

**Planning & Development Committee
Minutes of July 13, 2009
Council Chambers 7:00 p.m. – 8:20 p.m.
Evanston Civic Center**

Aldermen Present: D. Holmes, L. Jean-Baptiste, R. Rainey, D. Wilson, M. Wynne
Staff Present: J. Chambers, C. Collopy, K. Cox, B. Dunkley, M. Lyons, D. Marino,
B. Newman, R. Russell, C. Sklenar, D. Spicuzza
Presiding Official: Alderman Wynne

DECLARATION OF QUORUM

Chair Wynne called the meeting to order at 7:20 p.m., a quorum being present.

APPROVAL OF JUNE 22, 2009 MEETING MINUTES

Ald. Rainey moved approval of the minutes. Ald. Jean-Baptiste seconded the motion.

The Committee voted unanimously 5-0 to approve the June 22, 2009 P&D meeting minutes.

ITEMS FOR CONSIDERATION

(P1) Sidewalk Café for Type 2 Restaurant Neu Uber Burger

Ald. Rainey moved to approve the sidewalk café. Ald. Wilson seconded the motion.

The Committee voted unanimously 5-0 to recommend approval of the sidewalk café for Neu Uber Burger.

(P2) Consideration of Resolution 57-R-09 Authorizing Interim City Manager to Submit Application for Neighborhood Stabilization Program 2 (NSP2) Funding

Ald. Rainey moved approval of the resolution. Ald. Wilson seconded the motion.

Mr. Marino explained that the City would have to compete for the NSP2 funding. He said the purpose of the approximately \$40 million grant would be to allow the City and Brinshore to purchase and rehab vacant, foreclosed and blighted property, especially foreclosed, and to provide assistance to buyers. He said the partner in the proposal is an experienced for-profit partner, Brinshore Development, LLC. The proposal is for the acquisition, rehab and conversion of a total of 200 units, including some new construction. He introduced Mr. David Brint, CEO/Principal of Brinshore.

Mr. Brint thanked the staff for their efforts and the strong application on which they have collaborated. Mr. Brint said Brinshore was established in 1993. Since then they have rehabbed and built 4,300 units in 40 communities, valued at \$1 billion, for mixed income rentals and

ownership in the Midwest. They have received NSP and HUD competitive grants and several LEED accreditations. He presented slides with photos of some of Brinshore's developments in Highland Park and Champaign, Illinois and Lafayette and Indianapolis, Indiana. Their developments feature play areas, pools, green space and walking paths. He added that they are very conscientious about making them ADA accessible. He said the \$40 million grant would mean community participation by Evanston contractors and residents and Section 3 hiring.

Mr. Brint said the NSP2 application to be submitted by Evanston is for 50 ownership and 50 rental units to be developed through the acquisition of foreclosed properties, some to be rehabbed, some demolished and newly constructed. He said their plan will improve and stabilize neighborhoods by removing the burden of blighted property. The areas in Evanston that are eligible to receive the grant are census tracts 8102 and 8092, which are in west Evanston and in the Howard Street area, east of Ridge. He explained that having the West Evanston Master Plan already approved gives the City an advantage over the competition for the grant and that development would be implemented within the context of the West Evanston Master Plan.

Chair Wynne thanked Mr. Brint.

Mr. Marino added that page 23 of the draft proposal explains how the funding is proposed to be used.

Ald. Rainey added that the competitive NSP2 Program has severe limitations, such as a minimum proposal of \$5 million and no less than 100 units. She said staff's application is extremely impressive. She said the City is paying a high price for board ups, re-board ups and landscaping of blighted and foreclosed property and she hopes the program will help and that if we receive it, it will be like a dream come true. She said the properties will be meant for households of 50% to 125% of the median income.

Ald. Holmes said the grant would provide a real opportunity to implement the West Evanston Master Plan, whose development, since its approval, has been deterred by the economic downturn.

Mr. Eric Beauchamp of 809 Sherman and Chair of the Housing Commission said he strongly supports the application as it could improve many of the neighborhoods hardest hit by the economic downturn and provide workforce housing.

Chair Wynne thanked Mr. Beauchamp.

The Committee voted unanimously 5-0 to recommend approval of the resolution for the NSP2 application.

(P3) Request for City Council Approval of Proposal Submission to U.S. Environmental Protection Agency (EPA) for Grant to Establish a Business Loan for Energy Conservation

Mr. Marino explained that Ms. Carolyn Collopy identified this source of stimulus support through the Environmental Protection Agency, which is a business loan program that will make loans to businesses to do work which will help them reduce their energy consumption. ComEd has a program that will make partial rebates to the businesses that lower their energy consumption. Mr. Marino said the application is due next week.

Ald. Rainey moved approval of the request. Ald. Jean-Baptiste seconded the motion.

The Committee voted unanimously 5-0 to recommend approval of the request for the grant proposal to the EPA.

(P4) Ordinance 40-O-09 Permitting a Special Use for Berglund Animal Hospital at 2515 Gross Point Road

Chair Wynne explained that this item was waiting for a parking lease to be approved by the Administration & Public Works (A&PW) Committee and City Council before it could be approved, and had been recommended for approval by the A&PW Committee earlier this evening.

Ald. Rainey moved approved of the ordinance. Ald. Wilson seconded the motion.

Ald. Tendam requested suspension of the rules so that the ordinance could be voted on this night.

The Committee voted unanimously 5-0 to recommend approval of the special use ordinance for Berglund Animal Hospital and to recommend suspension of the rules so it could be voted on in City Council on the same night.

(P5) Consideration of a Request for a Time Extension for the Special Use for National Louis University at 1620 Central Street

Ald. Rainey recommended approval of the request. Ald. Wilson seconded the motion.

The Committee voted unanimously 5-0 to recommend approval of the time extension of the special use for National Louis University.

(P6) Ordinance 59-O-09 Permitting a Special Use for "Fruit Chill" Restaurant at 1223-1225 Chicago Avenue

Ald. Rainey recommended approval of the ordinance. Ald. Wilson seconded the motion.

Mr. Dunkley said the ZBA did not impose any special conditions upon the restaurant's special use other than the hours of operation as stated in the ZBA meeting minutes.

Chair Wynne said the restaurant is in her ward and she emphasized to the owner the importance of litter pickup within 250' of his restaurant regardless, of where it came from. The owner said he agrees to abide by any and all ordinances and requirements of the special use. He said he hopes to have construction completed within 60 days.

The Committee voted unanimously 5-0 to recommend approval of the special use for Fruit Chill Restaurant.

(P7) Ordinance 52-O-09 Granting Major Variations to Allow Front-Yard Parking at 848 Ridge Avenue in the R1 Single Family Residential Zoning District

Ald. Rainey moved to recommend approval of the ordinance. Ald. Jean-Baptiste seconded the motion.

The Committee voted unanimously 5-0 to recommend approval of the ordinance to allow parking at 848 Ridge and to recommend suspension of the rules.

(P8) Ordinance 51-O-09 Permitting a Special Use for Day Care Center at 526 Davis Street

Ald. Rainey moved to recommend approval of the ordinance. Ald. Jean-Baptiste seconded the motion.

Ald. Fiske said she has discussed the issue of drop off and pick up of the children with the owner of the proposed daycare center, Laurie Diser-McCourty, and that the owner of the building has agreed to provide the 8 parking spaces in the rear for the purpose of drop off and pick up of the children. She said the City's Traffic Engineering Department will be looking at the location and will report on it. She asked that the item be introduced at City Council and referred back to the Committee.

The Committee voted unanimously 5-0 to recommend introduction of the special use ordinance for the daycare center and for it to be referred back to the Committee.

COMMUNICATIONS

(PD1) Update on Econ Development Corporation's (EDC) HOME-Assisted Development at 241 Callan

OTHER BUSINESS

Mr. Marino gave special thanks to the Planning staff and Jeff Murphy, Assistant Director for Property Standards, for their work on the NSP2 Program application. He said he expects that the City will be notified by HUD by December as to whether the application for the grant was approved.

ADJOURNMENT

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

Respectfully submitted,

Bobbie Newman