

PLANNING & DEVELOPMENT COMMITTEE
Monday, November 12, 2007
Meeting called for 7:00 P.M. - meeting began at 7:16pm

All aldermen present

ITEMS FOR CONSIDERATION

**(P1) Request for Families in Transition Funding from Connections for the Homeless
Consideration of the Housing Commission recommendation to approve Connections for the Homeless request for a second year of rental subsidy of up to \$5,160 for their sponsored family**

This item was unanimously approved for a second year for a woman and child. This unit is on Custer, and Ald. Rainey asked to meet with Katie Patterson from Connections.

(P2) Request for Additional Funds from Reba Place Development Corporation for Rehab of 602 Mulford

Consideration of the Housing Commission recommendation to approve the request from Reba Place Development Corp. for an additional \$80,000 in HOME subsidy to help defray the additional \$123,000 in costs incurred for the required fire suppression system in their affordably priced condominium conversion.

Mary Gehring is the contractor from Reba who requested the additional money. Said this request had slowed the project down. I talked to one of the REBA place people who said the 2 bedroom units in a 12 unit building are being sold for approximately \$115,000 each and there are six contracts given out. These possible owners have yet to get their financing. The fire suppression system was not in the mix when the initial approval was given. Ald. Rainey voiced her displeasure with the landscaping. However, this item was unanimously approved. (Wolinski said the fire suppression system is only required for buildings built or converted since 2006.)

IV. ITEMS FOR DISCUSSION

(PD1) Review of the Zoning Ordinance

A staff memorandum is transmitted herewith.

Assistant City Manager Aiello gave recommendations on how various strategic plans (downtown, lakefront, west side, central street*, etc.) would be processed in three phases. The City staff would do more of the initial work.

Phase one would go to the ZBA. Special Uses would expire after a certain amount of time. Other areas mentioned - Coffee Shops do not conform to Type 2 restaurants. Setbacks for air conditioners are a big problem and special use should not be used indiscriminately; what if a Dunkin Donuts with a carwash was proposed. Very often a meeting is held and at the following meeting a different set of people bring up entirely different concerns.

What seemed to be the underlying the whole plan process was the dissatisfaction with the consultants the city has brought in who are not familiar with Evanston. We should be able with our rich diversity to call on people here without bringing in outside consultants who really don't know Evanston. The City staff would take on more responsibility. Aiello was asking for approval of a "concept". I think the concept was approved.

VII. ADJOURNMENT 8:20pm

NOTE: Before the meeting began a copy of a check in the amount of \$1,000,000 from Northwestern for permits was passed around to the aldermen.