

OBSERVER REPORT
PLANNING & DEVELOPMENT COMMITTEE
Monday, March 10, 2008

Observer: Ruth Singer

Meeting Began: 7:20 pm (scheduled for 6:30 pm)

In attendance: All Aldermen (Cheryl Wolin was attending by phone)

The order of the items of consideration were changed:

(P1) Ordinance 32-O-08 - Plan Commission Recommendation for a Map Amendment & Planned Development at 708 Church Street

Consideration of a recommendation from the Plan Commission to rezone the property at 708 Church Street from D2, Downtown Retail Core Zoning District, to the D3, Downtown Core Development District, and a to grant a Planned Development on that site of a 49-story residential and retail tower known as the "Fountain Square Development."

There was a full house in attendance but the audience was told that this was merely a presentation and a special meeting devoted only to the 708 Church project would take place on Monday, March 17 at 6:30PM. The developer, the traffic engineer and Larry Booth (the architect) made their presentation. Lots of grumbling in the audience.

(P2) Request for \$250,000 in HOME Funds - Grant for Three Affordable Condominium Ownership Units - 241 Callan Avenue

Consideration of the request from Econ Development Corporation for a \$250,000 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. This item was held in 28th, February 11th, and February 25, 2008.

Mr. Davidson, the developer, had followed the committee's suggestions and downgraded some of the upgrades in the 950sq. ft. apartments.

Ald. Rainey, again, stated her opposition to giving Mr. Davidson (represented by Steve Engleman) this money as there are too many unsold units in the same immediate area and that a buyer could find units all over Evanston that would offer more. Ald. Bernstein reminded the council that funds are only available through HOME and that individuals cannot apply for these funds. Reba has been unable to sell their 12 empty units. Ald. Moran reminded the alderman that Davidson has been the principal market for housing in Evanston and has a track record of selling his units.

This was passed 5 (Alds. Moran, Wolin, Tisdahl, Holmes, Jean-Baptiste) to 4 (Rainey, Wynne, Bernstein, Hansen)

(P3) Approval of up to \$3,000 for Two Condominium Workshops for Evanston Condominium Owners
Consideration of the Housing Commission recommendation authorizing the City Manager to execute a Memorandum of Understanding with Lakeside Community Development Corporation to present two workshops in 2008. Funding provided by the 2008-09 Planning budget.

Ald. Rainey felt that the condo association should pay a small fee. There are 350 condo associations in Evanston.

Condos that are rented should be part of the discussion. Ald. Hansen asked that coops participate. \$15.00 fee was unanimously agreed upon.

(P4) Recommendation to Reserve \$800,000 in HOME Funds for Four Community Housing Development Organizations to apply to Projects in the Next Two Years in Order to Prevent Loss of Funds

Consideration of the Housing Commission recommendation to reserve funds for Evanston CHDO's to use within two years, in order to comply with HUD's changes regarding commitment of HOME funds. The CHDO reservations must be made before March 31, 2008 in order to meet HUD's commitment requirements, but the City Council will have to approve a specific project before a CHDO can use the reserved funds.

Passed unanimously.

(P5) Ordinance 39-O-08 Plan Commission Recommendation for a Planned Development at 318 -320 Dempster Street

Consideration of a recommendation from the Plan Commission for a Planned Development to allow the condominium conversion of the property and redevelopment of the former stable in the rear of the subject property for sale as a single family detached dwelling. The subject property commonly known as 318-320 Dempster is presently located within the R1, Single Family Residential District.

Anne Earle told of the barns in Evanston and this stable originally held 7 horses.

Passed unanimously.

(P6) Ordinance 42-O-08 - Registration of Rental Dwelling Units Buildings

Consideration of a staff recommendation to charge a \$50 per residential rental dwelling unit buildings.

It had been originally discussed as a \$50 licensing fee once a year for rental units This was not passed. Now the \$50 was called a residential fee per building per year and \$25 for senior citizens who own and live in building. Condo units that are rented should be part of this fee. No action taken and they were to take this item up at the council mtg.

ADJOURNMENT 8:50PM