

PLANNING AND DEVELOPMENT COMMITTEE

Monday, January 28, 2008

Observer: Ruth Singer

Meeting Began: 6:55 p.m, (scheduled to begin at 6:30 p.m.)

Aldermen Present: All except Ald. Wynne

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 5-O-08 - Central Street Plan Implementation - Text Amendment

Consideration of the Plan Commission recommendation for approval of text amendments for the Central Street Master Plan. This item was introduced at the January 14, 2008 meeting and referred back to Committee.

Unanimously approved

(P2) Ordinance 6-O-08 - Central Street Plan Implementation - Map Amendment

Consideration of the Plan Commission recommendation for approval of the map amendments for the Central Street Master Plan. This item was introduced at the January 14, 2008 meeting and referred back to Committee.

Unanimously approved

(P1) and (P2) were considered together. National Louis has a contract with the owner. of 1620 Central. Their plan is to move their PACE program to this vacant office building for use as a dormitory and classrooms for 60 adults with multiple developmental disabilities who will learn to live independently. A number of neighbors talked about alley traffic, and the building changing from an office to a dormitory. Some said they would not approve of an NU dormitory either and that they objected to dormitory use within the special use provision.

It was pointed out that the building will go off the tax rolls. Ald. Tisdahl said she had a conversation with National which stated that a contribution in lieu of taxes would not be acceptable. Mr. Lawlor, lawyer for National, said the site would allow multi family redevelopment of the property with twice the density of the current building.

Wolin said that special use does not mean that special use will be granted - it only allows the owner to submit an application.

Did not understand why this long discussion (1 1/2 hours) about PACE was allowed as the 1/14/08 said they would only discuss an addition (of the dormitory and classroom) to the special use provision and not specifically talk about the PACE program.

(P4) Ordinance 16-0-08 Extending the Moratorium on the Issuance of Building Permits for New Construction On Central From Ashland to 2200

Consideration of extending the moratorium provided for ny 90-0-06 on the issuance of building permits for new construction on Central from Ashland to 2200 Central by 30 days to 3/10/08

Unanimously approved

(P5) Ordinance 17-O-08 - Extending the Moratorium on the Issuance of Building Permits for New Construction On Green Bay Road from Isabella to Lincoln

Consideration of extending the moratorium provided for by Ordinance 34- 0-07 on the issuance of building permits for new construction on Green Bay Road from Isabella to Lincoln by 30 days to March 10, 2008.

Unanimously approved

(P3) Request for \$300,000 in HOME Funds - Grant for Three Affordable Condominium Ownership Units - 241 Callan Avenue

Consideration of the request from Economic Development Corporation for a \$300,000 HOME grant for 3 affordable ownership units in a 5-unit condo conversion at 241 Callan Avenue. The Housing Commission recommends funding of \$250,000.

Ald. Ann Rainey expressed her displeasure with this request. She brought various real estate ads from the Review of properties that were selling for less than the \$285,000 that the developer was asking for these apartments. She said the city would better use this money by providing direct subsidies to would be buyers who could apply them to u ll over Evanston.

Mr. Davidson, the developer, has worked with the city on affordable housing for many years and Ald. Moran felt the city should give him \$275,000. Ald. Rainey was very angry..

They will continue this discussion at the 2/11/08 meeting.

Meeting adjourned at 8:55