

PLANNING AND DEVELOPMENT MEETING
April 23, 2007

Observer: Ruth Singer

Aldermen: All present

Staff: Dennis Marino (for Wolinski)

Meeting Began: 7:10 PM Meeting Ended: After 9pm

(P2) Resolution 2 -22-4-07 Establishing guidelines for the Management and Use of the Funds from the Affordable Housing Fund APPROVED

(P1) Ordinance 40-0-07 Renaming and Amending Title 4, Chapter 22 "Affordable Housing Demolition Tax & Affordable Housing Tax Fund" and Transferring Balance of the Mayor's Special Housing Fund into the Newly Renamed Affordable Housing Fund

This was very difficult to follow as we did not have the Ordinance in front of us.

No action was taken at this meeting.

Listed below is how the discussion proceeded

There is \$230,000 in the fund and there will be more. They talked about renaming the fund. Home Fund covers those falling under 80%

The question has come up before as to whether a unit retains affordability on a long-term basis or in perpetuity,

Mayor Morton had a series of questions. Does the fund give help before foreclosure? Will it meet the guidelines. Donna Sacusa answered that there is nothing specific at this time but the city could develop programs for foreclosure prevention. Do you include mental illness as a disability? Sacusa says it would be included. Do we have a list of organizations?

Do we have a list of people who want affordable housing? Are they Evanstonians

Or do they work in Evanston?

Oak Park has a housing authority. (Moran said Oak Park was a different situation - they were fighting resegregation)

Home Funds are restricted to low income households.

Baptiste - impact this policy has on the neighborhood.

Moran - Could have mixed income in one place. Certain areas of town will have more subsidized housing.

Rainey - the only way we get diversified After say 5 years they should be able to move up the ladder. How can people in different income brackets qualify.

If we are subsidizing affordable housing we should give some consideration to dispersing this funds throughout the city. We should have some control on where the money goes. We should encourage housing in all nine wards.

Can these funds be in set aside in new developments. Can these monies be used to help with assessment payments?

NO ACTION TAKEN Will be discussed at the next meeting.

(P3) Resolution 19-R-07 - Reserving (\$3,395,000) of Bond Volume Cap for 2007 for Local Use

Consideration of this Resolution reserves the City's right to issue tax exempt bonds under the bond volume cap allocation, for eligible purposes. Without approval of this Resolution by 5/1/07 the State of Illinois could use this bond volume cap throughout Illinois for eligible purposes.

APPROVED

(P4) Resolution 20-R-07 Ceding of (\$3,000,000) of 2007 Bond Volume Cap to the Illinois Finance Authority

Consideration of a Resolution to cede a portion of the City's private activity bond volume cap, or (\$) to the Illinois Finance Authority in order to issue industrial revenue bonds for the Ozinga Cement Manufacturer (formerly Builders Ready Mix) Ozinga can invest in more equipment and get lower interest rates. Only industrial businesses and of a certain are eligible. Ozinga provides cement all over the city.

APPROVED

(P5) Resolution 21-R-07 A Request for Granting a Municipal Exemption for the construction of the new Fire Station at 2830 Central

Consideration of a request from the Facilities Management Division to grant a municipal exemption under Section 6-7-4 of the Zoning Ordinance.

Wynne questioned the commercial/residential alley where the air conditioner is located and whether the neighbors have been notified. There is an architectural office on the alley and residents should not be impacted as the air conditioner has been reduced in size and it is further away. Moran didn't see any problems.

APPROVED

(PD1) West Side Master Plan for Sub Reas 1,2,&3

Memorandum from staff and consultant discussion recommendation regarding elements of the West Evanston Master Plan TIF can be used for financing as long as parcel is within TIF or immediately abutting. Feel that TIF should be expanded. Sue Gutterly spoke about the overall plan, i.e., street network, building height and types == single family homes, condos, rentals, and how the buildings are placed within an area, interesting street frontage, mandatory green space, pedestrian trails, pocket parks, landscaping standards, buffers between commercial and single families, parking lots They would like Cahill to stay but they could sell to developer or commercial business. Betty(?) requested that people be able to look at documents before the vote is taken. Holmes and Baptiste will be holding public hearings about the impact on the community and worries about gentrification. They want people to know up front what to expect. NO ACTION TAKEN