

PLANNING & DEVELOPMENT COMMITTEE

Monday, September 24, 2007

Observer: Ruth Singer

Meeting Began: 6:50 p.m. Meeting Ended: 8:25 p.m.

ITEMS FOR CONSIDERATION

(P1) Ordinance 78-O-07 - Amending Section 4-2-2 of the City Code to Prohibit Windowless Sleeping Rooms in New Construction A reference from Alderman Wynne to eliminate windowless sleeping rooms in new construction. This item was held in Committee on September 10th, pending further information. A staff memorandum is transmitted herewith.

This item only deals with new construction (with approximately 8ft ceiling) John Macsai, Evanston Architect, spoke and it was passed unanimously

(P2) Request for HOME Funds from HODC for \$194,396 to Rehab 1929 Jackson into Two Affordable Home Ownership Units Consideration of the recommendation from the Housing Commission for approval of the proposal from the Housing Opportunity Development Corporation (HODC) to rehab and remodel two units at 1929 Jackson and convert them to condominiums for sale to low income homebuyers for less than \$140,000. This item was held in Committee on September 10th, pending further information. A staff memorandum is transmitted herewith.

Passed without discussion

(P3) Ordinance 84-O-07 - Special Use Request for 2428 Main Street Consideration of a recommendation from the ZBA to approve a special use request for the property at 2428 Main Street to establish a Type 2 restaurant (Sarpino's Pizza). This item was introduced to City Council on September 10th, and referred back to Committee for further information. A staff memorandum is transmitted herewith.

This ordinance opened up a can of worms. The owner of Sarpinos Pizza called Dominos Pizza to find out their carryout and delivery schedule and was told they had carryout and delivery to 3AM. The City was unaware of this violation. After too much discussion they are allowing this owner to stay open to 11PM for carryout and 2AM for delivery. In 6 months the owner can come back to P&D and extend his hours to 12 and 3AM if it is found that there is no loitering or other problems in the parking lot.

(P4) Ordinance 90-O-07 - Extending the Moratorium for New Construction on Central St. from Ashland to 2200 Central for 120 Days Consideration of a Request from Alderman Tisdahl to extend the moratorium on new construction on Central St. for another 120 days. The current moratorium, Ordinance 62-O-05, expires on October 12, 2007.

(P5) Ordinance 91-O-07 - Extending the Moratorium for New Construction on Green Bay Road from Isabella to Lincoln for 120 Days Consideration of a request from Alderman Tisdahl to extend the moratorium

on new construction on Green Bay Road for another 120 days. The current moratorium, Ordinance 34-O-07, expires on October 12, 2007.

Both the City and 2 residents spoke about the progress that has been made but Ald. Bernstein noted that this extension means 17 months which is much too long. Both (P4) and (P5) were approved.

PDI) Vacant Building Program Continued discussion of the proposed Program to provide combination grants and loans to developers to rehab and resell vacant buildings as affordable housing. The aldermen had a list of addresses and owners. Jeff Murphy, property standards and housing planner, noted that it is very hard to get inside homes. Owners pay their property taxes, utilities but the property is vacant. Illinois is a very strong private property state. Donna Spicuzza would like to make it easier for developers to go after these vacant buildings. Identify vacant buildings and target those buildings and likely costs getting technical assistance from HUD. The aldermen decided the first step is to go after those buildings owned by banks and the staff was ordered to do so.