

**Observer Report**  
**Planning and Development Committee**  
**April 14, 2009**

**Observer:** Nancy Bashook

**Aldermen Present/Absent:** Ald. Moran, Wynne, Tisdahl, Rainey, Hansen, Bernstein, Jean-Baptiste were present. Ald. Holmes arrived at 8:25 p and Ald. Wynne arrived at 7:45 p.

**Staff Present:** Dennis Marino, Dona Spicuzzi, Bill Dunkley, Jeff (?)

**Media Present:** EvanstonNow

**Meeting began:** 6:50 pm

**Meeting ended:** 8:37 pm

**Items for Consideration**

- (P1) **Foreclosure Prevention Strategy for HOME-Assisted Development at 241 Callan**  
**Consideration of recommendation to substitute \$60,000 in Affordable Housing Funds for HOME-funds previously disbursed for rehabilitation of the five-unit condo conversion and reduce the number of HOME-assisted units. This will provide more cash flow to support rental operations for up to two years until units can be sold. The developer also requests the City to waive payment of \$1800 in additional permit fees for Occupancy Certificate. This item was held in committee 3/23/09.**

Dennis Marino explained that the project was funded to produce five owner units. \$250,000 in HOME funds was used for rehabilitation of the property. This foreclosure prevention strategy allows for renting for two years if units don't sell. After the two years, you try to sell units again to achieve original goal. Ald. Rainey was visibly upset about this. She said foreclosure is a reality when people don't pay. When people in the community are in this position, we give them referrals. She feels this is a bailout plan for a man who lives in Skokie and who is over extended. He received the \$250,000. He hasn't paid his mortgage interest in months. Why is this a favored person when so many others who live in Evanston are also suffering?

Mr. Marino explained the goal now is to rent the property to 5 households to cover what's owed and restructure so that only one affordable unit is necessary. \$250,000 from HUD requires two affordable units in building. If you substitute \$60,000 from affordable housing funds for part of that, the \$190,000 requires only one affordable unit. HUD funds must be used for affordable housing. If building fails HUD requires that City put back \$190,000 into HOME funds. The City is trying to avoid this.

Mr. Davidson claims that debt obligations have been started and that if he could have rented six months ago when original request was made he would be in better shape. However, he needed Council approval to do so.

The aldermen had a very difficult time understanding the ‘math’ of all this. Almost one hour was spent on this issue and most of it was an attempt to understand how using \$60,000 of affordable housing funds can substitute for part of the HOME funds and all the HUD requirements. Finally a motion was made by Ald. Jean-Baptist to use the \$60,000 from the Affordable Housing Fund and allow the developer to rent 5 units and reduce the number of HOME-assisted units to one. Rainey made an amendment to the motion that said the developer needs to pay back property taxes and provide an update on the leasing of the units within 60 days.

Motion with amendment approved 6-1 (Bernstein)

**(P2) Ordinance 19-O-09 Amending the city code to Authorize Re-inspection Fees for Rental Property.**

**Specific elements have been clarified for discussion in order to amend the proposed ordinance as requested by the P&D committee at the March 9, 2009 meeting.**

Two citizens spoke: one concerned about inspectors not showing up; the other angry because there was no notification of this amendment. Staff explained that it is rare when an inspector does not show and staff regularly monitors this. A notice to each owner of a rental property is not required.

Approved.

**(P3) Ordinance 30-O-09, Amending the Amended Planned Development Ordinance for 1890 Maple Development as amended by 90-O-08**

A citizen was again upset that no notice was given and says the community wants an opportunity to respond. Concerned about zoning variances. It had been decided that this amendment would be brought to the P&D Committee and the agenda would serve as notice. Attorney explained that this kind of change was anticipated in original document and there was proper notification. This is not a dramatic change and the intent is to still have a grocer on the first floor. Ald. Tisdahl believes that the developer should notify the community. Ald. Wynne says that staff should always err on the side of notification. Approved 5-3 (Hansen, Wollin, ?) (Always hard to determine who is opposed – names are not called out)

**(P4) Consideration of a Request for an Extension of the Expiration for the 1700-1722 Central Street Approved Planned Development to June 30, 2012 to obtain a Building Permit.**

**An additional 14.5 months extension, which currently expires April 5, 2011.**

Citizens upset: What will get property back on tax rolls. Set deadlines and meet them. At the time this was approved, not a green building. Should developer be required to make it a green building when built? Impact on retailers in the area; they should be notified of this change.

Mr. Marino explained that this extension is consistent with the other extensions granted recently because of the economy. It is still difficult to get financing. This developer is interested in moving forward as soon as possible. It is not realistic to think that something else will take its place.

Ald. Tisdahl requested that the grass and the area be maintained. Developer promised more seeding and general maintenance.

Approved

(P5) **Resolution 22-R-09 Affirming City Willingness to Establish a Complete count Committee in Cooperation with U.S. Census Bureau**

**Resolution authorizes the Interim City Manager to Establish a 2010 Census Complete Count Committee.**

Approved

(P6) **Resolution Reserving \$6,831,250 of Bond Volume Cap Allocation for Year 2009 for Single-Family Housing and Industrial/Commercial Revenue Bond Program**

**Proposed 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 May 1, 2009, the State of Illinois could use Evanston's bond volume cap throughout Illinois for eligible purposes.**

Approved.

(P7) **Sidewalk Café for type 1 Restaurant – The Zoba Noodle Bar**

**Consideration to approve a first-time application for a café permit for Zoba The Noodle Bar located at 1565 Sherman Avenue.**

Approved

(P8) **Consideration of Recommended Funding of \$3,000 to Lakeside C.D.C. for three Condominium Workshops**

**Recommendtion to approve funding for three condominium workshops for Evanston condominium owners on basic condo management and on collections, liens and foreclosures, presented and coordinated by Lakeside Community Development Corporation.**

Approved.

**Comments:** As usual, meeting started late.