the funds for purposes of purchasing the properties, rehabbing them and then redispositioning them?

MR. SKLENAR: Correct. I think the second strong element of our proposal was partnering with Brinshore Development. They'll actually, most likely, I'm not going to guaranty that, be handling the transactions. We are receiving the 18 million dollars in grant money. We will draw, it will basically work like a construction loan, we'll draw down as the acquisitions happen. So, we are not actually purchasing from City funds, we're using this HUD money to draw down as the closings happen.

COMMISSIONER ASARO: And has Brinshore been involved in any of the first tranche of NSP dollars?

MR. SKLENAR: I believe, yes, actually in West Lafayette, Indiana, they were working on a project seven, they received seven and a half million dollars to do a new construction. It was an old public housing development, they are tearing it down and rebuilding mixed income.
1. COMMISSIONER ASARO: But nothing in Illinois?
2. MR. SKLENAR: Not in NSP, not from what I remember.
3. MS. GUDERLEY: No, they've done --
4. MR. SKLENAR: They've done a lot of the CHA stuff down in Chicago, as well.
5. COMMISSIONER ASARO: Okay. Thanks.
6. CHAIRMAN OPDYCKE: Any other questions? I have Number VII. Committee Reports, are there any?
7. There being none, I would favor a motion for adjournment.
8. COMMISSIONER GALLOWAY: Second.
9. (Motion moved and seconded.)
10. CHAIRMAN OPDYCKE: All those in favor say aye.
11. (Chorus of ayes.)
12. CHAIRMAN OPDYCKE: Opposed? Motion carries.
13. We are adjourned.
14. (Whereupon, the meeting was adjourned at 7:40 p.m.)
STATE OF ILLINOIS )

) SS.

COUNTY OF C O O K )

I, TONI BURRESS, depose and say that I
am a direct record court reporter doing business
in the State of Illinois; that I reported verbatim the
foregoing proceedings and that the foregoing is a true
and correct transcript to the best of my knowledge and
ability.

_________________________________

TONI BURRESS

SUBSCRIBED AND SWORN TO
BEFORE ME THIS ___________ DAY OF
__________________________, A.D. 2010.

______________________________

NOTARY PUBLIC